Section 16A

16A Purpose of the Rural Zones

The purpose of the Rural Zones is to provide for a range of primary production activities on the City’s rural land resource, as well as an open green landscape as a backdrop to the City’s intensive urban and suburban areas and to Tauranga Harbour which the Plan seeks to maintain. The Greenbelt Zone also plays an important role in the management of stormwater in the City.

The Plan provides for development standards in the Rural Zones which reflect the predominance of primary production activities, provides for these activities to operate with a minimum of constraint, and restricts the establishment of activities which could adversely impact on the ability to use the rural land resource or carry out certain primary production techniques. The Plan does however, seek to reduce adverse impacts on surrounding properties where primary production activities are poorly managed or unacceptable land management practices are taking place, through reference to industry guidelines.

The Plan also provides additional development standards for mining and forestry, which are recognised as activities connected to resources within the Rural Zones, but which may have potential adverse effects which need to be addressed.

Provision is made for residential activity, dependent on on-site servicing, in conjunction with primary production activities. Residential activity that is not connected to primary production, or is of a density more characteristic of the Rural Residential or Residential Zones of the City is not anticipated or desirable in the Rural Zones.

The Zones also have a distinct rural character. Elements which make up rural character include: A predominance of natural features over human made features; a high ratio of open space relative to the built environment; significant areas of vegetation in pasture, crops, forestry and/or indigenous vegetation, including natural and artificial crop protection structures; a rural working production environment; presence of farmed animals; noises, smells and effects associated with the use of rural land for a wide range of agricultural, horticultural and forestry purposes; low population densities relative to urban areas.

Multiple-owned Maori land makes up a large proportion of the City’s rurally zoned land. While this land is used for primary production, there is also a growing need and demand for housing to be provided on the land in a way that recognises the constraints posed by the Maori land tenure system. Provision for papakainga development in the Rural Zones seeks to meet this need while balancing it with productive rural use of the surrounding environment and the maintenance of the rural landscape. The Rural Marae Community Zone provides for the unique mix of activities, including residential activity, occurring within the City’s rural marae.

Some land within the City zoned Rural has been identified in the Bay of Plenty Regional Policy Statement as future growth areas for the sub-region. These areas adjoin the Western Bay of Plenty District and include the medium term Te Tumu Future Urban Zone located at the eastern edge of the City and the longer term Rural Zoned Growth Areas at upper Ohauti Road, Pukemapu Road, Neewood Road, Kaitemako Road and Keenan Road at the southern edge of the City. The geographic extent of these areas and their indicative sequencing are described in the Regional Policy Statement, which includes objectives, policies and methods on implementing growth management in the sub-region. The Plan must give effect to the Regional Policy Statement.

One key purpose of the Rural Zones in the southern edge of the City (adjoining the Western Bay of Plenty District) is to manage the cumulative effects of any fragmentation of productive rural land through subdivision and development in the interim period until such land may be needed for urban development.

This approach supports the continued use of these areas for rural activity, prior to effective and efficient development of land for urban purposes and the associated provision and funding of essential infrastructure in the long term. A similar policy approach applies to the Te Tumu Future Urban Zone.
16A.1 Purpose of the Rural Zone

The purpose of the Rural Zone is to provide for the continued productive use of rural land resource and provide for the widest range of primary production activities to be undertaken of all the Rural Zones. The open, vegetated landscape of this Zone with its very low density of development contributes greatly as a backdrop to the City’s intensive urban and suburban areas and to Tauranga Harbour.

Multiple-owned Maori land makes up a large proportion of the City’s Rural and Future Urban zoned land. While this land is used for primary production, there is also a growing need and demand for housing on the land that recognises the difficulties of such provision due to the constraints posed by the multiple owner tenure system. Provision for papakainga development in the Rural and Future Urban Zones seeks to meet this need by balancing demand with primary production and the maintenance of the rural character. The papakainga provisions are closely linked to the functioning of the Te Ture Whenua Maori Land Act 1993 (Te Ture Whenua Act) and for this reason the land available for papakainga development will be limited to that defined as Maori Land under the Te Ture Whenua Act. This is to ensure that papakainga development occurs in accordance with the aims of the RMA and the Te Ture Whenua Act, and is genuinely provided for Maori to meet their housing needs and cultural aspirations.

Within the Matapihi Rural Area the community’s preference is to provide for papakainga on three scheduled sites, rather than a general provision, in keeping with their desire to retain the rural character of the peninsula.

16A.2 Purpose of the Greenbelt Zone

The Greenbelt Zone is one of the main means of managing diffuse water discharge in the escarpments, valley floors and coastal lowlands that form natural drainage systems directing overland run-off towards Tauranga Harbour. Advantage is taken of these characteristics to form an integral part of the Stormwater Management Strategy in each Urban Growth Area. The Greenbelt Zone also provides for green corridor links, natural character, ecological and/or heritage values and visual separation between developed areas. The Greenbelt Zone remains largely in private ownership, and land use and subdivision provisions provide for primary production activities and ancillary residential activity that are compatible with these values and the management of the stormwater network.

16A.2.1 Purpose of the Future Urban Zone

The purpose of the Te Tumu Future Urban Zone is to recognise the medium term sequencing of this identified urban growth area as indicated in the Bay of Plenty Regional Policy Statement and to manage interim subdivision, use and development of this rural area in a sustainable way. This interim approach will occur until the area is rezoned and structured for urban development with timing and sequencing in accordance with the comprehensive set of policies and methods outlined in the Bay of Plenty Regional Policy Statement. There are many resource management considerations with the natural environmental values and effective and efficient use of existing and future infrastructure in the future Te Tumu urban growth area of particular importance for Council.

16A.3 Objectives and Policies of the Rural Zones

16A.3.1 Objective – Sustainable Management of the Rural Land Resource

The City’s rural land resource provides for predominantly primary production activities, low density residential activity ancillary to those activities and papakainga development compatible with the maintenance and enhancement of an open, vegetated, rural character and amenity.

16A.3.1.1 Policy – Sustainable Management of the Rural Land Resource

By ensuring rural development is undertaken in a sustainable, effective and efficient manner, that addresses potential adverse environmental impacts, through a distribution of rural zonings that:

a) Are consistent with the growth management policies of the Bay of Plenty Regional Policy Statement;

b) Retain the potential for the rural land resource to be used predominantly for a range of primary production activities;
c) Provide opportunities for the development of *papakainga* on rural *multiple-owned Maori land* and within the Rural Marae Community Zone;

d) Avoid potential adverse impacts of development on the open, vegetated *rural character* of the rural landscape.

### 16A.3.2 Objective - Interim Management and Use of Urban Growth Areas

Managing rural land identified in the Bay of Plenty Regional Policy Statement as being required for a growth area in a manner which:

a) Retains its interim potential to be used predominantly for a range of *primary production activities*;

b) Preserves all options relating to its efficient and orderly development for urban purposes into the future.

c) Provides for interim *activities* that enable the sustainable use and management of the rural land; and

d) Ensure that land use *activities* avoid, remedy or mitigate adverse environmental effects on existing and planned *infrastructure*.

