

5.0 ZONES

5.1 RURAL ZONES

5.1.1 BACKGROUND

Apart from those areas specifically zoned as Conservation or Reserve zones most of the land outside of the towns and townships of the District is within the Rural zone.

The Rural zone is almost exclusively a farming area covering the fertile Hauraki Plains and Waihi basin area, the western foothills of the Hapuakohe Range, the eastern hills of the Waihi basin and foothills of the Coromandel and Kaimai-Mamaku Ranges. Intensive dairying is concentrated on the plains area. Horticulture is predominantly located in the Waihi Basin. Extensive grazing occurs in the hill country. The rural land resource is one of the most valued of the natural and physical resources in the District. Important mineral resources are located within the Rural Zone.

Most of the land in the Rural zone is in pasture or under cultivation. Areas of commercial forestry are located particularly on the Western Ranges and extractive industry occurs in a number of locations. In other locations within the Rural zone, protection of water supply sources, water and soil conservation and land management considerations require that the land either remain undeveloped or the present ground cover remain undisturbed.

The zone also encompasses two outstanding natural landscape areas of high scenic quality, these being the eastern coastline and the Karangahake Gorge Scenic Corridor. There are also areas of ecological significance (eg stands of indigenous vegetation) and outstanding natural features and landscapes within the rural area that require protection from adverse effects of some activities.

5.1.2 RESOURCE MANAGEMENT ISSUES

The resource management issues within the rural zone include:

1. Facilitating the productive use of the land in a sustainable manner (ie does not degrade the land resource to a level that makes it unusable by future generations).
2. Management of the effects of land use activities on the environmental and amenity values in or adjacent to areas of significant ecological value and high scenic quality, riparian areas and coastal margins.
3. Identification and protection of significant vegetation features, wildlife habitats, archaeological and historic features, and areas of high scenic quality.
4. Maintenance of an open rural landscape, including limitation on the scale and location of buildings and physical structures, and other features (eg signs).
5. Management and control over the location of buildings and structures particularly in recognised hazard areas.
6. Avoiding, remedying or mitigating visual and amenity impacts of development.
7. Providing for the aspirations of the Maori Community regarding land use activities associated with their land, as well as their culture, traditions and toanga.
8. Provision for activities which facilitate the economic and social wellbeing of the rural community.

9. Providing the opportunity to enjoy recreational, scenic and amenity values of the rural area without detrimentally impacting on the natural and physical environment or on the rural activities themselves.
10. Provision for a range of farming activities, from intensive agricultural and horticultural activities through to casual or hobby farming, as well as "rural lifestyle" opportunities.
11. Making provision for the investigation and utilisation of mineral resources in a manner that avoids, remedies or mitigates the adverse effects on the environment.
12. Recognition of Regional policies and strategies and assisting the Waikato Regional Council in its functions relating to the management of water and soil conservation, and air quality.
13. Achieving public access to and around the coastline, rivers, streams and other water bodies.

5.1.3 ANTICIPATED ENVIRONMENTAL RESULTS

The main anticipated environmental result of the Rural zone is to facilitate productive uses of land that are compatible with retaining the open character and environmental amenity of the rural area and which promote the sustainable management of the physical and natural resources of the rural area.

It is recognised that in addition to traditional farming and forestry activities there is a need to accommodate a diverse range of opportunities for land use activities that enhance the social, economic and cultural wellbeing of the rural community. Some of these activities may have adverse effects that are incompatible with each other. Such activities should be managed to ensure the effects do not detrimentally impact on the natural environment, other rural activities or the amenities of existing residents.

Within the rural zones, certain areas/features have been identified as being significant resources worthy of protection. Such areas/features include significant ecological areas, archaeological, cultural and historic sites, areas of high scenic quality and important landscape features. The result sought with regard to such areas is that they are not adversely affected by the impacts of land use activities.

5.1.4 OBJECTIVES AND POLICIES

Objective 1

To ensure a range of compatible rural land use activities can be undertaken, which benefit from the productive potential, location and rural character of the zone.

