Part 3: Area-Specific Matters

ZONES

RURZ

RURAL ZONES – TAIWHENUA

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RURZ

RURAL ZONES – TAIWHENUA

Status: RURZ is Operative and subject to Plan Change 9. Plan Change 9 amendments are shown in underline and ~~strikethrough.~~

INTRODUCTION

Most of the land in the Rotorua district can be described as rural, with agriculture and forestry the two main land uses and among the biggest economic drivers for the district. While over 80% of the district's land area may have a rural zoning, it only contains about 20% of the district's population. This difference provides an insight into its characteristics and character – wide open spaces where large areas have been cleared or modified in some way for productive use, in many cases against the backdrop of impressive volcanic landscapes or next to lakes.

A broad range of activities take place in the Working Rural zone, including tourist attractions and tourist accommodation, transport and logistics, renewable electricity generation and network utility infrastructure as well as the primary industries of forestry and farming and rural industries such as quarrying and mining.

The Rural Lifestyle and Rural Village Zones are where buildings are more concentrated, and similar in character to the suburbs within the urban area. Generally, Rural Lifestyle Zoned areas occur near to residential areas - for example, the southern end of Clayton Road in Rotorua, and the western and northern edges of Ngōngōtahā. A large proportion of the Hamurana and Kaharoa area is zoned Rural Lifestyle, as is Brunswick Park on the eastern side of Lake Rotorua. There are rural villages throughout the district, with the largest being Mamakū and Reporoa. Smaller villages include Ngākuru, Rerewhakaaitu, Broadlands and Golden Springs.

The road corridors converging on the city centre provide access for residents and for visitors approaching from different parts of the country. The appearance of the district along these corridors makes an important contribution to how the district is perceived by visitors.

Most of the outstanding natural features and landscapes and vegetation that contribute to the district's unique character are in the rural area. Although there is a concentration of historic heritage buildings and archaeological sites in the urban area, these features are also present throughout the rural parts of the district. For example, some of the pa sites are dominant visual features in the rural landscape.

Within the Rotorua District, particularly the Lake Rotorua catchment, a pre-eminent goal is to reduce the loss of nutrients to the water environment and thereby improve water quality. For the Rotorua District provision is made to support the rural economy as it is the major part of the Rotorua economy.

How land is used in the rural areas is a major factor in the water quality that future generations will inherit. As in most parts of New Zealand, pastoral land uses are part of the rural landscape in the Rotorua district. Nutrient runoff from land uses can affect the health of water bodies. The potential impact of land use on the highly regarded lakes is one of the major issues this district plan addresses.

The Waikato River runs along the southern boundary of Rotorua district. The Vision and Strategy for the Waikato River aims to restore and protect the health and wellbeing of the River. The District Plan also includes measures to help achieve this objective.

Whilst the goal to reduce nutrient loss to waterways is district wide, an incentive programme in this chapter is proposed in a targeted area within the Lake Rotorua catchment where it is hoped that significant change will be achieved. The incentives recognise proposals that will result in reductions in nutrient losses by allowing for land use activities that would not generally be acceptable in the wider rural area.

Incentives enable some land use activities that would otherwise be discretionary or non-complying in the wider rural zone to establish in the targeted area where the proposal will result in significant reductions in nutrient losses.

It is recognised that as a result of these incentives the character of the targeted area may change to an extent.

Provisions to improve water quality give effect to the Regional Policy Statement. The objectives of the district and regional councils are similar in that they both seek to achieve the improvement of water quality; however the statutory responsibilities and roles of the two authorities are separate. The District Plan seeks to manage land use change, whereas the regional council is concerned with the regulation of nutrient losses to the water environment. There are some matters that will be relevant to the work of both authorities, but the District Plan does not seek to regulate or monitor activities beyond what is relevant to assessing and implementing resource consents.

The characteristics of the three rural zones are set out in the following table:

Zone	Code	Description
Rural 1 Zone Working Rural Zone	RURZ1	Productive rural land for agriculture and forestry. Features that contribute to the amenity of this zone include the open space, forested landscapes, large lot sizes, low traffic levels, and the low numbers of buildings. The main activities provided for within this zone involve agricultural practices such as farming and forestry as well as infrastructure and network utility operations. Moderate noise levels, odour and other disturbance from agriculture, forestry, network utility infrastructure, rural industries such as mining and quarrying, and geothermal electricity generation activities are an expected element of the working rural environment.
Rural 2 Zone Rural Lifestyle Zone	RURZ2	Rural-residential living. Lots are generally smaller than the Rural 1 zone and provide for a higher density of residential development. Dwellings are spaced apart and provide for relatively large outdoor living areas and high standards of privacy. The zone has a relatively quiet environment. Small scale farming activities are carried out on site and there are low levels of hard surface and building coverage.
Rural 3 Zone Rural Village Zone	RURZ3	A mix of housing and commercial uses in a rural setting that are generally small service centres for the surrounding working rural areas. Lot sizes are generally smaller than in the surrounding rural area and therefore are more urban in character. Such settlements include Golden Springs, Reporoa, Ngākuru and Mamakū. Each village contributes to the cultural historic heritage and identity of Rotorua.

Parklands Estate Precinct

The Parklands Estate Precinct is located along the western slopes of the Rotorua caldera above Pukehāngi Road. This area was subject to a plan change undertaken in 2005 to rezone 26.6 hectares of land to provide for low density rural-residential living in close proximity to town. Significant residential development and re-vegetation of the caldera slopes has occurred within this area since the plan change was completed.

Integrated building design concepts that incorporate landscape protection and enhancement consisting of indigenous re-vegetation of prominent areas of land, including areas around house sites are applicable to the site and provide the character of a rural area. In addition, buildings are subject to specific design performance standards which include specific reflectivity standards.

The rules for land use in the precinct are incorporated within the rule table for the Rural Zones. However, development within this location is subject to the additional performance standards as set out in the table. These supersede the other relevant performance standards listed for the Rural 2 Zone where in conflict.

The precinct is divided into two separate areas. Each area is subject to different design standards.

The lots subject to each are identified below:

Area A: Consists of 24 Lots; Lots 1-8, 10-14, 16-21, 26-30

Area B: Consists of 10 Lots; Lots 9, 15, 22-25, 31-34

Figure RURZ-1 Parklands Estate - Lots that make up Area A and Area B and Building Platforms

ISSUES

There are five key issues influencing the policy framework in the rural zones:

RURZ-I1 Water quality

Origins of nutrients in the rural zones are from diverse sources such as animal waste, sewage, water fowl fertiliser application. The soils present within the district do not bind well with the nutrients which diffuse readily into ground water and ultimately into the lakes. Land use has the potential to adversely impact water quality; changes need to be managed to ensure there are positive effects on the environment. In particular Lake Rotorua has been affected by nutrients associated with land use within the catchment entering the water environment. Incentives to encourage land use change from high nutrient output activities to lower nutrient output activities are encouraged by Objectives and Policies in this plan.

The Waikato River runs along the south-western boundary of the Rotorua District and its catchment encompasses predominantly rural zoned land in the south-western part of the District. With the passing of the Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010, there is an increased requirement for restoring and protecting the health and wellbeing of the Waikato River and its catchment. The Waikato River is at the heart of the social and economic development of the Waikato Region, it is important to the domestic and municipal needs of the region for many reasons, including primary production, powering the Waikato hydro scheme, providing drinking water and for cultural and recreational activities. This, along with the intensification of land use throughout its catchment, has contributed to the degradation of the health and wellbeing of the River.

RURZ-I2 Maintenance of productive rural land

Productive rural land is important to the economic future of Rotorua. Changes of land use and subdivision can reduce the amount of land available for primary production by, for example, increasing the area occupied by residential development and lifestyle lots. Large rural lots can provide for sustainable rural land use and maintain a range of options for land use by future generations. Unsustainable land use practices have the potential to damage the natural balance of the soils and render them unproductive in the long term.

RURZ-I3 Character and amenity values

In the Rotorua district 'rural character' largely means a mix of working landscapes and natural features that are not dominated by buildings. The nature and scale of different rural activities change the appearance of a locality whilst still remaining 'rural' in character, for example when land changes from pastoral uses to forestry, or from forestry to cropping. Modifying the landscape through urbanisation and changes in land use is one of the significant threats to the rural environment and its amenity values. The nature and scale of some activities require a rural location, or are dependent on an underlying resource for their location, although some may not immediately be thought of as typical activities in a rural environment, for example mining and quarrying, timber processing plants and electricity production. To incentivise a reduction in nutrient loss to waterways, activities that have not traditionally been considered 'rural' activities are encouraged which will result in a change to the character of parts of the rural zone. A significant threat to rural character is the cumulative effect of subdivision and development. The potential effects include the reduction in lot size and less space between buildings creating the appearance of urbanisation and ribbon development, more prominent clusters of houses and increasing traffic and noise levels. The maintenance and enhancement of rural character and prominence of important features and landscapes is important culturally, and contributes to the amenity for residents and tourists.

RURZ-I4 Reverse sensitivity

The establishment of new activities within incompatible zones or in close proximity to existing activities that have a different level of amenity can create adverse reverse sensitive effects. This has the ability to reduce the efficient operation of the existing activities or undermine the intended amenity of the zone. Examples include residential activities locating in rural working environments.