#### 16A.3.2.1 Policy – Interim Management and Use of Identified Growth Areas Excluding the Te Tumu Future Urban Zone

By ensuring that all land identified in the Bay of Plenty Regional Policy Statement as a future growth area:

a) Remains as a rural land resource primarily available for *primary production* and that *rural character* and amenity is retained in the interim until urban development occurs;

b) Is not fragmented through the establishment of *residential activities*, commercial or *industrial activities* that are unconnected with rural production, and that may constrain or compromise future urban development;

c) Is not released for urban development until a comprehensive rezoning and structure plan process is completed which provides a sustainable framework including provisions that:

i) Specify how identified *outstanding natural features and landscapes*, *important amenity landscapes*, special ecological areas, *significant maori areas* and *significant archaeological areas* values and attributes will be refined in relation to urban development; and

ii) Provide for the efficient use and development of *infrastructure* and financial resources.

iii) Have been completed in a manner consistent with the provisions of the Bay of Plenty Regional Policy Statement and the outcomes adopted in *the Plan*;

d) Is able to be sustainably managed in the interim prior to structure planning and comprehensive rezoning for urban purposes; and

e) Is managed in the interim to avoid, remedy or mitigate any adverse effects including any cumulative effects on existing or planned *infrastructure* including the ability of *infrastructure* providers to sustainably provide and fund *infrastructure*.

#### 16A.3.2.2 Policy - Interim Management and Use of Te Tumu Future Urban Zone

By ensuring that land within the Te Tumu Future Urban Zone:

a) Does not unduly constrain or fragment future urban development options through the establishment of *residential activities*, commercial or industrial activities;

b) Recognises that a structure planning and comprehensive rezoning process is required in accordance with the Bay of Plenty Regional Policy Statement prior to the area being released for urban development;

c) Recognises the values and attributes of *outstanding natural features and landscapes*, *important amenity landscapes*, special ecological areas, *significant maori areas* and *significant archaeological areas* as provided for in *the Plan*;

d) Has regard to the likely urban land use, *subdivision* and development pattern in the Wairakei Town Centre Zone and Papamoa East Employment Zone westward of the Wairakei/Te Tumu common *boundary*;

e) Provides for sustainable management of resources in the interim prior to structure planning and comprehensive rezoning for urban purposes;
f) Is managed in the interim to avoid, remedy or mitigate any adverse effects, including cumulative effects, on existing or planned infrastructure including the ability of infrastructure providers to sustainably provide and fund infrastructure.

16A.3.3 Objective - Maintenance of Rural Character and Amenity

A rural backdrop to the City’s urban areas characterised by a low density of buildings and development; a predominance of primary production activities and open space and vegetative cover.

16A.3.3.1 Policy - Maintenance of Rural Character and Amenity

To ensure the rural character of the Rural Zones will be maintained by:

a) Identifying, through zoning, a less intensive development pattern than in Rural Residential Zone and Residential Zones;

b) Ensuring buildings and activities on site are of a scale and character compatible with existing and anticipated rural character and amenity of the zone in which the development is proposed;

c) By ensuring that potential adverse impacts on natural character, indigenous vegetation and ecological resources within Rural Zones are fully addressed as part of any consent process;

d) By ensuring that potential adverse visual impacts of development and activities on the maintenance of rural character and amenity, particularly in areas identified as outstanding natural features and landscapes and important amenity landscapes, are fully addressed as part of any consent process.

e) Managing land use in the Te Tumu Future Urban Zone in a similar manner as other Rural Zones but recognizing that rural character and amenity will change as land use takes place consistent with 16A.3.2.2 Policy – Interim Management and Use of Te Tumu Future Urban Zone.

16A.3.4 Objective – Activities in the Rural Zones

Primary production remains the predominant activity in the Rural Zones while providing flexibility for the operation of home-based businesses; a limited range of rural service activities and a limited range of community support services subject to their compatibility with the amenity and character of the Rural Zones, which is defined by specific provisions.

16A.3.4.1 Policy – Activities in the Rural Zones

Providing for a variety of primary production activities as the predominant activity in the Rural Zones in a way compatible with existing and anticipated rural character, amenity and environmental characteristics of the individual zones while:

a) Providing for ancillary residential activity and papakainga, in a way that does not restrict primary production on the balance of the site or on surrounding sites;

b) Providing for small-scale home-based businesses, including homestays, that are of an ancillary and secondary nature to the residential activity on the site and do not create off-site effects on surrounding properties, rural character and amenity and the transport network;

c) In the Rural Zone and Future Urban Zone only providing for rural contractors’ depots; animal saleyards; small scale coolstores and packhouses that provide support services to primary production activities within the Rural Zones and are compatible with anticipated rural character and amenity in terms of:

i) The location and scale of the activity, including the attraction of visitors to the site and hours of operation;

ii) The nature of the activity’s actual and potential adverse effects on surrounding properties, rural character, amenity and the transport network;

d) Providing for a limited range of community support activities, being smaller scale tertiary education premises; schools; health centres and places of worship that provide community support functions for residents within the Rural Zones and are compatible with anticipated rural character and amenity in terms of:

i) The location and scale of the activity, including the attraction of visitors to the site and hours of operation;

ii) The nature of the activity’s actual and potential adverse effects on surrounding properties, rural character, amenity and the transport network;
e) Limiting the establishment of activities in Rural Zones that are expected to be located in Commercial or Industrial Zones to ensure:
   i) Non-rural land use and development does not compromise the purpose of the Rural Zones, or impact on primary production activities through establishment of activities unrelated to rural activities;
   ii) Avoidance of a cumulative effect on the rural character and amenity of the relevant rural zone;
   iii) Maintenance of the integrity of the network of commercial centres, with regard to the objectives and policies for commercial development.

16A.3.5 Objective - Management of Potential Reverse Sensitivity Conflicts
To keep to a minimum potential reverse sensitivity conflicts between primary production activities and rural residential activity or residential activity in terms of adverse effects on amenities, public health or general nuisances.

16A.3.5.1 Policy - Management of Potential Reverse Sensitivity Conflicts
To reduce the potential for reverse sensitivity conflicts:
   a) By ensuring a physical separation between; pig farming, factory farming and residential activities and other sensitive activities such as schools, and between forestry and dwellings, road boundaries and zone boundaries;
   b) Recognising voluntary, industry-based codes relating to the management and application of chemical sprays; including NZS8409:2004 Management of Agrichemicals;
   c) By restricting residential activity in the Rural Zones in accordance with 16A.4.3 - Objective - Density of Development in the Rural, Future Urban and Greenbelt Zones and its related policies;
   d) Utilising sections 16 and 17 of the RMA to act upon localised nuisances, including offensive discharges from rural activities, and nuisances caused by poor management practices.

16A.3.6 Objective – Mining
Mining is undertaken in a manner that addresses potential adverse impacts on the maintenance of rural character and amenity, including the underlying land form, on primary production, sensitive uses such as residential activity and on the area’s ecosystems.

16A.3.6.1 Policy - Mining
By ensuring mining operations do not adversely impact on Rural Zones through giving consideration to:
   a) The proposed scale, intensity and duration of the operation;
   b) Effects on the existing character and intrinsic values of the locality and amenity and ecosystems values, and methods proposed to mitigate these;
   c) Effects on land forms or landscapes;
   d) Whether the proposal will have an adverse effect on sensitive activities including primary production in the vicinity of the site and mitigation methods proposed;
   e) Site rehabilitation proposed at the conclusion of the operation;
   f) The process that should apply if emergency works are required.
16A.4 Objectives for Development in the Rural, Future Urban and Greenbelt Zones

16A.4.1 Objective – Bulk and Scale of Buildings in the Rural, Future Urban and Greenbelt Zones

Buildings that are of a bulk and scale compatible with the existing and anticipated rural character of low height of building, and separation of buildings.