Policies

Objective 1 will be achieved by the implementation of the following policies:

1. Rural activities that require the use of land with a high, actual or potential value should be able to locate on land with such characteristics. Such land is generally that in land use capability classes I - III in the New Zealand Land Resource Inventory Worksheets (published by the National Water and Soil Conservation Organisation).
2. Facilitating the use of rural land for farming and forestry purposes.

3. Rural and other land use activities which do not rely on the productive capability of the land should be able to locate on land with such characteristics, only where the character, scale and intensity of these activities are compatible with the rural landscape.
4. Ensuring buildings and rural activities maintain the amenity value of a predominantly open rural character.
5. Protecting significant ecological areas.
6. Allowing through subdivision the creation of a range of different lot sizes that is compatible with and recognises the potential productivity of the land and preserves that potential in perpetuity.
7. Dwellings should be developed to avoid, remedy or mitigate the adverse effects on the visual impact of the rural landscape and the productive use of the land.
8. Protecting areas of cultural, historic and archaeological significance and areas of high scenic and landscape quality.

Reasons

1. To protect resources identified as being significant to the District.
2. To achieve a flexible approach to land use management with emphasis being placed on the effects of activities.
3. To achieve a flexible approach to subdivision management.

Objective 2

To ensure residential development and other complementary activities develop in a way that is compatible with the rural character of the zone.

Policies

Objective 2 will be achieved by the implementation of the following policies:

1. The density of residential development in the zone should retain a predominantly open landscape, therefore preserving the amenity this openness provides.
2. Activities which are complementary to residential uses should be accommodated on a site in a manner which does not compromise the amenity of the surrounding rural neighbourhood.

Reasons

1. To retain the open character and environmental amenity of the rural area.
2. To ensure the effects of activities which are complementary to residential uses are managed and controlled.

Objective 3

To protect, preserve and enhance the significant landscape character of the natural environment of the zone.

Policies

Objective 3 will be achieved by the implementation of the following policies:

1. Giving special recognition to the eastern coastal environment and the Karangahake Gorge area, particularly as it relates to the impact of land use activities and buildings.
2. Identifying landscape features of particular significance in the District and ensuring that particular regard is had to protecting those features.
3. Ensuring the erection of buildings, earthworks and removal of indigenous vegetation does not detract from the significant landscape character of the natural environment, particularly along the margins of rivers, streams and other water bodies.
4. Securing suitable public access to the coastline, rivers and streams.

Reasons

1. The District Plan needs to recognise and provide for Matters of National Importance stipulated in the Act and as identified within the District.
2. To maintain and enhance important amenity values in the District.

Objective 4

To identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna (ecological areas).

Policies

Objective 4 will be achieved by the implementation of the following policies:

1. Identify and protect significant indigenous vegetation ecosystems and wildlife habitats (ecological areas) on private land.
2. Through Objective 3, Policy 1. above, recognise the importance of maintaining and promoting the development of the ecological corridor links along the Hauraki Corridor.
3. Encouraging and facilitating private landowner initiatives to protect identified significant ecological areas.
4. Ensuring in general that the clearance of significant indigenous vegetation is minimised.

Reasons

1. The District Plan has to recognise and provide for Matters of National Importance as stipulated in the Act and as identified in the District.
2. The District Plan also needs to maintain and enhance important amenity values and to recognise and have regard to the intrinsic values of ecosystems in the District.

Objective 5

To provide for the investigation of the mineral resources of the District..

Policies

Objective 5 will be achieved by the implementation of the following policies:

1. Providing for prospecting and exploration.
2. Ensuring that Council is fully informed regarding prospecting and exploration activities.
3. Requiring that the adverse effects of such activities be avoided, remedied or mitigated.

Reasons

1. The District includes areas which are known to have potential for the discovery of mineral resources.
2. The environmental effects of investigating mineral resources potential needs to be managed in an appropriate manner.

Objective 6

To provide for the utilisation of the mineral resources of the District.