The rural area is a working environment, a place for primary production, associated industries and network utilities' infrastructure. Environmental effects such as contaminants, noise, odour and traffic can result from these activities and are to be expected within the rural environment. New rural living can be incompatible with the existing rural working environment. Residential development will need to mitigate the adverse effects created from such reverse sensitivity.

RURZ-I5 The character of rural settlements

Within the district there is a number of small rural settlements ranging in size from larger areas such as Mamakū and Reporoa, to Ngākuru and Golden Springs. These settlements comprise higher residential density, similar to the urban area, with some commercial activity serving the surrounding area. Extension of urban development beyond the boundaries of the settlements has the potential to adversely affect the character of both the settlement and the neighbouring working rural area and adverse reverse sensitivity effects may need to be mitigated.

OBJECTIVES

Water quality

RURZ-O1 *[9.3(1)]*	A reduction in nutrient losses from rural land uses to improve the water quality of lakes, rivers, streams and wetlands, indigenous biodiversity and ecosystem functions. *Policies RURZ-P1 to RURZ-P7*

Maintenance of productive rural land

RURZ-O2 *[9.3(2)]*	Rural land that can be efficiently used for a wide range of productive uses. *Policies RURZ-P8 to RURZ-P10*

Character and amenity values

RURZ-O3 *[9.3(3)]*	The character and amenity values of the rural environment are maintained and enhanced. *Policies RURZ-P11 to RURZ-P16*

Reverse sensitivity

RURZ-O4 *[1.3(10)]*	Subdivision, use and development that enables the continued efficient operation of existing development and activities. *Policies RURZ-P17*
RURZ-O5 *[9.3(4)]*	New sensitive activities are located and managed to avoid potential reverse sensitivity effects on lawfully established activities in the rural environment. *Policies RURZ-P18 to RURZ-P19*

The character of rural settlements

RURZ-O6 *[9.3(5)]*	Maintain or where appropriate, enhance the character of the villages of Mamakū, Reporoa, Ngākuru, Rerewhakaaitu, Kāingaroa Broadlands and Golden Springs. *Policy RURZ-P20*

POLICIES

Water quality

Objective RURZ-O1

RURZ-P1 *[9.3(1)(1)]*	Manage the adverse effects of new rural land use activities within the lake and river catchments that have the potential to increase nutrient losses into streams, rivers, wetlands and lakes.
RURZ-P2 *[9.3(1)(2)]*	Encourage land use and land management changes that achieve a reduction in nutrient losses and provide for restoration and enhancement of indigenous biodiversity and ecological functioning.
RURZ-P3 *[9.3(1)(3)]*	Promote indigenous re-vegetation, including the legal protection of land and riparian areas that contribute to improving water quality, in particular on land that is: 1. Susceptible to erosion 2. Along lakeshore and other riparian margins 3. Adjoining already protected features 4. In an area of existing indigenous vegetation or biodiversity, or where indigenous vegetation fragments can be reconnected as an ecological corridor.
RURZ-P4 *[9.3(1)(4)]*	Require the re-vegetation of gullies and wetland areas to assist both in filtering runoff and in reducing the nutrient level in stormwater before it enters water bodies.
RURZ-P5 *[9.3(1)(5)]*	Require the on-going management of retirement areas so that vegetation is established, well maintained, and pest plants and pest animals are managed through conditions of resource consent.
RURZ-P6 *[9.3(1)(6)]*	Promote the change from high nutrient producing activities to other rural activities to offset the adverse effects on water quality.
RURZ-P7 *[9.3(1)(7)]*	Ensure that land use change intended to improve water quality remedies or mitigates adverse effects on indigenous biodiversity and rural amenity, particularly for changes within the sensitive rural area in the Rotorua caldera.

Maintenance of productive rural land

Objective RURZ-O2

RURZ-P8 *[9.3(2)(2)]*	Manage intensive land use practices to ensure that land is capable of sustainable economic rural use that does not harm the health and productivity of the underlying soil profile.
RURZ-P9 *[9.3(2)(3)]*	Provide for rural based industrial activities and the use and development of the district's mineral and aggregate resources, subject to the management of adverse effects associated with these activities.
RURZ-P10 *[9.3(2)(4)]*	Industries that contribute to the rural economy are enabled providing there are no significant adverse effects.

Character and amenity values

Objective RURZ-O3

RURZ-P11 *[9.3(3)(1)]*	Ensure land use change does not create adverse effects on rural character and amenity values.
RURZ-P12 *[9.3(3)(2)]*	Enable activities that enhance the rural character and amenity in the rural zone, including: 1. Diverse land uses 2. Maintaining the diverse landscape types 3. A low density of buildings and generous separation distances between dwellings and other buildings 4. Buildings that are subordinate to the surrounding landscape 5. An open vegetated landscape 6. No continuous ribbons of residential development along roads 7. Low levels of artificial light 8. Unobtrusive and limited signage 9. Minimal earthworks or changes to landform associated with new subdivision, use or development.
RURZ-P13 *[9.3(3)(3)]*	Manage the establishment of commercial and industrial activities that are unconnected with the rural economy that may adversely affect the vitality and viability of urban, commercial and industrial zones.
RURZ-P14 *[9.3(3)(4)]*	Manage the adverse effects of rural lifestyle living on the working rural area by: 1. Requiring separation between dwellings and other buildings on adjacent rural sites 2. Requiring connection to existing available water and sewer service reticulation 3. Providing landscaping to ensure rural character is maintained 4. Managing the visual impact of new buildings on the landscape 5. Acknowledging the nature of productive activities and their effects in the working rural environment.
RURZ-P15 *[9.3(3)(5)]*	Restrict rural lifestyle RURZ2 zoning to where there is connection available to public utility services and infrastructure.
RURZ-P16 *[9.3(3)(6)]*	Avoid, remedy or mitigate the adverse effects of activities on the transport network when they could affect the function of the road within the road hierarchy and the safe and effective functioning of the wider transport network by: 1. Providing on-site vehicle parking, loading and turning, and safe vehicle and pedestrian access to a road 2. Considering the impact of increased traffic movements on the transport network, including the wider network intersections.

Reverse sensitivity

Objective RURZ-O4

RURZ-P17 *[1.3(10)(1)]*	Manage the location and design of new subdivision, use and development within each zone to avoid adverse reverse sensitivity effects on existing activities.

Objective RURZ-O5

RURZ-P18 *[9.3(4)(1)]*	Avoid reverse sensitivity effects on lawfully established rural industries, recreation, farming activities, infrastructure and network utilities by managing the location of new activities and buildings.
RURZ-P19 *[9.3(4)(2)]*	Require new rural industrial activities to mitigate adverse effects to ensure that established residential activities are able to continue to enjoy the qualities and character of the rural environment.

The character of rural settlements

Objective RURZ-O6

RURZ-P20 *[9.3(5)(1)]*	Manage the effects of activities in and adjacent to the rural settlements so that the character is maintained and enhanced.

RULES

The rules in this chapter apply in addition to the rules in other chapters.

For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated that a rule overrides another rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1 - How the Plan Works.

Key relationships to note include:

1. The District Wide Matters chapters must also be considered. Examples of matters managed under these rules that are commonly associated with activities Rural Zones include (but are not limited to) earthworks, noise and light emissions, signs, management of activities in sensitive landscapes and significant natural areas, management of items of historical or cultural value and management of natural hazards.
2. The following Development Areas also apply in Rural Zones and contain additional rules. In some cases, these override the rules in this chapter (refer to the development chapters for further detail):
    a. PHDA – Pukehāngi Development Area
    b. THDA – Taheke 8C Development Area
    c. KRDA – Kaingaroa Papakainga Development Area
    d. OMDA – Ōtamarae Development Area
    e. WHDA – Wharenui Development Area.
3. For subdivision in Rural Zones refer to the separate chapter SUB – Subdivision. Some development area chapters also contain additional rules for subdivision.
4. Parklands Estate Precinct is inside the Rural 2 Zone and the rules for this precinct are included in this chapter. Standards specified for the Parklands Estate shall prevail over the general standards for the Rural 2 Zone where there is conflict.
5. Activities in or near wetlands, including vegetation clearance, earthworks and land disturbance, may be controlled by rules under the National Environmental Standards (particularly the National Environmental Standards for Freshwater and the National Environmental Standards for Plantation Forestry) and/or rules in the regional plans. It is recommended that any person considering undertaking activities in or near wetlands should discuss their proposal with the relevant regional council.