16A.4.1.1 Policy - Bulk and Scale of Buildings in the Rural, Future Urban and Greenbelt Zones - Building Height and Overshadowing

By ensuring buildings are restricted to a height and building envelope that:

a) Provides flexibility for a range of rural and residential building forms in the varied topographical conditions of the zone;
   i) Avoids potential adverse impacts of over height buildings on surrounding dwellings, and as viewed from public open space, including the streetscape or skyline through overshadowing, overlooking or visual dominance of buildings;
   ii) Avoids potential adverse effects of overshadowing on surrounding properties, particularly dwellings;
   iii) Provides for artificial crop protection structures within horticultural properties.

16A.4.2 Objective – Site Layout and Building Design Bulk in the Rural, Future Urban and Greenbelt Zones

Development within the Rural Zones provides for rural character and amenity that is characterised by an open, vegetated, landscape with very low density of development on individual sites and across the Zone generally.

16A.4.2.1 Policy – Site Layout and Building Design in the Rural, Future Urban and Greenbelt Zones

By ensuring the layout and design of development of sites in the Rural Zones:

a) Provides building setbacks between sites that ensure a physical separation of buildings between sites which contributes to the visual and aural privacy of adjoining sites;

b) Provides building setbacks between sites that ensure a physical separation between sensitive activities such as residential activity and pig and factory farming;

c) Ensures that buildings are setback from the road boundary to provide a consistent streetscape with opportunities for landscape planting and the maintenance of an open rural character as viewed from roads;

d) Retains the majority of the site for primary production activities;

e) Cumulatively contributes to the overall open nature of the surrounding neighbourhood;

f) Provides an appropriate setback from areas of natural character, or land within the Conservation Zone sufficient to preserve the amenity, character and intrinsic natural values of those areas.

16A.4.3 Objective – Density of Development in the Rural, Future Urban and Greenbelt Zones

An open vegetated, rural landscape with a very low density of development of predominantly primary production activities on individual sites, and across the zone generally.

16A.4.3.1 Policy – Density of Development in the Rural, Future Urban and Greenbelt Zones

By ensuring the maintenance of very low density of development in the zone by limiting residential activity as follows:
a) Restricting residential activity in the Rural Zone, Future Urban Zone and Greenbelt Zone to one independent dwelling unit and one secondary independent dwelling unit to provide for family members or workers accommodation per site;

b) In considering further residential activity on-site in the Rural Zones the extent to which the proposal:
   i) Is related to primary production on the site, whether it will be an ongoing need and/or be retained as part of the overall site development, and the extent to which the proposal will increase the potential for fragmentation of rural land, including through subdivision to a separate title;
   ii) Will constrain primary production activities on-site and adjoining sites;
   iii) Will impact on the existing and anticipated rural character and amenity, including the cumulative impacts on the site and on surrounding sites and the zone overall;
   iv) Uses effective design measures including site layout, landscaping and use of the existing physical contours of the site, to address potential adverse impacts on the rural character and amenity of the site, adjoining sites and the overall zone;
   v) Will constrain existing mining activities on adjoining or surrounding sites.

16A.4.4 Objective – Papakainga on Multiple-Owned Maori Land in the Rural and Future Urban Zones

Papakainga developments within the Rural and Future Urban Zones on multiple-owned Maori land provide housing opportunities for tangata whenua, are designed and set out on the subject site so as to be compatible with the existing and anticipated rural character and amenity of the zone, and allow primary production activities to continue on the balance of the site and surrounding sites.

16A.4.4.1 Policy - Papakainga on Multiple-Owned Maori Land in the Rural and Future Urban Zones

By ensuring the development of papakainga:

a) Provides flexibility for the owners to direct the internal development of multiple housing, with amenity standards applied to the external boundaries of the development to address any potential impacts on the ability to carry out primary production activities on the balance of the site, and surrounding sites;

b) Ensures, through an Outline Development Plan and related conditions of consent, that papakainga development is compatible with maintaining open, rural character and amenity when viewed from outside the boundaries of the papakainga site;

c) Provides for the physical needs of the development, in terms of water supply and waste disposal, to be met without adverse effects on the environment.

Note: Council supports the use of Te Keteparaha Mo Nga Papakainga (Maori Housing Toolkit) as a guide for tangata whenua considering undertaking a papakainga development.

Note: Appendix 16B: Developments on Maori Land – Interaction between the Maori Land Court and Council sets out the different roles and responsibilities of the Maori Land Court and the Council in relation to developments on Maori land.

16A.5 Additional Objectives and Policies for the Greenbelt Zone

16A.5.1 Objective - Management of Special Character within the Greenbelt Zone

The Greenbelt Zone provides for additional protection for established stormwater management systems, areas identified for their natural character, ecological and heritage values, and cumulatively contributes to a green rural backdrop to, and separation between, the City’s urban and suburban areas.

16A.5.1.1 Policy - Application of Greenbelt Zoning

To provide for additional protection for stormwater management systems, areas with natural character, ecological and heritage values and green rural backdrop of the City, through:
a) Applying a Greenbelt Zone to natural drainage, man-made drainage and stormwater management areas and natural resource areas;
b) Identifying and applying a Greenbelt zoning to open space areas where the protection of green corridor links, natural character, ecological and/or heritage values is required;
c) Making land in the Greenbelt Zone a public asset only where the land is acquired for public works, as in the case of designated stormwater works, or pedestrian or cycle links.

16A.5.1.2 Policy - Activities in the Greenbelt Zone

To ensure that use and development, including primary production activities, within the Greenbelt Zone are undertaken in a manner which has particular regard to:

a) The ability of the Greenbelt Zone to effectively filter stormwater run-off from adjacent catchment areas and the avoidance of disruption to established stormwater management systems, including through providing for the maintenance of stormwater systems within the zone as a Permitted Activity;
b) The retention, maintenance or enhancement of the general elements of rural character and amenity, such as separation distances between buildings, low density and low height of building, large scale vegetation, presence of wild life habitats (including aquatic habitats), open spaces and a predominance of natural edges;
c) The maintenance or enhancement of natural character, ecological and heritage values;
d) The maintenance of green corridor areas along the major gully systems leading to Tauranga Harbour and avoiding fragmentation of links and disruption to the existing green corridors;
e) The maintenance of visual separation between developed areas;
f) The potential for walkways and cycleway links within the Greenbelt Zone.

16A.6 Additional Objectives and Policies for Matapihi Papakainga Scheduled Sites

16A.6.1 Objective - Management of Matapihi Papakainga Scheduled Sites

The Matapihi Papakainga Scheduled Sites provide for papakainga development opportunities within the Matapihi Rural Area while maintaining the overall open, rural character, amenity and low density development of the Matapihi Rural Area, the maintenance of opportunities for primary production activities on surrounding sites, and the protection of areas identified for their natural character values.