Policies

Objective 6 will be achieved by the implementation of the following policies:

1. Providing for mining and mining operations.
2. Requiring that the adverse effects of mining and mining operations be avoided, remedied or mitigated.
3. Recognising that the Martha Mine and the Golden Cross Mine operate under existing Mining Licences granted under previous legislation, but that future mining operations will come within the provision of the Resource Management Act 1991.

Reasons

1. Although extractive industry is considered to be, in principle, an acceptable activity in the Rural Zone, the potential for adverse effects associated with large mine/processing developments is considerable and requires careful management.
2. Because extractive industry covers a very wide range of possible developments (eg types of mineral, type of mining method, processing options etc), management by adherence to specified general standards is difficult and thus most proposals will be assessed through an application procedure.

(Refer also to Section 8.3 - EXTRACTIVE INDUSTRY which provides further discussion and elaboration).

Objective 7

To ensure that any adverse effect of a land use activity on the environment or on the amenities of neighbours is avoided, remedied or mitigated.

Policies

Objective 7 will be achieved by the implementation of the following policies:

1. Requiring that all effluent is able to be safely disposed of and there is no associated smell nuisance from effluent or any other aspect of the activity.
2. Ensuring the implications of land use activities for the roading network (especially the safety and efficiency) are properly addressed.

3. Requiring off-street parking and loading facilities, and safe vehicle access to be provided and constructed so as to prevent dust and other nuisance.
4. Other adverse effects (eg noise, smell, glare, vibration) on the environment and amenity of the District (not only the rural areas) should preferably be avoided, or at least remedied or mitigated.
5. Controlling development in hazard areas.

Reasons

1. Whilst accepting that a range of activities should be provided for in the Rural Zone, care must be taken to ensure that any adverse effect does not result in any traffic hazard or traffic safety problem, any dangerous, public health related or nuisance element arising, any detracting from the amenities of the locality either at present or in the future, including cumulatively.

Objective 8

To recognise and provide for the relationship of Maori, their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

Policies

Objective 8 will be achieved by the implementation of the following policies:

1. Marae related activities should be able to be developed and carried out on Maori land, where the effects on the environment can be avoided, remedied or mitigated.
2. Protecting special features such as waahi tapu and controlling land use activities which may affect such features.

Reasons

1. The District Plan has to recognise and provide for Matters of National Importance as stipulated in the Act and as identified in the District.
2. The Plan also needs to take into account the Principles of the Treaty of Waitangi.

5.1.5 METHODS TO IMPLEMENT OBJECTIVES AND POLICIES

The principal method by which Council will implement the above Objectives and Policies is by the implementation of the Rural zone (both the physical limits shown on the planning maps and the rules) to control the location, type and scale of land use activities.

This will include the monitoring of activities in terms of resource consent conditions and/or the performance standards (Rules) applying in the zone.

The District Council will also maintain a close working relationship with the Waikato Regional Council to ensure the resource management responsibilities and functions of the two agencies are undertaken in a complementary way.

In addition Council will also employ the following methods to achieve particular objectives:

- Objective 4** ∅ By encouraging landowners to covenant areas of significant indigenous vegetation and significant habitats of indigenous fauna.

- Ø By considering measures including rate relief, provision of materials and perhaps other means to assist landowners in fencing out areas of significant indigenous vegetation and significant habitats of indigenous fauna (Refer Section 7.2).

Objective 8 Ø By maintaining a close dialogue with the Tangata Whenua through the Hauraki Maori Trust Board, the proposed Consultative Committee and other recognised agencies.

Reasons

1. Refer to Section 2.0 which sets out Council's main reasons for adopting a zone and rule based approach to the achievement of the objectives and policies of the Plan.
2. The District Council and Waikato Regional Council have complementary responsibilities and functions under the RMA and close liaison between the two bodies is essential.
3. The retention of areas of significant indigenous vegetation and significant habitats of indigenous fauna which are located on private land is best achieved by education and encouragement rather than sole reliance on rules.
4. It is essential that dialogue with the Tangata Whenua is maintained on resource management matters.

