

# RULES - LISTING OF ACTIVITIES

## Part 4

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## 4.1 Rural Management Area

### 4.1.1 INTRODUCTION

The "Rural Management Area" covers the predominantly rural parts of the Tararua District (i.e. most of the District). This area is delineated on the District Plan maps. The area has a particular character, level of amenity and environmental quality which is typical of rural areas, and which is quite different from urban areas of the District.

The Rural Management Area is characterised by a predominance of rural land uses including farming, forestry and natural open space, in addition to a variety of residential, community, commercial and industrial activities which either serve and support the rural function of the area, or cannot be located in an urban area because of the nature of the activity. The level of amenity and environmental quality expected by the community in this area reflects its predominantly rural character. The desired characteristics of the Rural Management Area have been listed in Part 3 of this Plan.

Generic categories of activity are classified below as permitted, controlled and discretionary activities in the Rural Management Area on the basis of their potential environmental effects. Specific activities listed as permitted or controlled must also meet the environmental standards specified in Part 5 of this Plan. If a proposed activity does not meet these environmental standards, it shall be deemed to be a discretionary activity, requiring a resource consent.

This Part of the Plan should be read in conjunction with Part 6, Interpretation, which contains, inter alia, definitions of the activity categories listed below.

### 4.1.2 PERMITTED ACTIVITIES

The following are permitted activities in the Rural Management Area, provided they comply with the relevant environmental standards in Part 5 of this Plan (refer to 4.1.4 below for summary of applicable environmental standards):

- (a) Dwellinghouses
- (b) Farming, excluding goat farming within five kilometres of the Ruahine and Tararua Forest Parks and scenic reserves
- (c) Factory farming
- (d) Protection and amenity forestry

- (e) Commercial forestry, provided that where the commercial forestry is in a continuous block of 10 hectares or more, a "Forestry Development Notice" (as defined in Part 6 of this Plan) shall be submitted within one year of completion of planting, or such longer period as approved by Council, and provided that the forestry operation is managed generally in accordance with that Forestry Development Notice.
- (f) Home occupations
- (g) Visitor accommodation
- (h) Marae
- (i) Public and private open space
- (j) Reserves administered by the Tararua District Council or Department of Conservation (including Forest Parks and Conservation Areas) and associated recreational facilities and structures.
- (k) Soil conservation and river control works
- (l) Cemeteries
- (m) Community businesses
- (n) Rural selling places on roads other than primary arterial roads.
- (o) Network utilities which are deemed to be a permitted activity in section 5.3.6 of this Plan
- (p) Activities on the surface of water in rivers and lakes
- (q) Temporary activities
- (r) Accessory buildings to any permitted or otherwise lawfully established activity.
- (s) Subdivision which is deemed to be a permitted activity in section 5.2.4 of this Plan
- (t) Temporary military training activities not exceeding 31 days in duration and where the written consent of the owner has been obtained.
- (u) Prospecting for minerals (excluding detailed exploration and mining) - refer to definition of "prospecting" in Part 6, Interpretation
- (v) Any other activity specifically listed in Part 5 of this Plan as a "permitted activity".

## 4.1.3 CONTROLLED ACTIVITIES

### 4.1.3.1 The following are controlled activities in the Rural Management Area provided they comply with the relevant environmental standards in Part 5 of this Plan:

- (a) Subdivision which is deemed to be a controlled activity in section 5.2.4 of this Plan
- (b) Rural industries
- (c) Network utilities which are deemed to be a controlled activity in section 5.3.6 of this Plan
- (d) Goat farming within five kilometres of the Ruahine and Tararua forest parks, and scenic reserves
- (e) Any other activity specifically listed in Part 5 of this Plan as a "controlled activity".

### 4.1.3.2 Matters over which the Council reserves control in relation to controlled activities

In respect of the controlled activities listed in section 4.1.3.1 above, the matters over which the Council shall exercise control by the imposition of conditions are:

- (a) Any matters relating to compliance with the environmental standards in Part 5 of this Plan
- (b) The imposition of financial contributions in accordance with Section 5.1.6 of this Plan
- (c) In respect of any application for goat farming under rule 4.1.3.1 (d):
  - (i) The adequacy of the fencing to prevent the escape of farmed goats; and
  - (ii) The means by which the goats to be farmed will be identified as to ownership.