16A.6.1.1 Policy - Management of Matapihi Papakainga Scheduled Sites

By ensuring development in a Matapihi Papakainga Scheduled Site:

a) Provides flexibility for the owners to direct the internal development of multiple housing while avoiding the potential adverse impacts of:
   i) Over height buildings on surrounding dwellings and properties, and as viewed from public open space, including the streetscape and skyline through overshadowing, overlooking or visual dominance of buildings;
   ii) Overshadowing on surrounding properties, particularly dwellings;
b) Provides at the external boundaries of the site for a physical separation of buildings and overshadowing controls to:
   i) Mitigate potential reverse sensitivity impacts on activities on adjoining sites including primary production activities and residential activity;
   ii) Provide for a consistent streetscape that provides opportunities for landscape planting and the maintenance of an open rural character as viewed from roads;
c) Provides for the physical needs of the development, in terms of water supply and waste disposal, without adverse effects on the environment.
16A.7 Activity Status Rules

16A.7.1 Activities in Rural, Future Urban and Greenbelt Zones

All activities in the Rural, Future Urban and Greenbelt Zones shall have the status identified in Table 16A.1: Rural, Future Urban and Greenbelt Zones Activity Status. Symbols used in Table 16A.1: Rural, Future Urban and Greenbelt Zones Activity Status have the meaning described in Table 1A.2: Activity Status.

Table 16A.1: Rural, Future Urban and Greenbelt Zones Activity Status

<table>
<thead>
<tr>
<th>Use/Activity</th>
<th>Relevant Rule</th>
<th>Rural Zone</th>
<th>Future Urban Zone</th>
<th>Greenbelt Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory buildings, structures or activities</td>
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<td>Animal Saleyards</td>
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<td>Future Urban Zone</td>
<td>Greenbelt Zone</td>
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<td>Permitted Activities within a Matapihi Papakainga Scheduled Site</td>
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<td>Produce stall</td>
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<td>Rural contractors depot</td>
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<td>D (Refer Rule 16A.11)</td>
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<tr>
<td>Secondary independent dwelling unit</td>
<td>16A.8</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Schools</td>
<td>16A.11</td>
<td>D</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Tertiary education premises</td>
<td>16A.11</td>
<td>D</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Urupa</td>
<td>16A.8</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Visitor accommodation</td>
<td>16A.12</td>
<td>NC</td>
<td>NC</td>
<td>NC</td>
</tr>
<tr>
<td>Works for the purpose of maintaining public stormwater infrastructure, including stormwater reserves and associated walkways, cycleways</td>
<td>16A.8</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

Note: Activities located within the areas shown in Appendix 7E – Te Tumu Archaeological Management Areas may require resource consent under Rule 7E.2.2 – Activities within the Te Tumu Archaeological Management Areas or Rule 7E.5 Discretionary Activity Rules.
16A.8 Permitted Activity Rules

Note: Where an activity does not comply with a Permitted Activity Rule it shall be considered a Restricted Discretionary Activity unless stated otherwise.

16A.8.1 Development Density and Scale

The maximum development density for independent dwelling units shall be:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Independent dwelling units – Greenbelt Zone</td>
<td>1 independent dwelling unit per site</td>
</tr>
<tr>
<td>b) Independent dwelling units – Rural Zone and Future Urban Zones – general title</td>
<td>1 independent dwelling unit per site</td>
</tr>
<tr>
<td>c) Independent dwelling units – Rural Zone and Future Urban Zones – multiple-owned Maori land parcel</td>
<td>2 independent dwelling units per site</td>
</tr>
</tbody>
</table>

Note: Any activity that does not comply with Permitted Activity Rule 16A.8.1 a) or b) – Development Density and Scale shall be considered a Discretionary Activity.

Note: Additional independent dwelling units on multiple-owned Maori land parcels in the Rural and Future Urban Zones are addressed through Rule 16A.9 - Controlled Activity Rules; Rule 16A.10 - Restricted Discretionary Activity Rules or Rule 16A.12 - Non-Complying Activity, with the exception of additional dwelling units on multiple owned Maori land parcels in the Matapihi Rural Area (see Appendix 16B: Developments on Maori Land – Interaction between the Maori Land Court and Council) which shall be considered a Discretionary Activity.

16A.8.2 Building Height

a) The maximum height of any building, with the exception of the permitted intrusions in Rule 4H.2.3 – Permitted Height and Viewshaft Protection Area Intrusions; artificial crop protection structures; and frost protection fans shall be: 9 metres;

b) The maximum height of any frost protection fan shall be: 15 metres to the tip of the blade;

c) Provided that no building or structure within any identified Viewshaft Protection Area with the exception of the Permitted Intrusions in Rule 4H.2.3 – Permitted Height and Viewshaft Protection Area Intrusions, shall exceed the maximum height identified within the Plan Maps (Part B).

Note: Any activity that does not comply with Permitted Activity Rule 16A.8.2 – Building Height shall be considered a Discretionary Activity.

16A.8.3 Streetscape

All buildings on a site with a frontage to a legal road shall be setback from the road boundary of the site as follows:

a) 10 metres, except artificial crop protection structures which shall be setback 5 metres;

b) All buildings on a site adjoining a Future Road Widening designation identified on the Plan Maps (Part B) shall have the required setback measured from that designation boundary;

c) The provision of on-site parking shall not be located within the required streetscape setback.

16A.8.4 Setbacks

All buildings, excluding any setback intrusions permitted under Rule 4H.2.1 – Permitted Setback Intrusions, shall provide the following setbacks from a side or rear boundary:

a) A minimum of 5 metres from a side or rear boundary;

b) No dwelling (other than a dwelling on the subject site), school or tertiary education premises shall be established closer than 500 metres to an existing factory farming activity or pig farming activity (either intensive or extensive);
c) All new buildings, excluding minor structures and activities and artificial crop protection structures, shall be setback a minimum of 60 metres from Mean High Water Springs;
d) All new buildings, excluding minor structures and activities and artificial crop protection structures, shall be setback a minimum of 20 metres from the edge of a bank of a permanently flowing river or stream, or wetland;
e) No activity shall result in the clearance of more than 10m² of indigenous vegetation on any site within 60 metres from Mean High Water Springs or 20 metres from the edge of a bank of a permanently flowing river or stream, or wetland in any calendar year, excluding:
   i) Minor vegetation clearance;
   ii) Minor structures and activities;
   iii) Minor public recreational facilities and activities (in relation to the Greenbelt Zone only);
   iv) The construction and maintenance of new and existing stormwater reserves and stormwater overland flowpaths;
   v) The maintenance of existing farm tracks and fencelines in existence at the date of notification of the Plan (17th October 2009);
f) Where a site adjoins an Open Space Zone or the Coastal Marine Area, the common boundary (that being the zone boundary) may be fenced to a maximum of:
   i) 1.2 metres in height; or
   ii) 1.8 metres in height, being either constructed entirely of visually permeable materials or with the upper 0.6 metres consisting of visually permeable materials.

Note: Rule 16A.8.4 c) - Setbacks shall not apply to the Matapihi Peninsula as identified in Appendix 16A: Matapihi Rural Area.

16A.8.5 Overshadowing

In Rural, Greenbelt and Future Urban Zones all buildings, excluding any overshadowing intrusions permitted under Rule 4H.2.2 – Permitted Overshadowing Envelope Intrusions and artificial crop protection structures, shall be within a building envelope calculated in accordance with Appendix 14C: Overshadowing.

16A.8.6 Artificial Crop Protection Structures

a) Artificial crop protection structures shall be of green or black cloth when used vertically within 30 metres of a boundary of a property excluding a road boundary;
b) Where artificial crop protection structures are within 30 metres of a property boundary, other than any road boundary, a different colour cloth can be used vertically where the written approval of the owner(s) of the immediately adjoining property is obtained;
c) Artificial crop protection structures shall be of green or black cloth when situated within 30 metres of a road boundary;
d) Artificial crop protection structures may be of any colour when used horizontally.

Note: Any activity that does not comply with Permitted Activity Rule 16A.8.6 a) or b) – Artificial Crop Protection Structures shall be considered a Restricted Discretionary Activity.