5.1.6 ACTIVITIES (OUTSIDE POLICY AREAS)

5.1.6.1 Permitted Activities

The following are permitted activities and shall comply with the Performance Standards specified in Rule 5.1.8 below:

1. Any permitted activity specified in Sections:
 - Ø 7.1 - Heritage Features
 - Ø 7.2 - Natural Areas of Ecological Significance
 - Ø 7.3 - Protection of Outstanding Natural Features
 - Ø 8.1 - Provision for Network Utilities
 - Ø 8.7 - Signs
 - Ø 8.8 - Hazardous Substances
 - Ø 8.10 - Surface of Water in Lakes, Rivers and Streams
 - Ø 10.1 - Subdivision
2. Drainage Works
- 3a. Two dwellings per separate lot, for lots within Certificates of Title created before 26 September 2000,
- 3b. One dwelling per separate lot, for lots within Certificates of Title created after 26 September 2000.
4. Forestry
5. One Produce Stall per holding, provided that:
 - (a) No produce stall shall be operated where it obtains its access from a state highway.
 - (b) The area of land or building used as a produce stall shall not exceed 30m² in total area, excluding the area required for off-street parking and manoeuvring.

(c) The stall and any land used in conjunction with it for retail display shall be located at least:

- Ø 20m from every front boundary
- Ø 10m from every other boundary.

6. Home/Farm Stay
7. Home Occupations
8. Any permitted and controlled activity in the Reserve (Active) zone.
9. Excavations of up to 2000m³ of minerals for end use on the property of source and the movement of up to 2000m³ of clean fill material from one location on a property to another in any one year.
10. Up to 2000m³ of clean imported fill (not undertaken as part of an approved subdivision or building consent) comprising topsoil, subsoil, and/or demolition rubble may be placed on a property where Council is **informed** of the fill action before the activity is carried out. The details to be provided are:
 - Ø legal description of property.
 - Ø nature and source of fill.
 - Ø location of fill on site.
 - Ø depth of fill.
 - Ø compaction of fill.
11. Importation of surplus clean cut material from roadworks provided that Council is **informed** prior to the filling activity where more than 2000m³ of fill material is to be placed.
12. Prospecting and exploration comprising the following activities and methods:
 - Ø Existing published data collection and analysis and remote sensing techniques.
 - Ø Geological mapping.
 - Ø Seismic surveys.
 - Ø Geochemical surveys, including soil sampling, sediment stream sampling, rock sampling and vegetation or water sampling.
 - Ø Geophysical surveys
 - Ø Gridding and line surveying.
 - Ø Trenching and costeaning, subject to a maximum cross section area of 6m³. Progressive rehabilitation of trenching is to be undertaken, such that no more than 50 metres of trenching is left open at any one time.
 - Ø Exploration drilling, subject to a maximum drilling pad size of 200 square metres.
 - Ø Bulk sampling, subject to a maximum of 500 cubic metres of material per 100 hectares.
 - Ø Exploration tunnels, subject to compliance with health and safety requirements, and to regional rules relating to water use and discharge. The maximum volume of

excavated material is not to result in more than 500 square metres of surface area being covered, to a maximum height of 2 metres.

Ø Rehabilitation measures proposed.

(Refer to Section 8.3 for information on history, objectives policies and other provisions relating to prospecting, exploration and mining).

13. Any other activity (including farming), other than a controlled, discretionary or non complying activity specified in this zone, where it conforms to the performance standards contained in Section 9.0.