## 4.1.4 ENVIRONMENTAL STANDARDS

All permitted and controlled activities shall meet the relevant rules and environmental standards below (refer to Part 5 of Plan for details).

**General rules and standards**

- effluent disposal (section 5.1.2)
- water supply (section 5.1.3)
- stormwater drainage (section 5.1.4)
- land disturbance and excavation (section 5.1.5)
- financial contributions (section 5.1.6)
- natural hazards (section 5.1.7)
- hazardous substances (section 5.1.8)

**Subdivision rules and standards**

- subdivision (section 5.2) - this only applies to land subdivision activities

**Infrastructural rules and standards**

- management of roads (section 5.3.1)
- parking (section 5.3.2)
- access and intersections (section 5.3.3)
- Dannevirke Aerodrome Protection Area (section 5.3.4)
- rail corridor (section 5.3.5)
- network utilities (section 5.3.6)

**Amenity rules and standards**

- noise and vibration (section 5.4.1)
- dust, smoke and odour (section 5.4.2)
- signs (section 5.4.3)
- height and recession plane controls (section 5.4.4)
- outdoor living court (section 5.4.5)
- outdoor service court (section 5.4.6)
- glare/artificial lighting (section 5.4.7)

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- landscape treatment/screening (section 5.4.8)
- pedestrian amenity (verandahs) (section 5.4.9)
- setbacks (section 5.4.10)

### **Cultural and natural heritage rules and standards**

- heritage resources (section 5.5)
- important natural features (section 5.5)
- reserves (section 5.5.3)

## **4.1.5 DISCRETIONARY ACTIVITIES**

### **4.1.5.1 The following are discretionary activities in the Rural Management Area:**

- (a) Any activity not listed in this Plan as a permitted or controlled activity.
- (b) Any permitted or controlled activity listed in this Plan which does not meet the environmental standards specified in Part 5 of this District Plan.
- (c) Any other activity specifically listed in Part 5 of this Plan as a "discretionary activity".
- (d) The use of off-road vehicles (including dune buggies and trail bikes) on coastal sand dune areas where sand is completely or partially exposed.

### **4.1.5.2 Criteria for Assessment**

In assessing any application under section 4.1.5.1 above for a discretionary activity, the Council shall have regard to the following matters:

- (i) the purpose and principles in Part II of the Resource Management Act 1991;
- (ii) other relevant provisions of the Resource Management Act 1991.
- (iii) relevant provisions of this District Plan, including:
  - the objectives, policies and anticipated environmental results in Part 2 of this Plan;

- the desired characteristics for the relevant Management Area in Part 3 of this Plan;
  - the rules and standards in Part 5 of this Plan.
- (iv) where an activity is deemed to be a discretionary activity due to non-compliance with an environmental standard in Part 5 of this Plan, regard shall be had to any additional "criteria for assessment" specified in Part 5 of this Plan in relation to that environmental standard.
- (v) any other matters the Council considers relevant and reasonably necessary to determine the application. Relevant matters include:
- the degree of non-compliance and the practicality of achieving any specified standard;
  - details of any proposed mitigation measures.
  - whether there are particular circumstances existing which justify the alteration of any standards relating to the proposed activity.

## 4.2 Residential Management Area

### 4.2.1 INTRODUCTION

"Residential Management Areas" cover the predominantly residential areas of the Tararua District's four main urban areas. These areas are delineated on the District Plan maps. They share a particular character, level of amenity and environmental quality which can be distinguished from other management areas in the District.

The Residential Management Area is characterised by a predominance of residential activities with some community and commercial activities which serve and support the residential function of the area. The level of amenity and environmental quality expected by the community in this area reflects its predominantly residential character. The desired characteristics of Residential Management Areas have been listed in Part 3 of this Plan.