Links to the rule categories are provided below:

General 13
Primary Rural Industry 14
~~Households~~Residential activities 17
Retail and Commercial 20
Community Facilities 23
Tourism 25
Industrial Activities 29
Other Activities 31

Rules for Activities in Rural Zones

General		
RURZ-R1	**Activities accessory to a permitted activity, other than those accessory activities otherwise listed in this table**	*[9.5(2)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; e. Reverse sensitivity RURZ-S6; and f. Parklands Estate and Ōtaramarae RURZ-S9.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R1(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate Landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3. **Exception** For activities that exceed permitted site coverage standards for building platforms in Area A of Parklands Estate refer to controlled activity rule RURZ-R49 below.
RURZ-R2	**An activity not expressly stated in this table**	*[9.5(3)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Non-Complying	

Primary Rural Industry		
RURZ-R3	**Agricultural production activities**	*[9.5(5)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; e. Reverse sensitivity RURZ-S6; and f. Parklands Estate and Ōtaramarae RURZ-S9.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R3(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3.
RURZ-R4	**Buildings accessory to agricultural production activities**	*[9.5(6)]*
Applicable Spatial Layers Rural 1 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; and e. Reverse sensitivity RURZ-S6; and f. Parklands Estate and Ōtaramarae RURZ-S9.	**3. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R4(1) or (2). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone.
Applicable Spatial Layers Rural 2 and 3 Zones	**2. Activity Status:** Controlled **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5;	

	e. Reverse sensitivity RURZ-S6; and f. Parklands Estate and Ōtaramarae RURZ-S9. **Matters of Control:** a. Design RURZ-MC1; b. Parking, access and turning RURZ-MC2; c. Water quality RURZ-MC3; d. Natural hazards RURZ-MC4; e. Water tables and flood events RURZ-MC5; f. Parklands Estate Landscaping RURZ-MC6; and g. Financial contributions RURZ-MC7.		d. Natural hazards RURZ-MD1; e. Parklands Estate Landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3. **Exception** For activities that exceed permitted site coverage standards for building platforms in Area A of Parklands Estate refer to controlled activity rule RURZ-R49 below.
RURZ-R5	**Replacement of existing dairy sheds**		*[9.5(7)]*
Applicable Spatial Layers Rural 1 Zone	**1. Activity Status:** Permitted **Where:** The shed is not within 20m of a lake, river, or stream. **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5 e. Reverse sensitivity RURZ-S6; and f. Parklands Estate and Ōtaramarae RURZ-S9.		**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R5(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; and e. Financial contributions RURZ-MD3.
RURZ-R6	**Forestry**		*[9.5(10)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Parking, access and turning RURZ-S5.		**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R6(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of

		the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate Landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3.

Advice Note:

For plantation forestry refer to the National Environmental Standards for Plantation Forestry instead of this rule. The National Environmental Standards apply to plantation forestry instead of the rules in this plan, except where the regulations allow the District Plan to have more stringent rules; such as in respect of matters of national importance (significant natural areas and outstanding natural features and landscapes) and geothermal areas.

RURZ-R7	**Enclosure of livestock**	*[9.5(8)]*
Applicable Spatial Layers Rural 1 Zone	**1. Activity Status:** Restricted Discretionary **Matters of Discretion:** a. In instances where one or more of the performance standards of the zone are not met, the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the relevant objectives and policies. b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RURZ-MD1; d. Financial contribution RURZ-MD3; and e. An activity involving the enclosure of livestock shall be assessed by consideration of the extent to which the activity: i. Avoids, manages or mitigates the adverse effects of traffic, noise, odor and dust; and ii. Avoids, manages or mitigates the adverse visual effects.	
Applicable Spatial Layers Rural 2 and 3 Zones	**2. Activity Status:** Non-Complying	

RURZ-R8	Glasshouses	[9.5(9)]
Applicable Spatial Layers Rural 1 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1	
Applicable Spatial Layers Rural 2 and 3 Zones	**2. Activity Status:** Non-Complying	

~~Households~~Residential activities

RURZ-R9	~~Household~~Residential units	[9.5(11), 9.5 (12), 9.5(14) 9.5(15)]
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Where:** There is only one ~~household~~ residential unit per site, excluding any permitted minor dwelling. **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; e. Reverse sensitivity RURZ-S6; and f. Parklands Estate and Ōtaramarae RURZ-S9.	**4. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R9(1), (2) or (3). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate Landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3. **Exception** For activities that exceed permitted site coverage standards for building platforms in Area A of Parklands Estate refer to controlled activity rule RURZ-R49 below.
Applicable Spatial Layers All Rural Zones	**2. Activity Status:** Permitted **Where:** The activity is a minor ~~household~~ residential unit and there is only one minor ~~household~~ residential unit per site. **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. ~~Household~~ Residential unit density RURZ-S4; e. Parking, access and turning RURZ-S5; f. Reverse sensitivity RURZ-S6; and	

	g. Parklands Estate and Ōtaramarae RURZ-S9.		
Applicable Spatial Layers All Rural Zones	**3. Activity Status:** Controlled **Where:** a. There will be more than one ~~household~~ residential unit per site, excluding any permitted minor dwelling; and **Performance Standards:** b. Height RURZ-S1; c. Yards RURZ-S2; d. Site coverage RURZ-S3; e. ~~Household~~ Residential unit density RURZ-S4 f. Parking, access and turning RURZ-S5; g. Reverse sensitivity RURZ-S6; and h. Parklands Estate RURZ-S9. **Matters of Control:** a. Design RURZ-MC1; b. Parking, access and turning RURZ-MC2; c. Water quality RURZ-MC3; d. Natural hazards RURZ-MC4; e. Water tables and flood events RURZ-MC5; f. Parklands Estate Landscaping RURZ-MC6; and g. Financial contributions RURZ-MC7.		
Applicable Spatial Layers All Rural Zones: Rotorua Caldera Rim Sensitive Landscape Area Overlay	Advice Note For ~~household~~ residential units in the Rotorua Caldera Rim refer also to NFL – Natural Features and Landscapes.		

RURZ-R10	**Buildings accessory to a ~~household~~ residential unit**	*[9.5(13)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; e. Reverse sensitivity RURZ-S6; and f. Parklands Estate and Ōtaramarae RURZ-S9.	**2. Activity status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R10(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate Landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3.
Exception: For activities that exceed permitted site coverage standards for building platforms in Area A of Parklands Estate refer to controlled activity rule RURZ-R49 below.		
RURZ-R11	**Home based business**	*[9.5(18)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. ~~Household~~ Residential unit density RURZ-S4; e. Parking, access and turning RURZ-S5; f. Reverse sensitivity RURZ-S6; and g. Parklands Estate and Ōtaramarae RURZ-S9.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R11(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone.

		d. Natural hazards RURZ-MD1; e. Parklands Estate Landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3.
Retail and Commercial		
RURZ-R12	**Veterinary clinic**	*[9.5(19)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; e. Reverse sensitivity RURZ-S6; and f. Parklands Estate and Ōtaramarae RURZ-S9.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R12(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate RURZ-MD2; and f. Financial contributions RURZ-MD3.
RURZ-R13	**Retail shop**	*[9.5(20), 9.5(22)]*
Applicable Spatial Layers Rural 3 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; e. Reverse sensitivity RURZ-S6.	**3. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R13(1) or (2). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated;

		c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate RURZ-MD2; and f. Financial contributions RURZ-MD3.
Applicable Spatial Layers Rural 1 and 2 Zones	**2. Activity Status:** Controlled **Where:** The activity is an addition or extension to an existing retail shop. **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; e. Reverse sensitivity RURZ-S6. **Matters of Control:** a. Design RURZ-MC1; b. Parking, access and turning RURZ-MC2; c. Water quality RURZ-MC3; d. Natural hazards RURZ-MC4; e. Water tables and flood events RURZ-MC5; and f. Financial contributions RURZ-MC7.	
Applicable Spatial Layers Rural 1 and 2 Zones	**4. Activity Status:** Non-Complying **Where:** a. The activity is not an addition or extension to an existing retail shop.	
RURZ-R14	**Show homes**	*[9.5(21)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Controlled **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. ~~Household~~ Residential unit density RURZ-S4; e. Parking, access and turning RURZ-S5; f. Reverse sensitivity RURZ-S6; and	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R14(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful

	g. Parklands Estate and Ōtaramarae RURZ-S9 **Matters of Control:** a. Design RURZ-MC1; b. Parking, access and turning RURZ-MC2; c. Water quality RURZ-MC3; d. Natural hazards RURZ-MC4; e. Water tables and flood events RURZ-MC5; f. Parklands Estate Landscaping RURZ-MC6; and g. Financial contributions RURZ-MC7.	activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate Landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3.
Exception For activities that exceed permitted site coverage standards for building platforms in Area A of Parklands Estate refer to controlled activity rule RURZ-R49 below.		
RURZ-R15	**Office activities**	*[9.5(23)]*
Applicable Spatial Layers Rural 3 Zone	**1. Activity Status:** Controlled **Where:** The activity is other than for home based business. **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; and e. Reverse sensitivity RURZ-S6. **Matters of Control:** a. Design RURZ-MC1; b. Parking, access and turning RURZ-MC2; c. Water quality RURZ-MC3; d. Natural hazards RURZ-MC4; e. Water tables and flood events RURZ-MC5; and f. Financial contributions RURZ-MC7.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R15(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate Landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3.
Applicable Spatial Layers Rural 1 and 2 Zones	**3. Activity Status:** Non-Complying **Where:** The activity is other than for home based business	

RURZ-R16	Service stations, motor vehicle and machinery repair garages	[9.5(24)]
Applicable Spatial Layers Rural 3 Zone	**1. Activity Status:** Discretionary **Matters of Assessment:** a. General RURZ-AC1.	
Applicable Spatial Layers Rural 1 and 2 Zones	**2. Activity Status:** Non-Complying	

Community Facilities

RURZ-R17	Community housing	[9.5(33)]
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. ~~Household~~ Residential unit density RURZ-S4; e. Parking, access and turning RURZ-S5; f. Reverse sensitivity RURZ-S6; and g. Parklands Estate and Ōtaramarae RURZ-S9.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R17(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone; d. Natural hazards RURZ-MD1; e. Parklands Estate RURZ-MD2; and f. Financial contributions RURZ-MD3.