5.1.6.2 Controlled Activities

The following are controlled activities, shall comply with the Performance Standards specified in Rule 5.1.8, and shall be assessed in relation to the criteria specified in Rule 5.1.6.2 **A** below:

1. Whanau Marae, provided that:

- (a) Each major inhabited building, eg wharenuī, wharekai, dwellings have an exclusive area of at least 2500m² (refer Performance Standard 9.3.7).
- (b) Access is not from a State Highway.
- (c) The land concerned shall be Maori multiple owned freehold land or otherwise be under the jurisdiction of the Maori Land Court.
- (d) The land concerned shall be vested in Trustees whose authority is defined in a Trust Order or other empowering instrument which will ensure as far as practicable that:
- (i) the freehold of the land remains vested in the trustees without power of sale; and
- (ii) the occupation and/or beneficial interest in the land is restricted to members of the whanau group for whose use and benefit the Marae is gazetted.
- (e) The performance standards specified for the Marae Development zone shall be met.

2. Any controlled activity specified in Sections:

- Ø 7.1 - Heritage Features
 Ø 7.2 - Natural Areas of Ecological Significance
 Ø 8.7 - Signs
 Ø 8.10 - Surface of Water in Lakes, Rivers and Streams
 Ø 10.1 - Subdivision

A. Assessment Criteria for Controlled Activities

The relevant and appropriate assessment criteria for discretionary activities in Rule 5.1.6.3 **A** shall be used to assess a controlled activity.

5.1.6.3 Discretionary Activities

The following are discretionary activities and shall be assessed in relation to the criteria in Rules 5.1.6.3 **A** and **B** below:

1. Any discretionary activity specified in Sections:

- Ø 7.1 - Heritage Features
 Ø 7.2 - Natural Areas of Ecological Significance
 Ø 7.3 - Protection of Outstanding Natural Features
 Ø 8.1 - Provision for Network Utilities
 Ø 8.7 - Signs
 Ø 8.8 - Hazardous Substances
 Ø 8.10 - Surface of Water in Lakes, Rivers and Streams
 Ø 10.1 - Subdivision

2. Any permitted or controlled activity that does not meet the particular rules for permitted or controlled activities or the performance standards specified in Section 5.1.8.

3. Multiple dwellings (more than two dwellings per lot) provided that:

- (a) The number of dwellings will be no greater than provided for as a permitted activity if the lot was subdivided in terms of the standards set out in Section 10.0 - Subdivision; and
- (b) Each proposed dwelling has an exclusive residential area of 2,500 m² (refer Performance Standard 9.3.7).

4. Produce markets.

5. Helipads or Airstrips.

6. Factory Farming activities which comply with the standards for siting and effluent disposal buffers in Performance Standard 9.3.8.

7. Industrial Activities excluding the wholesale storage and distribution of motor spirits (including LPG and CNG).

8. Commercial Services.

9. Community Facilities.

10. Entertainment Facilities.

11. River control works.

12. Landfills.

13. Any discretionary activity in the Reserve (Active) zone.

14. Mining and mining operations.

A. General Assessment Criteria for Discretionary Activities

The following general criteria as well as the particular criteria in Rule 5.1.6.3 **B** below, will be used to assess a discretionary activity:

1. The performance standards for the zone.
2. Whether the activity should be located so that any actual or potentially productive land (refer to Objective 1 of this zone) is not prejudiced from being used for purposes directly related to the inherent productive capability of the land.