Generic categories of activity are classified below as permitted, controlled and discretionary activities in the Residential Management Area on the basis of their potential environmental effects. Specific activities listed as permitted or controlled must also meet the environmental standards specified in Part 5 of this Plan. If a proposed activity does not meet these environmental standards, it shall be deemed to be a discretionary activity, requiring a resource consent.

This Part of the Plan should be read in conjunction with Part 6, Interpretation, which contains definitions of the activity categories listed below.

### 4.2.2 PERMITTED ACTIVITIES

The following are permitted activities in the Residential Management Area, provided they comply with the relevant environmental standards in Part 5 of this Plan:

- (a) Residential accommodation
- (b) Home occupations
- (c) Community business
- (d) Public and private open space
- (e) Reserves and recreational facilities
- (f) Healthcare and veterinary facilities (excluding overnight care)

- (g) Accessory buildings to any permitted or otherwise lawfully established activity.
- (h) Network utilities which are deemed to be a permitted activity in section 5.3.6 of this Plan
- (i) Soil conservation and river control works
- (j) Activities on the surface of water in river and lakes
- (k) Temporary activities
- (l) Subdivision which is deemed to be a permitted activity in section 5.2.4 of this Plan
- (m) Temporary military training activities not exceeding 31 days in duration and where the written consent of the owner has been obtained
- (n) Any other activity specifically listed in Part 5 of this Plan as a "permitted activity".

## **4.2.3 CONTROLLED ACTIVITIES**

### **4.2.3.1 The following are controlled activities in the Residential Management Area provided they comply with the relevant environmental standards in Part 5 of this Plan:**

- (a) Subdivision which is deemed to be a controlled activity in section 5.2.4 of this Plan.
- (b) Network utilities which are deemed to be a controlled activity in section 5.3.6 of this Plan
- (c) Any other activity specifically listed in Part 5 of this Plan as a "controlled activity".

### **4.2.3.2 Matters over which the Council reserves control in relation to controlled activities**

In respect of the controlled activities listed in section 4.2.3.1 above, the matters over which the Council shall exercise control by the imposition of conditions are:

- (a) Any matters relating to compliance with the environmental standards in Part 5 of this Plan
- (b) The imposition of financial contributions in accordance with Section 5.1.6 of this Plan

## 4.2.4 ENVIRONMENTAL STANDARDS

All permitted and controlled activities shall meet the relevant rules and environmental standards below (refer to Part 5 of Plan for details).

### General rules and standards

- effluent disposal (section 5.1.2)
- water supply (section 5.1.3)
- stormwater drainage (section 5.1.4)
- land disturbance and excavation (section 5.1.5)
- financial contributions (section 5.1.6)
- natural hazards (section 5.1.7)
- hazardous substances (section 5.1.8)

### Subdivision rules and standards

- subdivision (section 5.2) - this only applies to land subdivision activities

### Infrastructural rules and standards

- management of roads (section 5.3.1)
- parking (section 5.3.2)
- access and intersections (section 5.3.3)
- Dannevirke Aerodrome Protection Area (section 5.3.4)
- rail corridor (section 5.3.5)
- network utilities (section 5.3.6)

### Amenity rules and standards

- noise and vibration (section 5.4.1)
- dust, smoke and odour (section 5.4.2)
- signs (section 5.4.3)

- height and recession plane controls (section 5.4.4)
- outdoor living court (section 5.4.5)
- outdoor service court (section 5.4.6)
- glare/artificial lighting (section 5.4.7)
- landscape treatment/screening (section 5.4.8)
- pedestrian amenity (verandahs) (section 5.4.9)
- setbacks (section 5.4.10)

#### **Cultural and natural heritage rules and standards**

- heritage resources (section 5.5)
- important natural features (section 5.5)
- reserves (section 5.5.3)

## **4.2.5 DISCRETIONARY ACTIVITIES**

### **4.2.5.1 The following are discretionary activities in the Residential Management Area:**

- (a) Any activity not listed in this Plan as a permitted or controlled activity.
- (b) Any permitted or controlled activity listed in this Plan which does not meet the environmental standards specified in Part 5 of this District Plan.
- (c) Any other activity specifically listed in Part 5 of this Plan as a "discretionary activity".

