

5.10 TOWNSHIP ZONE

5.10.1 ZONE PURPOSE

- (1) The Township Zone is applied to those parts of the rural settlements where existing land use activity comprises a mixture of commercial, light industrial (service) and/or residential activities. The purpose of this zone is to allow for the change in use of buildings and land between commercial, residential, community or light industrial activities, without the restrictions inherent in a single purpose zone. Removing such zoning restrictions provides an incentive for businesses to establish in the smaller settlements, thereby assisting in halting and reversing any population decline.
- (2) Any adverse effects of activities in this zone are controlled by bulk and location requirements and performance standards.

5.10.2 OBJECTIVES AND POLICIES

(1) OBJECTIVE 1

To provide for commercial, community, residential and light industrial activities to support and strengthen the viability of the smaller townships in a manner that avoids, remedies or mitigates adverse environmental effects of those activities.

(a) Policies

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

- (i) Provide for a mixture of activities in the zone.
- (ii) Ensure that adverse effects of activities within the zone on the environments within the zone and adjoining zones are avoided, remedied or mitigated.

(b) Reasons

- (i) The range of activities provided for in this zone has the potential to create conflict between them. This is because the effects and the needs of activities may be incompatible with other activities in the zone.
- (ii) The use of performance standards, and assessment as discretionary activities, are methods to ensure the amenity values of the zone are maintained.
- (iii) The zoning and activity listings provide flexibility to allow activities to change and develop.
- (iv) The zone recognises the wide range of activities located in the townships.

(2) OBJECTIVE 2

To maintain a sufficient "land bank" to provide for new township activities to develop.

(a) Policies

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

- (i) Monitor the uptake of land and buildings and the type of activities in the zone.
- (ii) Rezone appropriate parcels of land for township activities when the availability of unoccupied land or buildings within the Township Zone is low.

(b) Reasons

- (i) In order to allow township activities to establish and operate, there needs to be land and/or buildings available. Using other zones (eg Residential) for township activities is to be avoided.

5.10.3 ENVIRONMENTAL RESULTS

- (1) To maintain and enhance a resource and an environment that meets the retail, business and community needs of the townships and in doing so enables the townships to also act as community foci for the surrounding areas.
- (2) The flexibility to accommodate a range of retail, business and community activities needs to be provided without detriment to the environment and the amenities of the townships and adjoining zones.

5.10.4 ACTIVITY STATUS

Activities and their *accessory uses*, and *buildings* (unless otherwise stated) are *Permitted, Controlled, Restricted Discretionary, Discretionary, Non Complying* or *Prohibited* according to the Activity Status Table below:

5.10.4.1 PERMITTED ACTIVITIES

Those activities listed below are a *Permitted Activity* unless otherwise specified and subject to compliance with the:

- *Zone Development Standards* specified in Rule 5.10.5;
- Activity Specific Standards specified in Rule 5.10.6;
- Conservation and Heritage provisions in Section 6.0
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

P1	<i>ANY RETAIL ACTIVITY, BUSINESS ACTIVITY, AND COMMUNITY ACTIVITY</i>
P2	<i>RESIDENTIAL ACTIVITIES</i>
P3	<i>PASSIVE RECREATION</i>
P4	<i>PROSPECTING</i>

P5	<i>EXPLORATION INVOLVING NOT MORE THAN 20M³ OF EXCAVATION PER ALLOTMENT IN ANY ONE YEAR</i>
P6	<i>TEMPORARY USES AND BUILDINGS (INCLUDING TEMPORARY MILITARY TRAINING)</i>
P7	<i>DEMOLITION AND REMOVAL OF BUILDINGS</i>
P8	<i>EMERGENCY SERVICES AND TRAINING FACILITIES</i>

5.10.4.2 CONTROLLED ACTIVITIES

Those activities listed below are a *Controlled Activity* unless otherwise specified and subject to compliance with the:

- *Zone Development Standards* specified in Rule 5.10.5;
- Activity Specific Standards specified in Rule 5.10.6;
- Conservation and Heritage provisions in Section 6.0
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

Conditions may be imposed in relation to the matters over which control has been reserved, as specified below.

C1	<p><i>EXPLORATION INVOLVING MORE THAN 20 M³ AND NO MORE THAN 50M³ OF EXCAVATION PER ALLOTMENT IN ANY ONE YEAR</i></p> <p>Matters over which Council has reserved control are:</p> <p>(1) Location and Duration</p> <p>(a) The location of the <i>exploration</i> activities to ensure the stability of adjacent land/buildings and <i>network utility</i> infrastructure is protected.</p> <p>(b) The duration of the <i>exploration</i> activities to minimise disturbance on adjacent residential <i>amenities</i>.</p> <p>(2) Management and rehabilitation</p> <p>(a) The adequacy of management and rehabilitation plans to ensure the long term appearance and stability of any disturbed/excavated area including surplus earth disposal areas (including the possible use of performance bonds or other mechanisms) aimed to return the disturbed area to the same or similar state as existed prior to the <i>exploration</i> activity.</p> <p>(b) The extent to which existing <i>indigenous</i> or other vegetation which contributes to visual <i>amenity</i> and/or biodiversity values is retained, the reasons why clearance is proposed and the ability to rehabilitate the area to similar values.</p> <p>(c) Whether earthworks and/or tracks associated with the activity have been located or minimised to reduce any adverse visual impact.</p>
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5.10.4.3 RESTRICTED DISCRETIONARY ACTIVITIES