3. Whether traffic movements resulting from the activity will have any significant impact on the safe and efficient operation of any public road. Pertinent matters for consideration in this regard are:
 - Ø the carrying capacity, standard and status in the roading hierarchy (as defined in Section 4.0 and 8.9) of the route concerned
 - Ø the ability of the site to accommodate the necessary parking and on-site manoeuvring areas
 - Ø the means by which any likely traffic hazard can be avoided or mitigated
 - Ø the access, parking and loading standards for permitted activities that shall be used as a guideline in assessing applications for discretionary activity (refer Performance Standards 9.3.1 - 9.3.5).
 - Ø the comments of Transit New Zealand on the possible adverse effects on the safe and efficient operation of the State Highway network.
4. The degree to which the activity will cause demands for the uneconomic or premature upgrading or extension of public services, including roading which are not in the interests of the District or locality.
5. Whether buildings are sufficiently set back from the boundaries of neighbouring properties to avoid causing a nuisance to neighbouring holdings by way of overshadowing, obstruction of views, noise, glare and loss of privacy.
6. The degree to which the location of buildings is such as to retain clear visibility along rural roads and to provide space for vehicle access and loading on the site clear of the road.
7. Whether features of the proposal including the location, design, and colour of buildings and structures, the planting of trees and shrubs, and the shaping of earth avoids, remedies or mitigates any adverse effect on the existing landscape.
8. The extent to which existing native bush, or other vegetation which contributes to visual amenity is retained and the reasons why any clearance is proposed.
9. Whether development adjacent to any Conservation zone or within the 'Karangahake Gorge Scenic Corridor Policy Area' and the 'Coastal Environment Policy Area' creates a situation where the buildings and activities dominate or detract from the natural environment.
10. Whether any earthworks necessary to accommodate the activity would create a significant adverse visual impact.
11. Whether any signs proposed detract from the amenities of the area.
12. The extent to which the activity is self-contained, with regard to stormwater drainage, effluent disposal and water supply within the boundaries of the site on which the activity is located (except where reticulated services are provided).
13. The extent to which wastes, spoil, sawdust, effluent etc is to be disposed of so as to avoid, remedy or mitigate nuisance for surrounding residents, damage to property, and pollution of the environment.
14. Whether the nature of the activity has the potential to create nuisance noise which cannot effectively or practically be controlled by mitigation measures.

15. The extent to which exterior storage areas of vehicles, equipment, machinery, materials, waste etc is located or suitably screened from neighbouring properties and any public road to avoid, remedy or mitigate any detriment to amenity.
16. Whether the hours of operation are appropriate having regard to those persons likely to be affected by the activity.
17. The adequacy of plans to ensure the long term stability of any disturbed/excavated area including waste disposal areas (including the possible use of performance bonds or other mechanisms designed to ensure long term stability).
18. Whether access to known mineral deposits will be compromised by the proposal concerned.

B. Particular Assessment Criteria for Discretionary Activities

The criteria specified for any particular discretionary activity as listed below shall be considered in addition to the criteria specified in Rule 5.1.6.3 A. above:

1. Multiple Dwellings (More than two dwellings per lot)
 - (a) Whether the siting of the proposed dwelling(s) ensures that any future subdivision potential of the land will not result in any new lot containing a density of the dwellings exceeding that permitted in terms of the standards set out in this Plan.
2. Produce Stalls/Produce Markets
 - (a) The extent to which the position and orientation of the stall or market will avoid distracting the attention of passing motorists.
 - (b) Whether the stall or market and land used in conjunction with it for retail display is located a safe distance from the front boundary of the property. Where a stall or market obtains access to a state highway, this distance should not generally be less than 30m.
3. Whanau Marae
 - (a) The extent to which the proposal complies with the performance standards for the Marae Development Zone.
 - (b) Whether the scale and nature of the proposed activities requires access and services to be provided in accordance with the engineering standards for urban subdivisions.
 - (c) Whether the methods proposed for disposal of sewage and stormwater and the provision of a potable water supply are appropriate for the scale and development proposed, and can be effectively maintained.
4. Helipads and Airstrips
 - (a) Whether the proposed flight paths to and from the helipad or airstrip will adversely impact on existing permitted activities in the area, and/or the values of any Conservation Zone and protected sites of ecological significance in terms of the following:
 - Ø hazard from aircraft movements
 - Ø noise
 - Ø ground access and traffic
 - Ø hours of operation

- Ø the frequency of aircraft movements
- Ø intrusion into the visual environment
- Ø effect on amenity values in the surrounding area.

5. Factory Farming

- (a) Whether the design of the buildings and/or operation of the activity will ensure that all animals to be housed or kept cannot escape or that rodents or other animals can not enter.
- (b) The extent to which features have been incorporated into the design to reduce potential nuisance problems such as noise, smell and glare.
- (c) With respect to Intensive Pig Farming, the Code of Practice - Pig Farming (New Zealand Pork Industry Board) 2nd Edition, August 1993, regard shall be had to the Guide to consider appropriate buffer distance conditions.