### **4.2.5.2 Criteria for Assessment**

In assessing any application under section 4.2.5.1 above for a discretionary activity, the Council shall have regard to the following matters:

- (i) the purpose and principles in Part II of the Resource Management Act 1991;
- (ii) other relevant provisions of the Resource Management Act 1991.
- (iii) relevant provisions of this District Plan, including:

## Rules - Listing of Activities

- the objectives, policies and anticipated environmental results in Part 2 of this Plan;
  - the desired characteristics for the relevant Management Area in Part 3 of this Plan;
  - the rules and standards in Part 5 of this Plan.
- (iv) where an activity is deemed to be a discretionary activity due to non-compliance with an environmental standard in Part 5 of this Plan, regard shall be had to any additional "criteria for assessment" specified in Part 5 of this Plan in relation to that environmental standard.
- (v) any other matters the Council considers relevant and reasonably necessary to determine the application. Relevant matters include:
- the degree of non-compliance and the practicality of achieving any specified standard;
  - details of any proposed mitigation measures;
  - whether there are particular circumstances existing which justify the alteration of any standards relating to the proposed activity.

## 4.3 Commercial Management Area

### 4.3.1 INTRODUCTION

"Commercial Management Areas" cover the predominantly commercial (generally business and retail) areas of the Tararua District's four main urban areas. These areas are delineated on the District Plan maps. They share a particular character, level of amenity and environmental quality which can be distinguished from other management areas in the District.

The Commercial Management Area is characterised by business-oriented activities such as shops, commercial services, professional trades and offices, distribution and light manufacturing activities. The level of amenity and environmental quality expected by the community in these areas reflects the predominantly commercial character. The desired characteristics of Commercial Management Areas have been listed in Part 3 of this Plan.

Generic categories of activity are classified below as permitted, controlled and discretionary activities in the Commercial Management Area on the basis of their potential environmental effects. Specific activities listed as permitted or controlled must also meet the environmental standards specified in Part 5 of this Plan. If a proposed activity does not meet these environmental standards, it shall be deemed to be a discretionary activity, requiring a resource consent.

This Part of the Plan should be read in conjunction with Part 6, Interpretation, which contains definitions of the activity categories listed below.

### 4.3.2 PERMITTED ACTIVITIES

The following are permitted activities in the Commercial Management Area, provided they comply with the relevant environmental standards in Part 5 of this Plan:

- (a) Community business
- (b) General business
- (c) Residential accommodation
- (d) Public and private open space
- (e) Reserves and recreational facilities
- (f) Healthcare and veterinary facilities (excluding overnight care)

## Rules - Listing of Activities

- (g) Community facilities
- (h) Visitor accommodation
- (i) Car parks and associated facilities
- (j) Accessory buildings to any permitted or otherwise lawfully established activity.
- (k) Network utilities which are deemed to be a permitted activity in section 5.3.6 of this Plan
- (l) Activities on the surface of water in river and lakes
- (m) Temporary activities
- (n) Subdivision which is deemed to be a permitted activity in section 5.2.4 of this Plan
- (o) Temporary military training activities not exceeding 31 days in duration and where the written consent of the owner has been obtained.
- (p) Any other activity specifically listed in Part 5 of this Plan as a "permitted activity".

### 4.3.3 CONTROLLED ACTIVITIES

#### 4.3.3.1 **The following are controlled activities in the Commercial Management Area provided they comply with the relevant environmental standards in Part 5 of this Plan:**

- (a) Subdivision which is deemed to be a controlled activity in section 5.2.4 of this Plan.
- (b) Entertainment and sports premises
- (c) Network utilities which are deemed to be a controlled activity in section 5.3.6 of this Plan
- (d) Any other activity specifically listed in Part 5 of this Plan as a "controlled activity".