RURZ-R18	Any community facility (Rules RURZ-R19 to RURZ-R24) that would otherwise be Discretionary or Non-Complying and that contributes to a reduction of Nutrient Losses.	[9.5(4)]
Applicable Spatial Layers Rural 1 and 2 Zones	**1. Activity Status:** Restricted Discretionary **Matters of Discretion:** a. In instances where one or more of the performance standards of the zone are not met, the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the relevant objectives and policies.	

	b. The extent to which the activity adversely affects the character and amenity values of the zone. c. Natural hazards RURZ-MD1; d. Parklands Estate landscaping RURZ-MD2; e. Financial contributions RURZ-MD3. f. The positive effects on water quality; g. How the activity complies with the objectives and policies of the zone and Development of Māori Land, Natural Environmental Values and Sites and Areas of Significance to Māori; h. The extent to which the land-use change will result in a reduction of nutrient losses on the site; i. Information requirements include providing evidence of commensurate reduction of nitrogen discharge allowance under relevant regional rules; and j. The impact of the proposal on the function and safe and efficient operation of the transport network.	
RURZ-R19	**Daycare centres**	*[9.5(26)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1.	
RURZ-R20	**Educational facilities**	*[9.5(27)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1.	
RURZ-R21	**Community facilities**	*[9.5(28)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1.	
RURZ-R22	**Funeral homes**	*[9.5(29)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1.	
RURZ-R23	**Retirement homes and villages unless otherwise specified**	*[9.5(31)]*
Applicable Spatial Layers Rural 3 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1.	
Applicable Spatial Layers Rural 1 and 2 Zones	**2. Activity Status:** Non-Complying	

RURZ-R24	Hospitals and medical centres unless otherwise specified	[9.5(32)]
Applicable Spatial Layers Rural 3 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1.	
Applicable Spatial Layers Rural 1 and 2 Zones	**2. Activity Status:** Non-Complying	
Tourism		
RURZ-R25	**Holiday parks**	[9.5(25), 9.5(39)}]
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Where:** It is an addition or upgrade to an existing holiday park. **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; e. Reverse sensitivity RURZ-S6; and f. Parklands Estate and Ōtaramarae RURZ-S9.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R25(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate RURZ-MD2; and f. Financial contributions RURZ-MD3.
Applicable Spatial Layers All Rural Zones	**3. Activity Status:** Discretionary **Where:** It is not an addition or upgrade to an existing holiday park. **Assessment Criteria:** a. General RURZ-AC1	

RURZ-R26	**Outdoor recreation activities**	*[9.5(40)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; and d. Parking, access and turning RURZ-S5;	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R26(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3.
RURZ-R27	**Bed and breakfast**	*[9.5(35)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. ~~Household~~ Residential unit density RURZ-S4; e. Parking, access and turning RURZ-S5; f. Reverse sensitivity RURZ-S6; and g. Parklands Estate and Ōtaramarae RURZ-S9	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R27(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate landscaping RURZ-MD2; and

		f. Financial contributions RURZ-MD3.
RURZ-R28	**Holiday rental accommodation**	*[9.5(36)(a) 9.5(36)(b)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Holiday rental accommodation existing at 7 July 2018 or commencing on or after 7 July 2018 shall accommodate no more than 12 people on site at any one time; b. Height RURZ-S1; c. Yards RURZ-S2; d. Site coverage RURZ-S3; e. ~~Household~~ Residential unit density RURZ-S4; f. Parking, access and turning RURZ-S5; g. Reverse sensitivity RURZ-S6; and h. Parklands Estate and Ōtaramarae RURZ-S9.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards for RURZ-R28(1)(b), (c), (d), (e), (g) or (h) . **Matters of Discretion** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands estate landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3. **Exception** For activities that exceed permitted site coverage standards for building platforms in Area A of Parklands Estate refer to controlled activity rule RURZ-R49 below.
Advice Notes: a. The use of the site for events (such as weddings and other celebrations) that is not within the definition of temporary activities and events will require resource consent. b. Where a site is not connected to the Council sewer, compliance with the relevant Regional On-Site Effluent Treatment Plan will be required. c. Car parks must not be located on or over the on-site effluent treatment system or disposal field		
Applicable Spatial Layers All Rural Zones	**3. Activity Status:** Discretionary **Where:** Compliance is not achieved with the performance standards for RURZ-R28(1)(a) or (f). **Assessment Criteria** a. General RESZ-AC1; and b. Holiday rental accommodation RURZ-AC3.	

RURZ-R29	Any tourism and recreation facility (Rules RURZ-R25 to RURZ-R28 and RURZ-R30 to RURZ-R34) that would otherwise be Discretionary or Non-Complying and that contributes to a reduction of Nutrient Losses	[9.5(4)]
Applicable Spatial Layers Rural 1 and 2 Zones	1. **Activity Status:** Restricted Discretionary **Matters of Discretion:** a. In instances where one or more of the performance standards of the zone are not met, the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the relevant objectives and policies. b. The extent to which the activity adversely affects the character and amenity values of the zone; c. Natural hazards RURZ-MD1; d. Parklands Estate landscaping RURZ-MD2; e. Financial contribution RURZ-MD3; f. The positive effects on water quality; g. How the activity complies with the objectives and policies of the zone and Development of Māori Land, Natural Environmental Values and Sites and Areas of Significance to Māori; h. The extent to which the land-use change will result in a reduction of nutrient losses on the site; i. Information requirements include providing evidence of commensurate reduction of nitrogen discharge allowance under relevant regional rules; and j. The impact of the proposal on the function and safe and efficient operation of the transport network.	
RURZ-R30	**Tourist accommodation**	[9.5(36)]
Applicable Spatial Layers All Rural Zones	1. **Activity Status:** Discretionary **Where:** The activity is other than Bed and Breakfast. **Assessment Criteria:** a. General RURZ-AC1.	
RURZ-R31	**Destination and resort spas**	[9.5(37)]
Applicable Spatial Layers All Rural Zones	1. **Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1	

RURZ-R32	Backpackers and hostels	[9.5(38)]
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1	
RURZ-R33	**Commercial outdoor recreation**	[9.5(41)]
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1	
RURZ-R34	**Buildings accessory to outdoor recreation activities**	[9.5(42)]
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1	
Industrial Activities		
RURZ-R35	**Prospecting, exploration and drilling**	[9.5(44)]
Applicable Spatial Layers Rural 1 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; e. Reverse sensitivity RURZ-S6; and f. Prospecting, exploration and drilling RURZ-S8.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R35(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; and e. Financial contributions RURZ-MD3.

Applicable Spatial Layers Rural 2 and 3 Zones	**3. Activity Status:** Non-Complying	
RURZ-R36	**Rural contractors depots**	*[9.5(45)]*
Applicable Spatial Layers Rural 1 Zone	**1. Activity Status:** Controlled **Where:** The activity is not permitted as accessory to an agricultural production activity under RURZ-R1 and the definition for "accessory (activity or building)" **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; e. Reverse sensitivity RURZ-S6; and **Matters of Control:** a. Design RURZ-MC1; b. Parking, access and turning RURZ-MC2; c. Water quality RURZ-MC3; d. Natural hazards RURZ-MC4; and e. Water tables and flood events RURZ-MC5.	**2. Activity Status:** Restricted Discretionary **Where:** a. The activity is not permitted as accessory to an agricultural production activity under RURZ-R1 and the definition for "accessory (activity or building)" b. Compliance not achieved with the performance standards in RURZ-R36(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; and e. Financial contributions RURZ-MD3.
Applicable Spatial Layers Rural 2 and 3 Zone	**3. Activity Status:** Non-Complying **Where:** The activity is not permitted as accessory to an agricultural production activity under RURZ-R1 and the definition for "accessory (activity or building)"	
RURZ-R37	**Mining and quarrying**	*[9.5(43)]*
Applicable Spatial Layers Rural 1 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1. b. Mining and quarrying RURZ-AC2.	
Applicable Spatial Layers Rural 2 and 3 Zone	**2. Activity Status:** Non-Complying	