Note: Any activity that does not comply with Permitted Activity Rule 16A.8.6 c) – Artificial Crop Protection Structures shall be considered a Discretionary Activity.

16A.8.7 Homestay

a) The homestay shall be associated with and ancillary to an independent dwelling unit, excluding any secondary independent dwelling unit on the site;
b) When added together the maximum gross floor area of all habitable rooms associated with the homestay on the site shall not exceed 65m².

Note: Any activity that does not comply with Permitted Activity Rule 16A.8.7 – Homestay shall be considered a Non-Complying Activity.

16A.8.8 Home-based Business

The maximum development density for a home-based business on a site shall be:
a) Every home-based business may employ not more than two other persons (Full Time Equivalent (FTE)) additional to the members of the household who permanently reside on the site and who own and operate the business from that site;

b) The activity shall be carried out either wholly within a dwelling, within an accessory building, or in an outdoor yard clearly designed and constructed for the purpose. The maximum gross floor area of any associated building and/or outdoor activity area used in conjunction with the home-based business shall be 50m²;

c) Retail sales from a home-based business shall be limited to those goods and materials produced by the home-based business and shall take place within a building or structure located on the same site and the area occupied for retail sales shall be a constituent part of the total gross area used for the home-based business or combination of businesses.

Note: Any activity that does not comply with Permitted Activity Rule 16A.8.8 – Home-based Business shall be considered a Non-Complying Activity.

16A.8.9 Secondary Independent Dwelling Unit

a) One secondary independent dwelling unit is permitted per site (excluding multiple-owned Maori land parcels in the Rural Zone, Greenbelt Zone and Future Urban Zone);

b) The secondary independent dwelling unit shall be ancillary to the principal independent dwelling unit on site;

c) The secondary independent dwelling unit shall have a maximum gross floor area of 80m² in the Rural Zone and Greenbelt Zone and 120m² in the Future Urban Zone;

d) The secondary independent dwelling unit may be incorporated into the bulk of the existing principal independent dwelling unit or be a separate detached building;

e) Where the secondary independent dwelling unit is detached from the principal independent dwelling unit then in the Rural Zone and Greenbelt Zone it shall be sited within 20 metres of the principal independent dwelling unit and shall share a driveway with the principal independent dwelling unit.

Note: Any activity that does not comply with Permitted Activity Rule 16A.8.9 – Secondary Independent Dwelling Unit shall be considered a Discretionary Activity.

Note: Additional independent dwelling units on multiple-owned Maori land parcels in the Rural and Future Urban Zones are addressed through Rule 16A.9 - Controlled Activity Rules; Rule 16A.10 - Restricted Discretionary Activity Rules or Rule 16A.12 – Non-Complying Activity.

16A.8.10 Produce Stalls

Produce stalls shall have a maximum gross floor area per site of 50m².

Note: Any activity that does not comply with Permitted Activity Rule 16A.8.10 – Produce Stalls shall be considered a Non-Complying Activity.

16A.8.11 Food Premises Associated with Garden Centres

Food premises associated directly with a garden centre shall be designed to ensure a maximum seating occupancy of 50 persons at any one time.

Note: Any activity that does not comply with Permitted Activity Rule 16A.8.11 – Food Premises Associated with Garden Centres shall be considered a Non-Complying Activity.

16A.8.12 Pig Farming or Factory Farming

No pig farming activity (either intensive or extensive) or factory farming activity shall be established closer than 500 metres from the boundary of the site on which the activity is proposed to be established.

16A.8.13 Forestry

The last row of tree plantings for any forestry activity shall be located no closer than 20 metres to any dwelling, or any road boundary, or a non-Rural Zone boundary.
16A.8.14 Scheduled Sites: Special Permitted Activity Conditions

Note: Where an activity does not comply with a Special Permitted Activity Rule it shall be considered a Discretionary Activity, unless stated otherwise.

All activities identified on a Scheduled Site on Mahiwahine 2B, Otuawahia Block and the Ngati Tapu Block at Waikari (as identified on the Planning Maps (Part B)) shall comply with Rule 16A.8.14 - Scheduled Sites: Special Permitted Activity Conditions where relevant and Rule 16A.8 - Permitted Activities. In the event of any inconsistency between Rule 16A.8.14 - Scheduled Sites: Special Permitted Activity Conditions and Rule 16A.8 – Permitted Activities the rules outlined in Rule 16A.8.14 - Scheduled Sites: Special Permitted Activity Conditions shall prevail. The following provisions are relevant to development within each Scheduled Site.

16A.8.14.1 Permitted Activities Within a Matapihi Papakainga Scheduled Site

a) Independent dwelling units at a maximum density of 800m² per independent dwelling unit or such greater area of land required to service the independent dwelling units by an approved on-site effluent treatment disposal system;

b) The maximum height of any building, with the exception of the permitted intrusions in Rule 4H.2.3: Permitted Height and Viewshaft Protection Area Intrusions, shall be 9 metres, provided that no building or structure within any identified Viewshaft Protection Area shall exceed the maximum height identified within the Plan Maps (Part B);

c) All buildings shall be setback a minimum of 5 metres to any external Scheduled Site boundary;

d) All buildings, excluding any overshadowing intrusions permitted under Rule 4H.2.2 – Permitted Overshadowing Envelope Intrusions, shall be within a building envelope calculated in accordance with Appendix 14C: Overshadowing with the exception that the building envelope shall be calculated from the external Scheduled Site boundaries;

e) The independent dwelling units shall comply with Permitted Activity conditions in Rule 16A.8.18 - Rules in Other Sections of the Plan;

f) Each independent dwelling unit on the scheduled site may operate one home-based business in accordance with Rule 16A.8.8 – Home-based Business.

Note: Council supports the use of Te Keteparaha Mo Nga Papakainga (Maori Housing Toolkit) as a guide for tangata whenua considering undertaking a papakainga development.

16A.8.15 Clearance of Indigenous Vegetation in the Rural Zone and Future Urban Zone

No activity outside of a Special Ecological Area shall result in the clearance of indigenous vegetation, except for:

a) the clearance of no more than 100m² of indigenous vegetation in any calendar year, excluding minor vegetation clearance;

b) the construction and maintenance of new and existing stormwater reserves and stormwater overland flowpaths, and

c) maintenance of existing farm tracks and fence lines (as at 17 October 2009).

Note: Any activity that does not comply with Permitted Activity Rule 16A.8.15 – Clearance of Indigenous Vegetation in the Rural Zone and Future Urban Zone shall be considered a Restricted Discretionary Activity.

16A.8.16 Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone

a) No activity outside of a Special Ecological Area shall result in the clearance of indigenous vegetation, except for:

   i) the clearance of no more than 100 m² of indigenous vegetation in any calendar year, excluding minor vegetation clearance;

   ii) the construction and maintenance of new and existing stormwater reserves, stormwater overland flowpaths and maintenance and construction of minor public recreational facilities and activities;
b) No activity shall result in the clearance of exotic vegetation, except for:
   i) the clearance of no more than 100m² of exotic vegetation in any calendar year, excluding minor vegetation clearance;
   ii) the construction and maintenance of new and existing stormwater reserves, stormwater overland flowpaths;
   iii) maintenance and construction of minor public recreational facilities and activities;
   iv) the removal of plant pest species (as listed in the Bay of Plenty Regional Council Regional Pest Management Plan);
   v) maintenance of existing (as at 17 October 2009) farm tracks and fence lines.