#### **4.3.3.2 Matters over which the Council reserves control in relation to controlled activities**

In respect of the controlled activities listed in section 4.3.3.1 above, the matters over which the Council shall exercise control by the imposition of conditions are:

- (a) Any matters relating to compliance with the environmental standards in Part 5 of this Plan
- (b) The imposition of financial contributions in accordance with Section 5.1.6 of this Plan
- (c) Mitigation measures (including hours of operation) to reduce potential adverse effects

### **4.3.4 ENVIRONMENTAL STANDARDS**

All permitted and controlled activities shall meet the relevant rules and environmental standards below (refer to Part 5 of Plan for details).

#### **General rules and standards**

- effluent disposal (section 5.1.2)
- water supply (section 5.1.3)
- stormwater drainage (section 5.1.4)
- land disturbance and excavation (section 5.1.5)
- financial contributions (section 5.1.6)
- natural hazards (section 5.1.7)
- hazardous substances (section 5.1.8)

#### **Subdivision rules and standards**

- subdivision (section 5.2) - this only applies to land subdivision activities

#### **Infrastructural rules and standards**

- management of roads (section 5.3.1)
- parking (section 5.3.2)
- access and intersections (section 5.3.3)

## **Rules - Listing of Activities**

- Dannevirke Aerodrome Protection Area (section 5.3.4)
- rail corridor (section 5.3.5)
- network utilities (section 5.3.6)

### **Amenity rules and standards**

- noise and vibration (section 5.4.1)
- dust, smoke and odour (section 5.4.2)
- signs (section 5.4.3)
- height and recession plane controls (section 5.4.4)
- outdoor living court (section 5.4.5)
- outdoor service court (section 5.4.6)
- glare/artificial lighting (section 5.4.7)
- landscape treatment/screening (section 5.4.8)
- pedestrian amenity (verandahs) (section 5.4.9)
- setbacks (section 5.4.10)

### **Cultural and natural heritage rules and standards**

- heritage resources (section 5.5)
- important natural features (section 5.5)
- reserves (section 5.5.3)

## 4.3.5 DISCRETIONARY ACTIVITIES

### 4.3.5.1 The following are discretionary activities in the Commercial Management Area:

- (a) Any activity not listed in this Plan as a permitted or controlled activity.
- (b) Any permitted or controlled activity listed in this Plan which does not meet the environmental standards specified in Part 5 of this Plan.
- (c) Any other activity specifically listed in Part 5 of this Plan as a "discretionary activity".

### 4.3.5.2 Criteria for Assessment

In assessing any application under section 4.3.5.1 above for a discretionary activity, the Council shall have regard to the following matters:

- (i) the purpose and principles in Part II of the Resource Management Act 1991;
- (ii) other relevant provisions of the Resource Management Act 1991.
- (iii) relevant provisions of this District Plan, including:
  - the objectives, policies and anticipated environmental results in Part 2 of this Plan;
  - the desired characteristics for the relevant Management Area in Part 3 of this Plan;
  - the rules and standards in Part 5 of this Plan.
- (iv) where an activity is deemed to be a discretionary activity due to non-compliance with an environmental standard in Part 5 of this Plan, regard shall be had to any additional "criteria for assessment" specified in Part 5 of this Plan in relation to that environmental standard.
- (v) any other matters the Council considers relevant and reasonably necessary to determine the application. Relevant matters include:
  - the degree of non-compliance and the practicality of achieving any specified standard;
  - details of any proposed mitigation measures.
  - whether there are particular circumstances existing which justify the alteration of any standards relating to the proposed activity.

## 4.4 Industrial Management Area

### 4.4.1 INTRODUCTION

"Industrial Management Areas" cover the predominantly industrial areas of the Tararua District. These areas are delineated on the District Plan maps. They share a particular character, level of amenity and environmental quality which can be distinguished from other management areas in the District.

The Industrial Management Area is characterised by industrial and manufacturing activities and some supporting commercial services. Some industrial activities have the potential to cause environmental effects, such as noise, odour or the visual effect of industrial buildings, which would be incompatible with other activities in, for example, Residential and Commercial Management Areas but which are normally acceptable in Industrial Areas. The level of amenity and environmental quality expected by the community in these areas reflects their predominantly industrial character. The desired characteristics of Industrial Management Areas have been listed in Part 3 of this Plan.