RURZ-R38	Industrial or trade processes	[9.5(46)]
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Non-Complying	
RURZ-R39	**Offensive trades**	[9.5(47)]
Applicable Spatial Layers Rural 1 Zone	**1. Activity Status:** Non-Complying	
Applicable Spatial Layers Rural 2 and 3 Zone	**2. Activity Status:** Prohibited	
Other Activities		
RURZ-R40	**Lake Structures**	[9.5(139), (140), (141)]
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Where:** a. The activity is operation, maintenance, demolition and replacement of existing lake structures. b. Where upgrading or replacement occurs, it does not result in any increase in the base area and/or height of the lake structure and is located within the existing lake structure's footprint. c. Except, the height of a jetty may be increased, but in such an event it shall not exceed 1.2m above the mean lake water level. **Performance standards:** a. The structure is maintained in a structurally sound condition for the purpose for which it was constructed; b. It is not painted with any anti-fouling coating designed to emit any toxic substance; c. It has design components and surface colours that are the same or similar in character to those existing; d. The use is limited to the purpose for which it was established; and e. It does not stop or impede public access from public places to the jetty at any reasonable time or period, without preventing the reasonable use of the lake structure by the owner of the structure.	
Applicable Spatial Layers All Rural Zones	**2. Activity Status:** Controlled **Where:** The activity is replacement of an existing lake structure outside the existing footprint where the scale is the same or reduced and the number of structures is reduced. **Performance Standards:** a. The structure is maintained in a structurally sound condition for the purpose for which it was constructed; b. It is not painted with any anti-fouling coating designed to emit any toxic substance;	

	c. It has design components and surface colours that are the same or similar in character to those existing; d. The use is limited to the purpose for which it was established; e. It does not stop or impede public access from public places to the jetty at any reasonable time or period, without preventing the reasonable use of the lake structure by the owner of the structure; **Matters of Control:** a. The extent to which the character and environmental quality of the adjoining properties, the street scape and the properties within the zone is maintained and enhanced. b. Building Design, Site Layout and Amenity RURZ-MC1 c. Natural hazards RURZ-MC4; and d. Lake structures RURZ-MC8.
Applicable Spatial Layers All Rural Zones	**3. Activity Status:** Restricted Discretionary **Where:** The lake structure is not otherwise provided for as permitted or controlled activities **Matters of Discretion:** a. The character and amenity values of the zone b. For activities that do not meet the performance standards: i. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; ii. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. Natural hazards RURZ-MD1; and d. Lake Structures RURZ-MD4.
Advice Note: The lake structure must be securely connected into the bank or bed of the lake to meet the standards set under the Building Code.	

RURZ-R41	**Stockpiling associated with general farming practices**	*[9.5(142)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height RURZ-S1; b. Yards RURZ-S2; c. Site coverage RURZ-S3; d. Parking, access and turning RURZ-S5; and e. Reverse sensitivity RURZ-S6.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R41(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful

		activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands estate landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3.
RURZ-R42	**Micro scale wind turbines**	*[9.5(48)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Yards RURZ-S2; b. Micro wind turbines RURZ-S7; and c. Parklands Estate and Ōtaramarae RURZ-S9.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R42(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate landscaping RURZ-MD2; and f. Financial contributions RURZ-MD3.
RURZ-R43	**Felling of exotic vegetation**	*[9.5(123)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status: Permitted**	
Advice Note: For plantation forestry refer instead to the National Environmental Standards for Plantation Forestry.		
RURZ-R44	**Planting for the purposes of amenity improvement, erosion control and riparian management**	*[9.5(124)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted	

RURZ-R45	**Demolition of buildings**		*[9.5(131)]*
Applicable Spatial Layers All Rural Zones	**1. Activity Status:** Permitted		
RURZ-R46	**Parking heavy vehicles**		*[9.5(125)]*
Applicable Spatial Layers Rural 1 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Parking, access and turning RURZ-S5.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R46(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; and e. Financial contributions RURZ-MD2.	
Applicable Spatial Layers Rural 2 and 3 Zone	**3. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1.		
RURZ-R47	**Stockpiling of fill or other materials not otherwise associated with on-site general farming and forestry practices**		*[9.5(127)]*
Applicable Spatial Layers Rural 1 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1.		
Applicable Spatial Layers Rural 2 and 3 Zone	**2. Activity Status:** Non-Complying		

RURZ-R48	Helicopter take-off and landing areas	[9.5(128)]
Applicable Spatial Layers Rural 1 Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General RURZ-AC1; b. Topographical features and existing buildings and the likely effect on visual and noise impacts of the proposal; c. Proposals for the monitoring and regular audit of noise and other environmental impacts; and d. How the activity complies with NZS6807:1994 Noise Management and Land use planning for Helicopter Landing Areas.	
Applicable Spatial Layers Rural 2 and 3 Zone	**2. Activity Status:** Non-Complying	

Exception - Site Coverage in Area A Parklands Estate Precinct		
RURZ-R49	**Construction of buildings in Parklands**	[A5.5(2)(3)]
Applicable Spatial Layers Rural 2 Zone: Parklands Estate Precinct, Area A	**1. Activity Status:** Controlled **Where:** The total ground floor area of buildings within a building platform of Area A exceeds 400m^2 but does not exceed 450m^2. **Matters of Control:** a. Design RURZ-MC1; b. Parking, access and turning RURZ-MC2; c. Water quality RURZ-MC3; d. Natural hazards RURZ-MC4; e. Water tables and flood events RURZ-MC5; f. Parklands Estate landscaping RURZ-MC6; and g. Financial contributions RURZ-MC7.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance not achieved with the performance standards in RURZ-R49(1). **Matters of Discretion:** a. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion; b. The extent to which not meeting the performance standard will have reverse sensitivity effects on existing lawful activity or existing infrastructure can be avoided, remedied or mitigated; c. The extent to which the activity adversely affects the character and amenity values of the zone. d. Natural hazards RURZ-MD1; e. Parklands Estate Landscaping RURZ-MD2; and f. Financial contributions RURZ-MD2.
This rule clarifies that buildings in building platforms in Area A of the precinct that result in a building area in excess of the site coverage performance standard for a permitted activity may qualify as a controlled activity, rather than a restricted discretionary activity, provided the site coverage does not exceed 450m^2.		

Performance Standards

The following performance standards apply if listed in the rule table for the relevant activity.

RURZ-S1 Maximum height and daylight envelope

[9.6(1)]

1. Except as provided for by any other performance standard the maximum height of a building shall not exceed;
   a. 7.5m above the natural ground level within any rural zone unless otherwise specified.
   b. 10m above the natural ground level for non-habitable buildings in the Rural 1 zone.
   c. 5.0m above the finished ground level of the building platform within area A of the Parklands Estate Precinct.
   d. 7.5m above the finished ground level of the building platform within area B of the Parklands Estate Precinct.
   e. Wind turbines shall not exceed 20m in height from natural ground level.
   f. Telecommunication structures for domestic purposes (e.g. aerials, television antennae) attached to a building shall not exceed 5m above the relevant height standard set out above.
   g. For sites where the building platform has to be raised to be above the stated maximum lake level, the roof structure may exceed the maximum height limit by up to 1.0m, providing the building does not extend outside the daylight envelope.
2. The maximum height specified under (1) is subject to complying with the following:
   a. No part of a building shall extend outside the daylight envelope.

RURZ-S2 Yard requirements

[9.6(2)]

1. Rural 1 Zone:

a. All buildings must meet the following minimum yard requirements

i.	Front yards:	10m
ii.	Side yards:	10m
iii.	Rear and rear site yards:	10m

2. Rural 2 Zone:

a. All buildings must meet the following minimum yard requirements

i.	Front yards:	7.5m
ii.	Side yards:	7.5m
iii.	Rear and rear site yards:	7.5m

b. Except that, in the Parklands Estate Precinct, all buildings must be located within the building platform denoted on each allotment in Figure RURZ-1. No yards are required as buildings are located within a specific building platform on each allotment.

3. Rural 3 Zone:

a. All buildings must meet the following minimum yard requirements

i.	Front yards:	5m

ii. Side yards: 2.5m

iii. Rear and rear site yards: 2.5m

b. Except that single storey accessory buildings (e.g. garages, carports and sheds) in the side or rear yards may be constructed no less than 1m from the side or rear yard boundary provided that they comply with all other performance standards and the following standards:

i. Only one accessory building is permitted on each rear or side boundary.

ii. The maximum length of the accessory building on a side or rear boundary is 6m

iii. The maximum height of the accessory building is no more than 3.2m.

iv. Any external wall shall be a minimum of 1m from any side or rear boundary and no part of the building above or below the ground shall transgress the boundary (e.g. eaves).

v. No door shall be created in any exterior wall of the building that is within 2.5m of the boundary and faces that boundary (i.e. at an angle to the boundary of less than 90 degrees).

4. All Rural Zones:

a. Waikato River Operating Easement boundary

i. No building shall be erected within 25m of the edge of the Waikato River (including Lake Ōhakuri and Lake Ātiamuri) Operating Easement boundary.

b. Road widening

i. Where road widening is identified as being required, any required yard shall be measured from the boundary of the road widening designation, rather than the lot boundary.

c. Service infrastructure and geothermal pipelines

i. Notwithstanding other provisions in RURZ-S2, yard requirements shall not apply to service infrastructure and geothermal pipelines that cross a property boundary.

RURZ-S3 Site coverage

[9.6(3)]

1. Rural 1 Zone:

a. Site coverage for sites under 4 hectares in area shall not exceed 1,000m².

b. Site coverage for sites above 4 hectares in area shall not exceed 25% of the land area.

c. Impermeable surfaces shall not exceed 40% of the site.

d. Any individual accessory farm building shall not exceed 1,400m².

2. Rural 2 Zone:

a. Site coverage shall not exceed 1,000m² or 25% of the site area, whichever is the less.

b. Except that, in the Parklands Estate Precinct, the total ground floor area of buildings within the building platform of Area A shall not exceed 400m² for a permitted activity and 450m² for a controlled activity. Buildings in Area B shall not exceed a total ground floor area of 400m².

3. Rural 3 Zone:

a. Site coverage shall not exceed 40% of the site.

b. A minimum of 10% of the net site area shall be provided as useable outdoor recreation and amenity space for each dwelling, shall not intrude into any of the required yard areas and shall be separate from any open area used for parking and turning of vehicles.