Note: Any activity that does not comply with Permitted Activity Rule 16A.8.16 a) – Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone shall be considered a Restricted Discretionary Activity.

Note: Any activity that does not comply with Permitted Activity Rule 16A.8.16 b) – Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone shall be considered a Restricted Discretionary Activity.

Note: Rule 16A.8.4 e) - Setbacks is required to be met where indigenous vegetation is proposed within 60 metres from mean high water springs, 20 metres of the edge of a bank of any permanently flowing river or stream or 20 metres from any wetland.

16A.8.17 Exemptions to Clearance of Exotic Trees, Bush and Scrub; Indigenous Vegetation in the Greenbelt Zone

a) Notwithstanding Rule 16A.8.15 – Clearance of Indigenous Vegetation in the Rural and Future Urban Zones and Rule 16A.8.16 – Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone, works for the purpose of maintaining public stormwater infrastructure, including stormwater reserves and associated walkways and, cycleways, shall be exempt from the controls in those rules subject to the maintenance complying with Rule 10A.5 – Permitted Activity Rules as it relates to the Permitted Activity conditions for maintenance of the stormwater network;

b) Notwithstanding Rule 16A.8.16 – Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone, works for the purpose of constructing public stormwater infrastructure, including stormwater reserves and associated walkways and, cycleways, shall be exempt from the controls in those rules subject to the construction complying with Rule 10A.5 – Permitted Activity Rules as it relates to the Permitted Activity conditions for construction of the stormwater network.

16A.8.18 Rules in Other Sections of the Plan

Activities within the Rural, Future Urban and Greenbelt Zones shall also comply with the following Permitted Activity conditions found within other sections of the Plan:

a) The provisions of Chapter 4 – General Rules;

b) The provisions of Chapter 7 - Heritage;

c) The provision of Chapter 8 - Natural Hazards;

d) The provisions of Chapter 9 - Hazardous Substances and Contaminated Land;

e) The provisions of Chapter 11 – Financial Contributions;

f) The provisions of Chapter 12 – Subdivision, Services and Infrastructure, Section 12G – Purpose of Service and Infrastructure Provisions;

g) The provisions of any Plan Area.
16A.9 Controlled Activity Rules

a) Any activity listed as a Controlled Activity in Table 16A.1: Rural, Future Urban and Greenbelt Zones Activity Status.

Note: Any activity described as a Controlled Activity that does not comply with a Controlled Activity Standard and Term shall be considered a Restricted Discretionary Activity.

16A.9.1 Controlled Activities – Standards and Terms - Papakainga on Multiple-Owned Maori Land in the Rural Zone and Future Urban Zone

a) The subject site shall be multiple-owned Maori land, or otherwise held under the jurisdiction of the Maori Land Court under the Te Ture Whenua Act 1993, excluding such sites in the Matapihi Rural Area (See Appendix 16A: Matapihi Rural Area);

b) The maximum density on-site shall be:
   i) Independent dwelling units: Maximum of 10 independent dwelling units with an average of at least 2000m² site area per independent dwelling unit;
   ii) Home-based business: Each independent dwelling unit on the subject site may operate one home-based business in accordance with Rule 16A.8.8 – Home based Business;

c) One communal building may be provided for on-site and shall have a maximum gross floor area of 200m²;

d) The independent dwelling units shall comply with the permitted activity conditions for the Rural Zone in Rule 16A.8.2 - Building Height, Rule 16A.8.3 - Streetscape, Rule 16A.8.4 - Setbacks and Rule 16A.8.5 - Overshadowing with the exception that Rule 16A.8.4 Setbacks and Rule 16A.8.5 Overshadowing shall apply only at the boundaries of the site, and shall not apply between buildings on the site;

e) The independent dwelling units shall comply the permitted activity conditions in Rule 16A.8.18 - Rules in Other Sections of the Plan;

f) An Outline Development Plan shall be prepared for the subject site showing:
   i) The location and extent of the area proposed to be used, including internal property boundaries in instances where the site is proposed to comprise more than one title, and boundaries of any licenses to occupy or lease or other forms of establishing areas of exclusive occupation to particular individuals or groups;
   ii) Details of any proposed staging of the development, including time frames for completion;
   iii) The layout and location of the dwellings and other buildings on-site;
   iv) Description of the character, scale and intensity of activities proposed to use the communal building;
   v) Areas of the site to be allocated to any non-residential activity or group of activities, including primary production activities;
   vi) Location and details of wastewater and stormwater systems; water supply, including a firefighting water supply. This includes the land area required to service the site by an approved on-site effluent and treatment disposal system;
   vii) Location of access to the site and internal vehicle access and carparking areas;
   viii) Landscaping by either retention of existing vegetation, earthworks, planting or artificial screening.

Note: Council supports the use of Te Keteparaha Mo Nga Papakainga (Maori Housing Toolkit) as a guide for tangata whenua considering undertaking a papakainga development.

16A.9.2 Controlled Activities – Matters of Control and Conditions - Papakainga on Multiple-Owned Maori Land in the Rural Zone and Future Urban Zone

In assessing an application for a development containing 3 to 10 independent dwelling units on multiple-owned Maori land matters over which Council has reserved control are:
a) The ability to mitigate potential adverse visual impacts on the low density and intensity character of the Rural Zone or Future Urban Zone and potential impacts on primary production activities on the balance of the site and surrounding rural sites through the impositions of conditions relating to:
   i) The layout and location, including clustering, of the dwellings and other buildings on-site and proposed staging and timeframes;
   ii) Character, scale and intensity of activities proposed to the communal building;
   iii) The provision of landscaping;
   iv) The location of the access to serve the site development;
   v) Infrastructure provision, including financial contributions.

16A.10 Restricted Discretionary Activity Rules

The following are Restricted Discretionary Activities:

a) Any Permitted Activity that does not comply with:
   i) Rule 16A.8.3 – Streetscape;
   ii) Rule 16A.8.4 – Setbacks;
   iii) Rule 16A.8.5 – Overshadowing;
   iv) Rule 16A.8.6 – Artificial Crop Protection Structures;
   v) Rule 16A.8.12 - Pig Farming or Factory Farming;
   vi) Rule 16A.8.13 – Forestry;
   vii) Rule 16A.8.15 – Clearance of Indigenous Vegetation in the Rural and Future Urban Zones
   viii) Rule 16A.8.16 - Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone.

b) New, or alterations to existing fences, where a site adjoins an Open Space Zone, the Coastal Marine Area or the edge of a bank of a permanently flowing river or stream, or wetland located within the defined setback where that fence is proposed to be constructed greater than:
   i) 1.2 metres in height;
   ii) 1.8 metres in height and does not consist of visually permeable materials;

c) Any activity described as a Controlled Activity that does not comply with a Controlled Activity standard and term other than Rule 16A.8.2 – Building Height;

d) Any activity listed as a Restricted Discretionary Activity in Table 16A.1: Rural, Future Urban and Greenbelt Zones Activity Status.

16A.10.1 Restricted Discretionary Activity – Standards and Terms

Restricted Discretionary Activities shall comply with the following standards and terms:

Note: Any activity that does not comply with Rule 16A.10.1 Restricted Discretionary Activity Standards and Terms shall be considered a Discretionary Activity.