Generic categories of activity are classified below as permitted, controlled and discretionary activities in the Industrial Management Area on the basis of their potential environmental effects. Specific activities listed as permitted or controlled must also meet the environmental standards specified in Part 5 of this Plan. If a proposed activity does not meet these environmental standards, it shall be deemed to be a discretionary activity, requiring a resource consent.

This Part of the Plan should be read in conjunction with Part 6, Interpretation, which contains definitions of the activity categories listed below.

### 4.4.2 PERMITTED ACTIVITIES

The following are permitted activities in the Industrial Management Area, provided they comply with the relevant environmental standards in Part 5 of this Plan:

- (a) Industry (except those industrial activities listed in Appendix 1, Part 9 of the Plan)
- (b) Factory shops
- (c) Community business
- (d) Bulk retail

- (e) Residential
- (f) Public and private open space
- (g) Reserves and recreational facilities
- (h) Vehicle parks and facilities
- (i) Accessory buildings to any permitted or otherwise lawfully established activity.
- (j) Network utilities which are deemed to be a permitted activity in section 5.3.6 of this Plan
- (k) Soil conservation and river control works
- (l) Activities on the surface of water in river and lakes
- (m) Temporary activities
- (n) Subdivision which is deemed to be a permitted activity in section 5.2.4 of this Plan
- (o) Temporary military training activities not exceeding 31 days in duration and where the written consent of the owner has been obtained.
- (p) Any other activity specifically listed in Part 5 of this Plan as a "permitted activity".

### **4.4.3 CONTROLLED ACTIVITIES**

#### **4.4.3.1 The following are controlled activities in the Industrial Management Area provided they comply with the relevant environmental standards in Part 5 of this Plan:**

- (a) Subdivision which is deemed to be a controlled activity in section 5.2.4 of this Plan.
- (b) Industrial activities listed in Appendix 1, Part 9 of the Plan.
- (c) Network utilities which are deemed to be a controlled activity in section 5.3.6 of this Plan
- (d) Any other activity specifically listed in Part 5 of this Plan as a "controlled activity".

## Rules - Listing of Activities

### 4.4.3.2 Matters over which the Council reserves control in relation to controlled activities

In respect of the controlled activities listed in section 4.4.3.1 above, the matters over which the Council shall exercise control by the imposition of conditions are:

- (a) Any matters relating to compliance with the environmental standards in Part 5 of this Plan
- (b) The imposition of financial contributions in accordance with Section 5.1.6 of this Plan

## 4.4.4 ENVIRONMENTAL STANDARDS

All permitted and controlled activities shall meet the relevant rules and environmental standards below (refer to Part 5 of Plan for details).

### General rules and standards

- effluent disposal (section 5.1.2)
- water supply (section 5.1.3)
- stormwater drainage (section 5.1.4)
- land disturbance and excavation (section 5.1.5)
- financial contributions (section 5.1.6)
- natural hazards (section 5.1.7)
- hazardous substances (section 5.1.8)

### Subdivision rules and standards

- subdivision (section 5.2) - this only applies to land subdivision activities

### Infrastructural rules and standards

- management of roads (section 5.3.1)
- parking (section 5.3.2)
- access and intersections (section 5.3.3)
- Dannevirke Aerodrome Protection Area (section 5.3.4)

- rail corridor (section 5.3.5)
- network utilities (section 5.3.6)

#### **Amenity rules and standards**

- noise and vibration (section 5.4.1)
- signs (section 5.4.3)
- height and recession plane controls (section 5.4.4)
- outdoor living court (section 5.4.5)
- outdoor service court (section 5.4.6)
- glare/artificial lighting (section 5.4.7)
- landscape treatment/screening (section 5.4.8)
- pedestrian amenity (verandahs) (section 5.4.9)
- setbacks (section 5.4.10)

#### **Cultural and natural heritage rules and standards**

- heritage resources (section 5.5)
- important natural features (section 5.5)
- reserves (section 5.5.3)

## **4.4.5 DISCRETIONARY ACTIVITIES**

### **4.4.5.1 The following are discretionary activities in the Industrial Management Area:**

- (a) Any activity not listed in this Plan as a permitted or controlled activity.
- (b) Any permitted or controlled activity listed in this Plan which does not meet the environmental standards specified in Part 5 of this Plan.
- (c) Any other activity specifically listed in Part 5 of this Plan as a "discretionary activity".