RURZ-S4 ~~Household~~ Residential unit density

[9.6(4)]

1. Rural 1 Zone:

a. One ~~household~~ residential unit per site, except:

i. For sites that exceed an area of 30 hectares, one ~~household~~ residential unit per 15 useable hectares.

ii. For sites outside the Lake Rotorua catchment with versatile soils, one additional ~~household~~ residential unit per 40 useable hectares.

iii. One minor ~~household~~ residential unit per site not exceeding 72m² gross floor area (excluding garaging) and that is subsidiary to an existing ~~household~~ residential unit.

2. Rural 2 Zone:

a. One ~~household~~ residential unit per site, except:

i. No more than one ~~household~~ residential unit per 8,000m² of the site area shall be constructed onsite within areas not serviced by public reticulation for wastewater provided that the requirements of the relevant regional council for the treatment and management of wastewater, including any associated disposal field is met.

ii. No more than one ~~household~~ residential unit per 4,000m² of the site area shall be constructed onsite within areas serviced and connected to public reticulation for sanitary sewer.

iii. One minor ~~household~~ residential unit per site not exceeding 72m² gross floor area (excluding garaging) and that is subsidiary to an existing ~~household~~ residential unit.

iv. (i),(ii) and (iii) above shall not apply to the Brunswick Park area, where no more than one ~~household~~ residential unit per 8000m² of the site area shall be constructed onsite. In addition to an existing ~~household~~ residential unit in the Brunswick Park area, one minor ~~household~~ residential unit not exceeding 72m² gross floor area (excluding garaging) may be constructed as a subsidiary part of the principal unit, but not as a separate building.

3. Rural 3 Zone:

a. One ~~household~~ residential unit per site, except:

i. No more than one ~~household~~ residential unit per 1,500m² of the site area shall be constructed onsite within areas not serviced by public reticulation for wastewater provided that the requirements of the relevant regional council for the treatment and management of wastewater, including any associated disposal field is met.

ii. No more than one ~~household~~ residential unit per 1,000m² of the site area shall be constructed onsite within areas serviced and connected to public reticulation for sanitary sewer.

iii. One minor ~~household~~ residential unit per site not exceeding 72m² gross floor area (excluding garaging) and that is subsidiary to an existing ~~household~~ residential unit.

RURZ-S5 Parking, access and turning

[9.6(5)]

1. Shall be provided in accordance with the provisions of Appendix APP1 – Parking, Turning and Access.
2. All vehicle crossings onto local roads shall be provided and constructed to the standards of Rotorua District Council. Where new vehicle crossings are proposed onto a State Highway, written consent from the New Zealand Transport Agency shall be provided.
3. There is no requirement for on-site parking and turning for forestry activities.

RURZ-S6 Reverse sensitivity

[9.6(18)]

1. A 150m separation distance shall be maintained between a sensitive activity and the following activities on a site under separate ownership:
   a. Rural contractor's depot
   b. An enclosure for livestock
   c. A dairy shed
   d. Land use for storage and disposal of animal waste
   e. Land use for storage and disposal of dairy factory waste water and dairy liquids
   f. A silage pit
2. A separation distance of 300m shall be maintained between a sensitive activity and an existing quarry or existing mining activity.
3. No proposed dwelling or building shall be located within 30m from the edge of any established plantation forest.

RURZ-S7 Micro wind turbines

[9.6(14)]

1. Any wind turbines shall not exceed 3m above the building height. The rotor blades shall not exceed 1m in diameter.

RURZ-S8 Prospecting, exploration and drilling

[9.6(17)]

1. Prospecting, exploration and drilling activities shall comply with the following standards:
   a. The maximum area for a drill pad shall be 7,500m². In the case of geothermal steamfield exploration and drilling activities, the maximum area for a drilling pad shall be 15,000m².
   b. Bulk sampling shall not exceed a maximum of 500m².
   c. Excavated material shall not cover more than 500m², or exceed a maximum height of 2m.
   d. There shall be no height restriction for cranes or drilling rigs.
   f. Within one calendar year of the conclusion of any prospecting and exploration activities the site shall be fully restored to the condition prior to the start of the activity. Unless an

alternative restoration plan has been agreed in writing by the council before the cessation of the activity, all excavations shall be backfilled, topsoil redistributed, hard surfaces removed or broken up and covered with soil, all equipment, buildings, structures and waste materials removed from the site, and any vegetation removed shall be replanted with similar species.

g. No prospecting, exploration and drilling shall be carried out within an area of Outstanding Natural Features or Landscape or a Significant Natural Area.

h. The prospecting and exploration activities shall not involve the use of explosives.

RURZ-S9 Additional building and structure standards – Parklands and Whangamoa Trust Ōtaramarae Development Area

[A5.2.2]

1. Parklands Estate Precinct:

a. Design:

i. Where buildings located in Area A or Area B have a total ground floor area of 250m² or more, the building form shall be broken into smaller (yet connected) blocks or wings.

ii. Where buildings in Area B have both a ground and first floor:

1. the first floor shall be no greater than 65% of the total ground floor area, and

2. the first floor shall be stepped back by a minimum of 1m in relation to the building's ground floor area in its northern, eastern and western elevations, and

3. the building shall incorporate eaves of at least 600mm width at both the ground and first floor levels.

iii. For all buildings and structures, 60% of the roof shall be either gable or hip. Mono-pitch (shed) or dormer roof forms can be used in combination with gable or hip.

b. Reflectivity values for all buildings and structures shall be as follows:

i. Any exterior surface wall shall have a reflectivity value of between 0% and 37%.

ii. Any roof shall have a reflectivity value of between 0% and 25%.

c. Collection and disposal of stormwater from building allotments

i. As a permitted activity, all buildings and impermeable surfaces, including driveways, shall be provided with a stormwater and disposal system within the site, complying with the following conditions:

1. It is designed to accommodate at least a 10% AEP storm event by:

a. soakage; or

b. vegetated swales; or

c. ponding; or

d. a combination of any of the above.

2. Surface water from a 2% AEP storm event, and does not enter habitable buildings.

3. Where the system uses pipes ensure that:
   a. accessible inspection points or chambers are provided at all changes of grade and direction, and
   b. self-cleansing velocities are maintained, and
   c. the system has a functional design life of at least 50 years.

2. Whangamoa Trust Ōtaramarae Development Area Eco Farm Park Reflectivity

[A5.6(2)]

a. In Area A of the Whangamoa Trust Ōtaramarae Development Area (as shown in WTDA) the finished surfaces of any structure or building, including the roof, shall have reflectivity values between 0% and 37%.

Matters of Control

The following matters of control apply if listed in the rule table for the relevant activity.

RURZ-MC1 Building design, site layout and amenity

[9.7(1)(1)]

1. The extent to which:
   a. The privacy and outlook for neighbouring occupiers is maintained.
   b. The principles of CPTED are implemented, including provision for the passive surveillance of any adjoining road or reserve.
   c. The amenity of the adjoining properties and of the zone is maintained and enhanced.
   d. The character and environmental quality of the adjoining properties, the street scene and the zone is maintained and enhanced.
   e. The principles of sustainable building design are implemented to make use of solar gain.
   f. Building design and site layout does not compromise the future subdivision by demonstrating subdivision can be undertaken in a complying manner.

RURZ-MC2 Parking, access and turning

[9.7(1)(2)]

1. The extent to which:
   a. On site design, location and surfacing of access, parking and turning areas provides for practical use and maintains the amenity of neighbouring occupiers.
   b. Adequate sight distances to prevent adverse effects on traffic flow and safety is provided.
   c. The requirements of an integrated transport assessment carried out in accordance with Appendix APP1 - Parking Turning and Access can be implemented.
   d. How the activities will avoid, remedy or mitigate any adverse effects on the function and safe and efficient operation of the transport network.

RURZ-MC3 Measures to secure water quality improvement

[9.7(1)(4)]

1. The revegetation, retirement and legal protection of land, gullies, wetlands and riparian areas.

2. The management of maintenance of revegetation and retirement areas.

RURZ-MC4 Natural hazards

[9.7()(5)]

1. Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps are managed.
2. A flood risk assessment by a suitably qualified person, that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk, may be required for activities subject to flooding. This applies primarily for significant developments.
3. The extent to which new or replacement buildings or additions to existing buildings, for the purpose of habitation located within the Waikato River catchment mitigate the flood risk caused by a 1% AEP (Annual Exceedance Probability) storm event (1 in 100 year return period flood event).

RURZ-MC5 Development of land or buildings susceptible to high ground water tables and flood levels

[9.7(2)(1)]

1. The ground water table must be established with reference to the average water level of the river or stream or the maximum desirable lakes level as determined by the relevant regional authority.
2. Filling to not less than 1.0m above mean water table level (as established under a above) and to not less than the 2% AEP flood level shall be provided in order to provide a dry building platform in accordance with relevant statutory requirements.
3. Any fill completed above shall not result in displacement of surface ponding off the site onto other properties.