16A.10.1.1 Restricted Discretionary Activities – Papakainga on Multiple-Owned Maori Land in the Rural Zone and Future Urban Zone

a) The subject site shall be multiple-owned Maori land, or otherwise held under the jurisdiction of the Maori Land Court under the Te Ture Whenua Act 1993, excluding such sites in the Matapiti Rural Area (See Appendix 16A: Matapiti Rural Area);

b) The maximum density on-site shall be:
   i) Independent dwelling units: Maximum of 30 independent dwelling units with an average of at least 2000m² of site area per independent dwelling unit;
   ii) Home-based businesses: Each independent dwelling unit on the subject site may operate one home-based business in accordance with Rule 16A.8.8 – Home-based Business;

c) The independent dwelling units shall comply with the Permitted Activity conditions for the Rural Zones in Rule 16A.8.2 – Building Height, Rule 16A.8.3 - Streetscape, Rule 16A.8.4 - Setbacks and Rule 16A.8.5 - Overshadowing with the exception that Rule 16A.8.4 Setbacks and Rule 16A.8.5 Overshadowing shall apply only at the boundaries of the site, and shall not apply between buildings on the site;

d) The independent dwelling units shall comply with the Permitted Activity Conditions in Rule 16A.8.18 - Rules in Other Sections of the Plan;

e) Only one communal building may be provided for on-site and shall have a maximum gross floor area of 200m²;
f) If included as part of the development a school or tertiary education premises shall be designed to ensure a maximum occupancy of students at any caregiving or education session, exclusive of staff, of 50. Only one school or tertiary education premises may be established;

g) If included as part of the development a health centre shall be designed to ensure the maximum occupancy of Full Time Equivalent staff on the site is 4. Only one health centre may be established;

h) An Outline Development Plan and accompanying information shall be prepared for the subject site addressing:
   i) The location and extent of the area proposed to be used, including internal property boundaries in instances where the site is proposed to comprise more than one title, and boundaries of any licenses to occupy or lease or other forms of establishing areas of exclusive occupation to particular individuals or groups;
   ii) Details of any proposed staging of the development, including time frames for completion;
   iii) The layout and location of the dwellings and other buildings on-site;
   iv) Description of the character, scale and intensity of activities proposed for the communal building;
   v) Details of any school, tertiary education premises or health centre proposed as part of the development, including hours of operation;
   vi) Areas of the site to be allocated to any non-residential activity or group of activities, including primary production activities;
   vii) Location and details of wastewater and stormwater systems; water supply, including a firefighting water supply. This includes the land area required to service the site by an approved on-site effluent and treatment disposal system;
   viii) Location of access to the site and internal vehicle access, and carparking areas;
   ix) Landscaping by either retention of existing vegetation, earthworks, planting or artificial screening.

Note: Council supports the use of Te Keteparaha Mo Nga Papakainga (Maori Housing Toolkit) as a guide for tangata whenua considering undertaking a papakainga development.

16A.10.1.2 Restricted Discretionary Activities – Activities that do not comply with Rule 16A.8.4 c) – f) Setbacks; Activities subject to Rule 16A.10 b) and 16A.10 c) – Standards and Terms

Restricted Discretionary Activities shall comply with the following standards and terms:

a) A qualified landscape architect shall prepare a landscape and visual assessment for any application for resource consent;

b) The assessment shall have particular regard to the open space character and factors, values and associations that contribute to the areas landscape and natural character, including its interface with the Coastal Marine Area, permanently flowing river or stream or wetland.

16A.10.1.3 Restricted Discretionary Activities - Clearance of Indigenous Vegetation in the Rural, Future Urban and Greenbelt Zones:

Restricted Discretionary Activities shall comply with the following standards and terms:

a) For any application for resource consent for activities that do not comply with Rule 16A.8.15 - Clearance of Indigenous Vegetation in the Rural and Future Urban Zones and Rule 16A.8.16 a) - Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone (in relation to indigenous vegetation removal), a qualified ecologist shall prepare an assessment of effects of the proposed activity on the ecological values of the vegetation proposed to be removed;

b) The assessment shall have particular regard to the factors, values and associations of the area of the vegetation and address the matters outlined in Objective 5A.3.3 - Maintenance and Enhancement of Areas of Indigenous Vegetation and Policy 5A.3.3.1 – Identifying Areas of Indigenous Vegetation and Policy 5A.3.3.2 – Maintaining & Enhancing Areas of Indigenous Vegetation.
16A.10.1.4 Restricted Discretionary Activities - Clearance of Exotic Vegetation in the Greenbelt Zone:

Restricted Discretionary Activities shall comply with the following standards and terms:

a) For any application for resource consent for activities that do not comply with Rule 16A.8.16 b) - Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone, a suitably qualified person shall prepare an assessment of effects of the proposed activity on the:
   i) drainage and stormwater values of the area where vegetation is proposed to be removed;
   ii) areas contribution as a green corridor;
   iii) maintenance of visual separation between developed areas;
   iv) maintenance and enhancement of rural character and amenity, natural character, ecological and/or heritage values of the vegetation proposed to be removed;

b) The assessment shall have particular regard to the factors, values and associations of the area of the vegetation and address the matters outlined in 16A.5.1 – Objective - Management of Special Character within the Greenbelt Zone and 16A.5.1.2 – Policy - Activities in the Greenbelt Zone.

16A.10.2 Restricted Discretionary Activities – Matters of Discretion and Conditions

16A.10.2.1 Pig Farming or Factory Farming

In considering activities that do not comply with Rule 16A.8.12 – Pig Farming or Factory Farming the Council restricts the exercise of its discretion to:

a) The imposition of conditions which would avoid, remedy or mitigate any adverse off-site effects arising from the activities failure to comply with the specified standard;

b) Consideration of any existing methods, rules or guidelines by the relevant industry which may assist in managing the effects of the activity on the environment.

16A.10.2.2 Forestry

In considering activities that do not comply with Rule 16A.8.13 – Forestry the Council restricts the exercise of its discretion to:

a) The potential adverse effects of overshadowing on adjoining properties and potential public safety effects in the event of trees toppling in the case of forestry not meeting the required setback from a dwelling, or any road boundary, or a non-rural zone boundary;

16A.10.2.3 Streetscape

In considering activities that do not comply with Rule 16A.8.3 – Streetscape the Council restricts the exercise of its discretion to the extent to which a decrease in streetscape would:

a) Impact on the visual and aural privacy of occupants in adjoining and adjacent sites;

b) Lead to the visual dominance of buildings as viewed from the road and from adjoining and adjacent properties;

c) Adversely impact on the existing and anticipated rural landscape character as viewed from public areas, including the road and surrounding properties;

d) The extent of any mitigation measures proposed, including landscaping, the retention of existing vegetation, the positioning of the development in relation to the existing physical contours of the site;

16A.10.2.4 Setbacks

a) In considering activities that do not comply with Rule 16A.8.4 a) or b) – Setbacks the Council restricts the exercise of its discretion to:
   i) The extent to which a decrease in setback would impact on the visual and aural privacy of occupants in adjoining sites;
   ii) The extent to which a decrease in setback would adversely impact on the existing and anticipated rural landscape character as viewed from public areas, including the road and surrounding properties;
iii) The extent to which the proposal would address potential adverse impacts through design measures including, but not restricted to step in breaks in façades, and minimisation of the length of encroachment into the setback;

iv) The extent of any mitigation measures proposed, including landscaping, the retention of existing vegetation, and the positioning of the development in relation the existing physical contours of the site;

v) The extent of impacts, including reverse sensitivity impacts, on primary production activities on the properties adjoining the non-compliance;

vi) The extent of reverse sensitivity impacts that would result from the failure to comply with the permitted setback standards in relation to existing factory farming or pig farming activity;

vii) Imposition of conditions, that would avoid, remedy or mitigate these potential adverse impacts;

b) In considering activities that do not comply with Rule 16A.8.4 c), d), e), f) Setbacks or Rule 16A.10 b) or c) – Restricted Discretionary Activity Rules the Council restricts the exercise of its discretion to:

i) The height, scale, and location of any building, structure, or sign;

ii) The use of material on the exterior of any building or structure, including the use of colour;

iii) The nature, location and extent of any proposed earthworks;

iv) The location and design of access, parking areas; infrastructure and services or fences;

v) Whether the proposed activity, building or structure will adversely affect the indigenous flora and fauna values and whether retention of indigenous and exotic vegetation, reinstatement of indigenous vegetation or provision of new indigenous planting is required;

vi) Whether the proposed activity, building or structure will adversely affect the factors, values and associations of a specific landscape feature and whether retention of specific landscape features or reinstatement of those features is required.