### 4.4.5.2 Criteria for Assessment

In assessing any application under section 4.4.5.1 above for a discretionary activity, the Council shall have regard to the following matters:

- (i) the purpose and principles in Part II of the Resource Management Act 1991;
- (ii) other relevant provisions of the Resource Management Act 1991.
- (iii) relevant provisions of this District Plan, including:
  - the objectives, policies and anticipated environmental results in Part 2 of this Plan;
  - the desired characteristics for the relevant Management Area in Part 3 of this Plan;
  - the rules and standards in Part 5 of this Plan.
- (iv) where an activity is deemed to be a discretionary activity due to non-compliance with an environmental standard in Part 5 of this Plan, regard shall be had to any additional "criteria for assessment" specified in Part 5 of this Plan in relation to that environmental standard.
- (v) any other matters the Council considers relevant and reasonably necessary to determine the application. Relevant matters include:
  - the degree of non-compliance and the practicality of achieving any specified standard;
  - details of any proposed mitigation measures.
  - whether there are particular circumstances existing which justify the alteration of any standards relating to the proposed activity.

## 4.5 Settlement Management Area

### 4.5.1 INTRODUCTION

"Settlement Management Areas" cover those small settlements in the District which are serviced by community sewerage and/or water supply schemes. There are numerous other small rural settlements scattered throughout the District which have been included in the Rural Management Area rather than the Settlement Management Area as they do not have community sewerage and water services and are therefore less suitable for close development. This continues the past practice of zoning such settlements as "Rural". The Settlement Management Areas are delineated on the District Plan maps.

Settlement Management Areas tend to contain a mixture of rural, residential, commercial and industrial activities and the settlements serve an important social, economic and cultural function for the community. They have a particular character, level of amenity and environmental quality which can be distinguished from other management areas in the District.

The level of amenity and environmental quality expected by the community in these areas reflects the mixed use (or semi-rural) low density, open space character of such areas. The desired characteristics of Settlement Management Areas have been listed in Part 3 of this Plan.

Generic categories of activity are classified below as permitted, controlled and discretionary activities in the Settlement Management Area on the basis of their potential environmental effects. Specific activities listed as permitted or controlled must also meet the environmental standards specified in Part 5 of this Plan. If a proposed activity does not meet these environmental standards, it shall be deemed to be a discretionary activity, requiring a resource consent.

This Part of the Plan should be read in conjunction with Part 6, Interpretation, which contains definitions of the activity categories listed below.

### 4.5.2 PERMITTED ACTIVITIES

The following are permitted activities in the Settlement Management Area, provided they comply with the relevant environmental standards in Part 5 of this Plan:

- (a) Residential accommodation
- (b) Farming
- (c) Home occupations

## Rules - Listing of Activities

- (d) Visitor accommodation
- (e) Marae
- (f) Public and private open space
- (g) Reserves and recreational facilities
- (h) Soil conservation and river control works
- (i) Community businesses
- (j) Rural selling places on roads other than primary arterial roads.
- (k) Network utilities which are deemed to be a permitted activity in section 5.3.6 of this Plan
- (l) Accessory buildings to any permitted or otherwise lawfully established activity.
- (m) Activities on the surface of water in river and lakes
- (n) Temporary activities
- (o) Subdivision which is deemed to be a permitted activity in section 5.2.4 of this Plan
- (p) Temporary military training activities not exceeding 31 days in duration and where the written consent of the owner has been obtained.
- (q) Any other activity specifically listed in Part 5 of this Plan as a "permitted activity".