RURZ-MC6 Parklands Estate Precinct – Landscaping/revegetation

1. Any revegetation plan submitted to council shall include the following information:
    a. The boundaries of each lot.
    b. A planting schedule listing:
        i. the local indigenous species to be used for different areas within the site
        ii. the spacings for each species
        iii. the grades of the plants to be used and the anticipated rate of canopy closure to achieve the provisions of certification
    c. Species selected should consider the following factors:
        i. species which would occur naturally on sites such as those that are to be planted
        ii. species which are known to be successful in re-vegetation projects
        iii. the expected time to reach certification standard
        iv. other factors to be considered are the overall appearance of the site, requirements for low maintenance, and species which provide habitat and food for fauna
    d. A planting programme including:
        i. site preparation techniques including pest/animal control
        ii. the timing or staging of planting

iii. techniques for maintaining the planting and excluding exotic plants from the re-vegetation area

iv. allowance for the replacement of dead plants in the first few years

v. details of any intended inter-planting with later successional species after canopy closure, once construction is complete

vi. any additional plantings to be undertaken close to buildings, structures, curtilages and access ways, which may not necessarily be of indigenous species

e. A post-planting maintenance regime including:

i. a pest plant and pest animal management programme

ii. details for permanent protection of the plantings including monitoring and pest control and exclusion of grazing animals

iii. the legal mechanism(s) to be used to ensure that the existing or planted indigenous vegetation is protected from disturbance and grazing, and to ensure the management of pest plant and pest animals, in perpetuity

RURZ-MC7 Financial contributions

1. Whether the proposal requires a financial contribution under the provisions of FC-Financial Contributions.

RURZ-MC8 Lake structures

1. The design of the lake structure to meet the reasonable needs of water craft using the structure taking into account the morphology of the lake bed and depth of the lake water and weather conditions.
2. The availability of the jetty for public use from public places at reasonable times and periods, without preventing the reasonable use of the lake structure by the owner of the structure.
3. The extent to which public access along public areas adjoining the lake are adversely affected.
4. The extent to which design components and surface colours are in harmony with the landscape character and amenity of the surrounding area.
5. Re-instatement of vegetation to integrate the lake structure with the existing landscape character and amenity of the surrounding area.

Matters of Discretion

The following matters of discretion apply if listed in the rule table for the relevant activity.

RURZ-MD1 Natural hazards

[9.8(1)(1)]

1. Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps are managed.
2. Activities subject to flooding may be required to have a flood risk assessment by a suitably qualified person that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk. This applies primarily for significant developments.

3. The extent to which new or replacement buildings or additions to existing buildings, for the purpose of habitation located within the Waikato River catchment mitigate the flood risk caused by a 1% AEP (Annual Exceedance Probability) storm event (1 in 100 year return period flood event).

RURZ-MD2 Parklands Estate Precinct – Landscaping/revegetation

1. Refer to RURZ-MC6

RURZ-MD3 Financial contribution

[9.8(1)(3)]

1. Whether the proposal requires a financial contribution under the provisions of FC-Financial Contributions.

RURZ-MD4 Lake structures

1. The existing provision, availability and suitability of existing lake structures in the vicinity of the site that would otherwise enable reasonable lake access.
2. The extent to which the new structure would contribute to the cumulative adverse effects on the carrying capacity of the bay and the recreational opportunity.
3. The effects of the lake structure on the public access and use of the lake and adjoining public areas.
4. The extent to which the structure contributes to the recreational and social benefits and environmental wellbeing.
5. The design of the lake structure to meet the reasonable needs of water craft using the structure taking into account the morphology of the lake bed and depth of the lake water and weather conditions.
6. The availability of the jetty for public use from public places at reasonable times and periods without preventing use of the lake structure by the owner of the structure.
7. The extent to which the main design components and surface colours of the lake structure are in harmony with the landscape character and amenity of the surrounding area, whilst allowing reasonable provision for the safety and protection of vessels using the structure.
8. The extent to which re-instatement of vegetation will integrate the lake structure with the existing landscape character and amenity of the surrounding area.
9. The management of adverse effects on resources, sites or areas of spiritual, cultural and historical significance to tangata whenua where those resources, sites or areas have been identified by tangata whenua.

Assessment Criteria

Whilst not limiting the exercise of its discretion, Council may consider the particular matters below where indicated in the table above.

RURZ-AC1 General assessment criteria

1. The effect on the character and amenity zone.
2. The effect on the amenity of the neighbouring residents, including protection of privacy and outlook and protection from adverse effects from any source of disturbance.
3. The effect on the landscape and on-site landscaping, in particular where the activity is prominent when viewed from the road or other public land.

4. The cumulative effect on the character and amenity area.
5. How the activity implements sustainable building design and promotes energy efficiency.
6. The impact of the proposal on the function and safe and efficient operation of the transport network.
7. The quality of private recreation and amenity space and parking and turning space.
8. How the activity is in accordance with the provisions of Appendix APP1 – Parking Turning and Access.
9. Promotion of the principles of CPTED.
10. The effects of no-residential activity on the character and amenity of the zone.
11. The effects on the quality of streams, rivers, lakes and wetlands.
12. Where the activity can be connected to existing transport networks and utility services.
13. Access to or increase in the demand on public opens space and reserves.
14. The quality of the landscape and of any proposed landscaping scheme designed to mitigate the potential adverse effects of the activity.
15. Any potential adverse effects of noise, vibration, light or any other source of disturbance.
16. The potential for reverse sensitivity to the effects of noise, vibration, light or any other source of disturbance.
17. The potential adverse effect on the sustainable use of the land and quality of the soils.
18. The positive effects of revegetation, retirement and legal protection of land and riparian areas, re-vegetation of gullies and wetland areas and the management and maintenance of retirement areas.
19. The extent to which the activity affects or alters geothermal surface features and associated vegetation.
20. The location and or design of the proposal detracts from the qualities and characteristics specified of a landscape or feature identified in the schedules for Natural Environmental or the natural character of the environment.
21. The extent to which the proposal contributes to indigenous biodiversity, ecosystems, the protection of significant natural areas.
22. Any required financial contribution under FC – Financial Contributions.
23. How the activity complies with the objectives and policies of the zone and for the chapters in Strategic Direction, Historical and Cultural Values and Natural Environmental Values.
24. The level of compliance with the performance standards of the zone.
25. The extent to which the requirements of an integrated transport assessment carried out in accordance with Appendix APP1 – Parking Turning and Access can be implemented.
26. Natural hazards
    a. Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps. The likelihood and consequences of a natural hazard event will be assessed to determine the level of risk associated with natural hazards.
    b. Activities subject to flooding may be required to have a flood risk assessment by a suitably

qualified person that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk. This applies primarily for significant developments. The report shall identify the potential risk from flooding, any recommendations for floor levels, earthworks or engineering works.

c. The extent to which new or replacement buildings or additions to existing buildings, for the purpose of habitation located within the Waikato River catchment mitigate the flood risk caused by a 1% Annual Exceedance Probability storm event (1 in 100 year return period flood event).

28. The assessment criteria for development and activities that affect a Significant Geothermal Feature, as set out in NFL-Natural Features and Landscapes.

29. Rotorua Caldera Sensitive Landscape Area Overlay:

a. The extent to which buildings, roads and infrastructure in the sensitive rural area are located to be sympathetic to the landscape character and amenity by avoiding ridgelines, escarpments, and the edge of prominent terrace areas.

b. The ability to cluster development to minimise adverse effects on landscape and rural character.

c. The extent to which buildings are designed to blend in with the surrounding landscape avoiding earthworks that change the land contour to any significant extent.

d. The extent of compliance with the reflectivity performance standards relating to the colour and finish of buildings.

e. The effectiveness of building design to avoid adverse visual effects by using modulation to minimise the dominance of buildings.

f. The extent to which natural materials are used on buildings to integrate into the rural environment.

g. The extent to which earthworks for access, building sites and infrastructure result in visual effects that cannot be mitigated or result in a significant change to the rural character of the area.

h. The extent to which proposed roads and access ways cut across a hillside or into a prominent slope.

i. The extent to which new infrastructure is located to avoid the caldera rim ridgeline and prominent upper slopes of the caldera.

j. The extent to which buildings and development exceeds the permitted activity standards.

RURZ-AC2 Mining and quarrying within the Henderson Quarry Expansion Area

[9.9(2)(4)]

1. Landscape and visual effects

The effects of the proposed mining and quarrying on the Mount Ngongotahā ONFL and its surrounding landscape, including the whole of the Kauae spur and its flanks (labelled A, B, C, D in Figure RURZ-2), including the following:

a. The effects on the overall integrity of the ONFL's factors, values and associations identified in the Lake Rotorua Landscape Assessment, June 2010.

b. The effects on landscape character.

c. The effects on visual amenity including the extent and visibility of quarrying on the wider visual catchment including but not limited to views from:

i. Rotorua CBD and lake front

ii. Eastern Rotorua lake shore

iii. The Cemetery and Marae on Henderson Road

iv. Ngongotahā Main Street; and

v. Mt Ngongotahā and its walkways.

2. The extent to which the proposed quarry development avoids and remedies alteration to the Kauae spur and skyline ridge. This includes the treatment of the externally visible quarry faces and any set back areas surrounding the quarry.

3. The extent to which the quarry encroaches into and integrates with the ONFL recognising expansion in a south westerly direction towards Area A is preferable from a landscape perspective.

4. The extent of indigenous vegetation removal and its effect on the aesthetic values of the ONFL and surrounding landscape.