16A.10.2.5 Overshadowing

In considering activities that do not comply with Rule 16A.8.5 – Overshadowing the Council restricts the exercise of its discretion to:

a) The extent to which the proposal would overshadow other sites, particularly a reduction in sunlight and daylight to dwellings;

b) Imposition of conditions, that would avoid, remedy or mitigate these potential adverse impacts.

16A.10.2.6 Artificial Crop Protection Structures

In considering activities that do not comply with Rule 16A.8.6 a) or b) – Artificial Crop Protection Structures the Council restricts the exercise of its discretion to:

a) The extent to which the activity has potential adverse glare impacts for neighbouring properties from the colour of the cloth;

b) Imposition of conditions, in relation to the matters of discretion;

16A.10.2.7 Papakainga on Multiple-Owned Maori Land in the Rural Zone and Future Urban Zones

The Council restricts the exercise of its discretion to:

a) The extent to which the intensity, density, building height and bulk and location of the proposed development will impact on the maintenance of open space and vegetation on the site, and on the overall pattern of low intensity and density that exists and is anticipated within the Rural Zone or Future Urban Zone;

b) The extent of any mitigation measures proposed to address impacts on rural character and amenity including:

i) The extent of proposed landscaping, including the retention of existing vegetation proposed to maintain and enhance an open vegetated character;

ii) The use of the existing physical contours of the site and positioning or clustering of the development to contribute to the maintenance of a low intensity rural character;

c) The extent to which the development, including any communal building, school, tertiary education premises or health centre proposed as part of the development, will impact on the maintenance of opportunities to use the balance of the site for primary production activities and the maintenance of opportunities to use the surrounding properties for primary production activities;
d) The extent to which the scale, character and nature of any activities proposed as part of the development, including hours of operation and traffic generation, is compatible with rural character and amenity;

e) The infrastructure and servicing of the development;

f) The extent to which vehicular traffic generated by any activity can be accommodated without compromising the functionality of the road (taking into account its place in the hierarchy, traffic volumes, safety and efficient pedestrian movement);

g) Imposition of conditions, in relation to the matters of discretion.

16A.10.2.8 Clearance of Exotic Vegetation in the Greenbelt Zone

The Council restricts the exercise of its discretion to:

a) The extent to which the activity would adversely impact on the ability of the Greenbelt Zone to effectively filter stormwater run-off from adjacent catchment areas and avoid disruption to established stormwater management systems;

b) The extent to which the activity would adversely impact on the maintenance or enhancement of rural character and amenity, natural character, ecological values or heritage values;

c) The extent to which the activity would adversely impact on the maintenance of green corridor areas along the major gully systems leading to Tauranga Harbour and avoid fragmentation of links and disruption to the existing green corridors;

d) The extent to which the activity would adversely impact on the maintenance of visual separation between developed areas.

16A.10.2.9 Clearance of Indigenous Vegetation in the Rural, Future Urban and Greenbelt Zones:

In considering activities that do not comply with Rule 16A.8.15 - Clearance of Indigenous Vegetation in the Rural and Future Urban Zones and Rule 16A.8.16 - Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone (in relation to indigenous vegetation removal), the Council restricts the exercise of its discretion to:

a) Rule 16A.10.1.3 Restricted Discretionary Activities - Clearance of Indigenous Vegetation in the Rural, Future Urban and Greenbelt Zones or Rule 16A.10.1.4 Restricted Discretionary Activities - Clearance of Exotic Vegetation in the Greenbelt Zone;

b) The quality, scale and location of ecological values to be removed,

c) The extent of vegetation removal and the ability to avoid, remedy or mitigate the adverse effects of vegetation removal;

d) The ability to undertake restoration planting using indigenous vegetation;

e) The area’s contribution to the intrinsic value of the ecosystems within the City and the effect any loss would have on that value;

f) The area’s contribution to the maintenance and enhancement of amenity values within the City and the effect any loss would have on that value.
16A.11 Discretionary Activity Rules

The following are Discretionary Activities:

a) Activities not complying with Rule 16A.8.1 a) or b) – Development Density and Scale – Independent Dwelling Units;

b) Any activity not complying with Rule 16A.8.2 – Building Height;

c) More than 2 independent dwelling units on a multiple-owned Maori land parcel in the Matapihi Rural Area;

d) Activities not complying with Rule 16A.8.9 – Secondary Independent Dwelling Units;

e) Activities not complying with Rule 16A.8.14 – Scheduled Sites: Special Permitted Activity Conditions;

f) Activities not complying with Rule 16A.10.1.1 – Restricted Discretionary Activities - Papakainga on Multiple-Owned Maori Land in the Rural and Future Urban Zones;

g) Any activity that does not meet Rule 16A.8.6 c) – Artificial Crop Protection Structures;

h) Any activity that does not meet Rule 16A.10.1. – Restricted Discretionary Activity - Standards and Terms;

i) All activities not listed as Permitted, Controlled, Restricted Discretionary or Non-Complying Activities;

j) All activities listed in Table 16A.1: Rural, Future Urban and Greenbelt Zones Activity Status as Discretionary Activities;

16A.11.1 Discretionary Activities – Standards and Terms

16A.11.1.1 Packhouses and Coolstores in the Rural Zone and Future Urban Zone

Packhouses and Coolstores shall have a maximum gross floor area per site of 200m².

Note: Any activity that does not comply with Discretionary Activity Rule 16A.11.1.1 – Packhouses and Coolstores shall be considered a Non-Complying Activity.

16A.11.2 Assessment of Discretionary Activities

In considering a Discretionary Activity the Council’s discretion is unrestricted. The Council will consider any relevant matter with particular regard to the relevant Objectives and Policies of the Plan.

16A.12 Non-Complying Activity

The following are Non-Complying Activities:

a) Any activity listed as a Permitted Activity that does not meet Rule 16A.8.7 – Homestay;

b) Any activity listed as a Permitted Activity that does not meet Rule 16A.8.8 – Home-based Businesses;

c) Any activity listed as a Permitted Activity that does not meet Rule 16A.8.10 – Produce Stalls;

d) Any activity listed as a Permitted Activity that does not meet Rule 16A.8.11 – Food Premises Associated with Garden Centres;

e) Any activity that does not meet Rule 16A.11.1.1 - Packhouses and Coolstores in the Rural Zone and Future Urban Zone;

f) All activities listed in Table 16A.1: Rural, Future Urban and Greenbelt Zones Activity Status as Non-Complying Activities;