### 4.5.3 CONTROLLED ACTIVITIES

#### 4.5.3.1 **The following are controlled activities in the Settlement Management Area provided they comply with the relevant environmental standards in Part 5 of this Plan:**

- (a) Subdivision which is deemed to be a controlled activity in section 5.2.4 of this Plan.
- (b) Network utilities which are deemed to be a controlled activity in section 5.3.6 of this Plan
- (c) Any other activity specifically listed in Part 5 of this Plan as a "controlled activity".

#### **4.5.3.2 Matters over which the Council reserves control in relation to controlled activities**

In respect of the controlled activities listed in section 4.5.3.1 above, the matters over which the Council shall exercise control by the imposition of conditions are:

- (a) Any matters relating to compliance with the environmental standards in Part 5 of this Plan
- (b) The imposition of financial contributions in accordance with Section 5.1.6 of this Plan

### **4.5.4 ENVIRONMENTAL STANDARDS**

All permitted and controlled activities shall meet the relevant rules and environmental standards below (refer to Part 5 of Plan for details).

#### **General rules and standards**

- effluent disposal (section 5.1.2)
- water supply (section 5.1.3)
- stormwater drainage (section 5.1.4)
- land disturbance and excavation (section 5.1.5)
- financial contributions (section 5.1.6)
- natural hazards (section 5.1.7)
- hazardous substances (section 5.1.8)

#### **Subdivision rules and standards**

- subdivision (section 5.2) - this only applies to land subdivision activities

#### **Infrastructural rules and standards**

- management of roads (section 5.3.1)
- parking (section 5.3.2)
- access and intersections (section 5.3.3)

## Rules - Listing of Activities

- Dannevirke Aerodrome Protection Area (section 5.3.4)
- rail corridor (section 5.3.5)
- network utilities (section 5.3.6)

### **Amenity rules and standards**

- noise and vibration (section 5.4.1)
- dust, smoke and odour (section 5.4.2)
- signs (section 5.4.3)
- height and recession plane controls (section 5.4.4)
- outdoor living court (section 5.4.5)
- outdoor service court (section 5.4.6)
- glare/artificial lighting (section 5.4.7)
- landscape treatment/screening (section 5.4.8)
- pedestrian amenity (verandahs) (section 5.4.9)
- setbacks (section 5.4.10)

### **Cultural and natural heritage rules and standards**

- heritage resources (section 5.5)
- important natural features (section 5.5)
- reserves (section 5.5.3)

## **4.5.5 DISCRETIONARY ACTIVITIES**

### **4.5.5.1 The following are discretionary activities in the Settlement Management Area:**

- (a) Any activity not listed in this Plan as a permitted or controlled activity.

- (b) Any permitted or controlled activity listed in this Plan which does not meet the environmental standards specified in Part 5 of this Plan.
- (c) Any other activity specifically listed in Part 5 of this Plan as a "discretionary activity".

#### 4.5.5.2 Criteria for Assessment

In assessing any application under section 4.5.5.1 above for a discretionary activity, the Council shall have regard to the following matters:

- (i) the purpose and principles in Part II of the Resource Management Act 1991;
- (ii) other relevant provisions of the Resource Management Act 1991.
- (iii) relevant provisions of this District Plan, including:
  - the objectives, policies and anticipated environmental results in Part 2 of this Plan;
  - the desired characteristics for the relevant Management Area in Part 3 of this Plan;
  - the rules and standards in Part 5 of this Plan.
- (iv) where an activity is deemed to be a discretionary activity due to non-compliance with an environmental standard in Part 5 of this Plan, regard shall be had to any additional "criteria for assessment" specified in Part 5 of this Plan in relation to that environmental standard.
- (v) any other matters the Council considers relevant and reasonably necessary to determine the application. Relevant matters include:
  - the degree of non-compliance and the practicality of achieving any specified standard;
  - details of any proposed mitigation measures;
  - whether there are particular circumstances existing which justify the alteration of any standards relating to the proposed activity.