5. The effectiveness of any avoidance, remediation and mitigation measures proposed. These may include:

a. Consideration of the quarry extent, shape, orientation and overburden treatment

b. The scope and extent of proposed rehabilitation, including earthworks and planting, where it maintains or enhances the overall values of the ONFL and surrounding landscape.

c. The extent to which the existing landform is maintained for screening purposes, specifically within areas C and D in Figure RURZ-2.

6. The extent to which the quarry expansion recognises or adversely affects the relationship of Māori with Mount Ngongotahā as an outstanding cultural feature.

7. The extent to which the quarry expansion avoids, remedies or mitigates adverse effects on the surrounding environment including, but not limited to, noise, light and glare, vibration and traffic.

8. The extent to which the quarry expansion shape, form and extent is constrained by the functional and technical requirements of quarrying operations.

9. The adequacy of the landscape and visual assessment, management plans and Cultural Impact Assessment required to be submitted with the application.

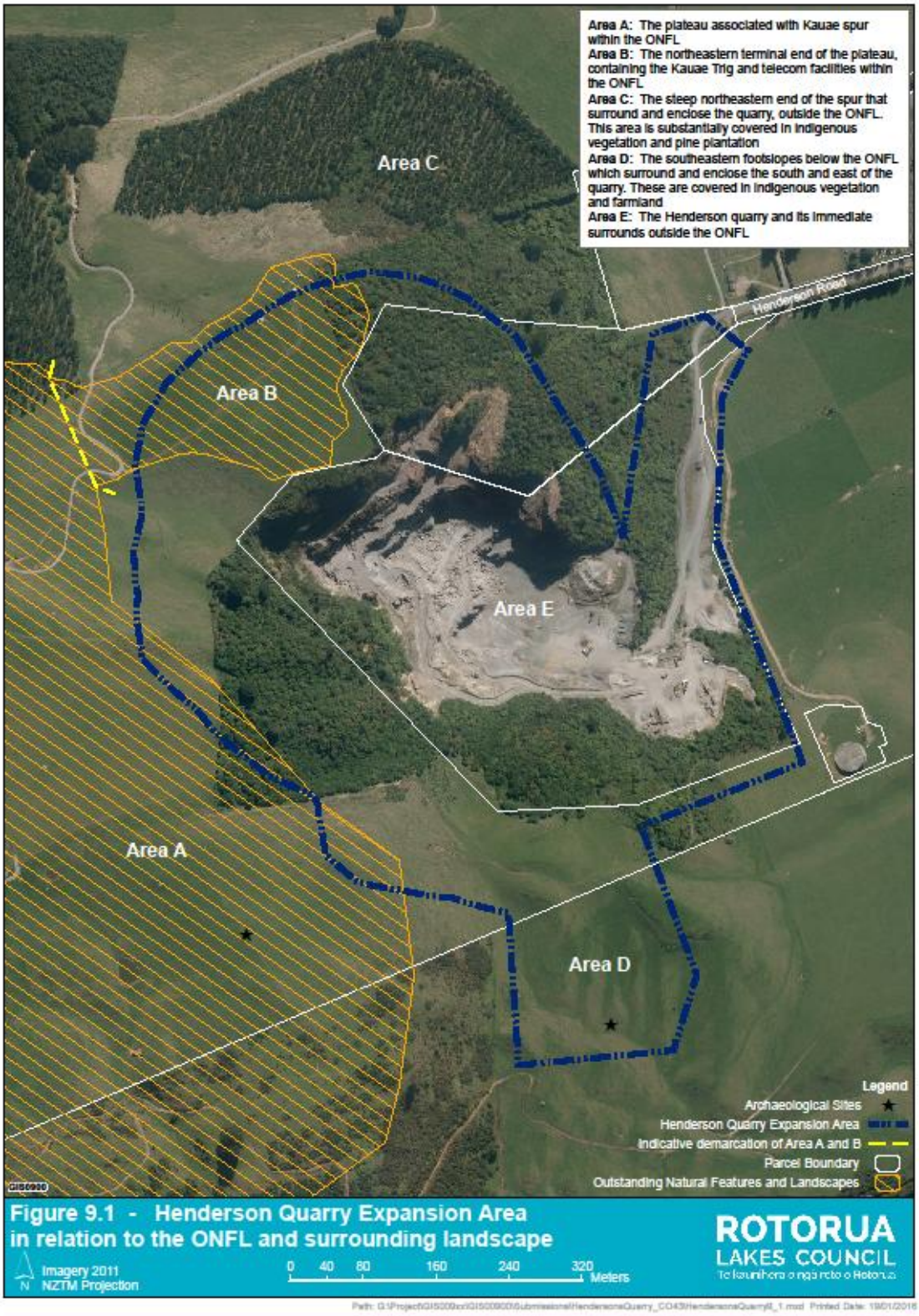

Figure RURZ-2 Henderson Quarry Expansion Area

10. Information Requirements – Henderson Quarry:

Any application for quarrying within the Henderson Quarry Expansion Area shall include the following.

a. Landscape and Visual Assessment to address the matters set out in assessment criteria

RURZ-AC2(1).

b. Quarry Management Plan

A detailed Quarry Management Plan which addresses, but is not limited to the following:

i. Site layout and plans that show the area to be quarried, site contours, the location of working faces, aggregate stockpiles, ancillary buildings, lighting and internal and external transport paths.

ii. Provision for the disposal and stockpiling of overburden, including the location of areas used.

iii. Procedures to reduce noise vibration and glare (from lights) and dust levels on site and a procedure for any complaints.

iv. Time period for quarrying operations including blasting.

v. Staging of quarrying development.

vi. Measures to prevent stored soils and overburden being visually exposed for long periods.

vii. The location and management of any effects on sites of natural significance or cultural or heritage value.

viii. Implementation measures proposed to address recommendations identified in the Cultural Impact Assessment (CIA).

ix. Provision of monitoring information to Council.

x. Consideration of a template for an Annual Management Plan which shall include, but not be limited to the following:

1. The location and timing of both the earthworks and quarrying works operations (including staging, cuts and fills) for the coming year including planned erosion, stability and sediment control measures

2. Evidence to confirm quarry works and operations undertaken within the previous 12 months were undertaken within the Henderson Quarry Expansion Area

3. Details and information to confirm works and operations to be undertaken within the next 12 months will be within the Henderson Quarry Expansion Area

4. Planned quarrying operations for the coming year including details such as location and area of extraction of overburden and depth of the quarry pit(s); and

5. Planned disposal of material for the coming year within the Overburden Disposal Area (OBDA) including location and area of material and expected ground levels and contours of exposed material.

c. Landscape Management and Maintenance Plan

A Landscape Management and Maintenance Plan which addresses, but is not limited to, the following:

i. Existing and proposed landscaping.

ii. Provision for screening (natural or artificial) to reduce visual impacts providing visual screening of visually intrusive features from public view and to ensure it is maintained for the life span of the quarry.

iii. Management and maintenance measures of all screen planting on site.

iv. Measures to prevent stored soils and overburden being visually exposed for long periods.

v. Any contingency methods to be employed in the event planting fails to establish; and

vi. Identify all planting detailing location, species, sizes and the extent of mitigation.

d. Cultural Impact Assessment

A Cultural Impact Assessment (CIA), prepared in consultation with tangata whenua for Mount Ngongotahā. The CIA shall include, but not be limited to, measures to address impacts on cultural landscape and other cultural values affected by the quarry expansion.

RURZ-AC3 Holiday rental accommodation

{9.9(2)(6)]

1. The maximum number of people to be accommodated within the site;
2. Consistency of the proposed scale of use on rural character and amenity;
3. The way in which the site layout and design mitigates potential adverse effects on privacy and outlook on and from adjacent sites;
4. The ability of the site to provide for the use of outdoor space in a location which will minimise adverse effects of noise and light on nearby residential properties and the privacy of adjoining sites;
5. Proposed management of the accommodation and associated activities, including:
   a. Limits on the use of outdoor space at night; and
   b. Mechanisms in place to address noise issues should they occur, including the process for neighbours to follow should there be issues.
6. The location in relation to other holiday rental accommodation activities and potential cumulative effects of one or more holiday rental activity in close proximity to each other;
7. The ability of the site to provide for parking without adversely affecting nearby sites and the road network;
8. Location and screening in parking to provide safe access and turning within the site and minimise visual impact of activities undertaken on the site;
9. The potential for the use of the site for holiday rental accommodation to result in complaints about, or restrictions on, the lawfully established use of nearby sites for rural activities; and
10. The location of on-site parking in relation to the on-sit effluent treatment system, and associated disposal field.

ANTICIPATED ENVIRONMENTAL RESULTS

The efficiency and effectiveness of the policy framework of this part will be the focus of on-going monitoring and review. Effectiveness or achievement of the objectives will be assessed through performance indicators. The performance indicators will be developed to measure the following outcomes that the policy framework was put in place to achieve:

RURZ-AER1	Improvement in water quality of Lake Rotorua, the Waikato River and other lakes rivers and streams.
RURZ-AER2	Low net loss of productive rural land through fragmentation or damage to soil quality.
RURZ-AER3	Rural character and amenity of the rural zones is maintained.
RURZ-AER4	No reverse sensitivity effects on existing activity as a result of rural residential or other incompatible use or development.
RURZ-AER5	No net loss of characteristics, values or significance of indigenous biodiversity, significant habitats of indigenous fauna or ecological functions in the rural zones.