6. Industrial Uses/Commercial Services/Community Facilities/Entertainment Facilities

- (a) Whether it is established that there is a local need for the use which cannot reasonably and practically be provided for in nearby industrial or other urban zones in which the use is a permitted activity; and/or

It is established that there are particular characteristics of the use, either relating to location, area of land, relationship with other uses which require that it be located in the rural area rather than an urban area; or

It is established that there are outstanding or unique site features which make the site suitable for any commercial service, community facility, or entertainment facility whose principal clientele are visitors to the rural area.

- (b) Whether the scale of the use is in keeping with the character of the rural locality.

In the case of an activity retailing motor spirits (including CNG and LPG and other fuels) by refuelling motor vehicles on the site regard shall be had to the following:

- (i) the Ministry of Transport (Traffic Safety Services) Standards for Petrol Stations (1983) or any substitution to that publication
- (ii) the ability of the site to accommodate within its boundaries storage and filling facilities, standing room for vehicles waiting to be refuelled and any isolation distances required by the Dangerous Goods Regulation
- (iii) the availability of water for fire fighting purposes
- (iv) possible risks and hazards associated with the proposal and the community's perceptions of such risks and hazards
- (v) any resulting restrictions imposed on the use of adjacent land, and any cumulative effects of existing, adjacent hazardous activities
- (vi) the recommendation of the NZ Fire Service regarding fire safety.

Note: Where the retailing of motor spirits involves the retail distribution of hazardous substances (eg LPG, CNG, etc), the provisions of Section 8.8 -HAZARDOUS SUBSTANCES apply in addition to the criteria in this section.

7. Network Utility Operations

- (a) Operational efficiency and technical requirements of the utility concerned.
- (b) Whether alternative locations, systems or processes have been adequately considered.
- (c) Whether public safety and security is assured.

8. Extractive Industry (Prospecting, exploration, mining and mining operations)

- (a) Whether public safety and security is adequately provided for.
- (b) Whether acceptable plans for the rehabilitation of all disturbed areas have been provided including implementation programmes (refer Section 8.3).

9. Landfills

- (a) The criteria specified in 8. (a) and (b) above.

5.1.6.4 Non Complying Activities

- 1. Any activity not provided as a permitted, controlled or discretionary activity.

5.1.6.5 Prohibited Activities

There are no prohibited activities.

5.1.7 POLICY AREAS - COASTAL ENVIRONMENT, KARANGAHAKE GORGE SCENIC CORRIDOR

The Objectives, Policies and Rules for land use management in these policy areas are set out in:

Section 6.1 - COASTAL ENVIRONMENT POLICY AREA

Section 6.2 - KARANGAHAKE GORGE SCENIC CORRIDOR POLICY AREA

5.1.8 PERFORMANCE STANDARDS

The performance standards listed in Section 9.5 - MATRIX OF PERFORMANCE STANDARDS and as detailed throughout Section 9.0 - PERFORMANCE STANDARDS FOR DEVELOPMENT AND SUBDIVISION, shall be met by permitted and controlled activities.

5.1.9 GENERAL PROVISIONS

- Section 3.0 - MONITORING AND EVALUATION
- Section 7.0 - CONSERVATION AND HERITAGE
- Section 8.1 - PROVISION FOR NETWORK UTILITIES OPERATIONS
- Section 8.2 - PROVISION FOR PUBLIC WORKS

- Section 8.3 - EXTRACTIVE INDUSTRY
- Section 8.4 - EXCAVATION AND FILL
- Section 8.5 - AIR QUALITY
- Section 8.7 - SIGNS
- Section 8.8 - HAZARDOUS SUBSTANCES
- Section 8.10 - SURFACE OF WATER
- Section 10.0 - SUBDIVISION, FINANCIAL CONTRIBUTIONS, ESPLANADE
RESERVES AND ESPLANADE STRIPS