Those activities listed below are a *Restricted Discretionary Activity* subject to compliance with the:

- Conservation and Heritage provisions in Section 6.0;

- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

The matters over which the *Council* has restricted its discretion are specified for each *Restricted Discretionary Activity* listed below.

RD1 ANY PERMITTED ACTIVITY OR CONTROLLED ACTIVITY THAT DOES NOT MEET THE ZONE DEVELOPMENT STANDARDS IN RULE 5.10.5 FOR A PERMITTED OR CONTROLLED ACTIVITY AND DOES NOT EXCEED THE ZONE DEVELOPMENT STANDARDS IN RULE 5.10.5 FOR A RESTRICTED DISCRETIONARY ACTIVITY

Matters over which Council has restricted its discretion are:

The *Council* will restrict the exercise of its discretion to the ability of the activity or development to achieve the particular environmental result of the *Zone Development Standards* in Rule 5.10.5 for which compliance is not met and the following relevant assessment criteria:

(1) Height and Daylighting

- The extent that topographical and *site* conditions (including easements) restrict the area or shape of the *site* that is suitable and available for building.
- The desirability of maintaining consistency in design and appearance with existing *buildings* on the *site*.
- The need to preserve existing trees, vegetation or important physical characteristics of the *site*.
- Whether the boundary to which the standard relates is a common boundary with an area of permanent open space, the use of which will not be detrimentally affected by any increased shading or loss of visual *amenity*.
- Whether the property adjoining the *site* is sufficiently higher and therefore the adjoining property will not be detrimentally affected.
- Where the standard(s) is/are not met due to penetration by a dormer window, gable or similar roof feature, whether that will have a minor effect on the *amenities* of the neighbouring site.
- The extent to which it is necessary to minimise the physical disturbance to the landscape and the landforms.
- The degree to which *amenity value* and privacy of adjoining properties is affected by matters such as shading and loss of daylight.
- The extent to which the *building* visually intrudes on any significant ridgeline or skyline or significant landscape, and what measures are proposed to reduce the visual effects of that intrusion.
- Whether the *building* will detract from any view or vista which contributes to the aesthetic coherence of a locality, and if it does, what measures can and will be taken to reduce the detraction to an acceptable level or remove it completely.
- Where the Township Zone land is within the coastal *environment*, whether the *building* will complement the coastal location in terms of scale.

(2) Yards

- The extent that topographical and *site* conditions restrict the area or shape of the *site* that is available and suitable for building.
- The degree to which the functioning of the *site* and/or the activity can be improved by not meeting the standard.

	<p>(c) Whether there is a need to preserve existing trees, vegetation or important physical characteristics of the <i>site</i>.</p> <p>(d) The extent to which the provision of daylight and sunlight into the neighbouring properties and the visual and aural privacy of neighbouring sites will be affected.</p> <p>(e) The extent to which the safe and efficient functioning of the street or <i>road</i> will be significantly compromised.</p> <p>(f) Whether the detrimental effects of building in the <i>yard</i> can be reduced or avoided.</p> <p>(g) Whether the <i>yard</i> functions (including separation, <i>landscaping</i> and service provision) will be provided on the <i>site</i> by other means, or are they unnecessary.</p>
(3)	<p>Site coverage</p> <p>(a) The ability of the existing stormwater and/or sewerage systems or on-site disposal methods to cope with additional stormwater and/or disposal of septic tank effluent.</p> <p>(b) Whether there are known stormwater/sewage disposal problems in the area.</p> <p>(c) The degree to which negative effects, in terms of changing the character or visual <i>amenity</i> of the area, can be mitigated or removed through the use of such techniques as <i>landscaping</i>, building design, exterior finish, set back from boundaries or reduced <i>height</i>.</p> <p>(d) The extent to which open space within the <i>site</i> and/or in the near vicinity can reduce the impact of the <i>building(s)</i> in terms of character or visual <i>amenity</i>.</p>
(4)	<p>Outdoor service area</p> <p>(a) The extent to which the functions of the <i>outdoor service area</i> can be adequately provided by other means (eg. storage area provided within a garage or other <i>accessory building</i>).</p> <p>(b) Whether there are other communal service facilities provided which are readily accessible to and useable by the activity on the <i>site</i>.</p>
(5)	<p>Privacy and separation</p> <p>(a) Whether the purpose of the separation, privacy and screening standards can be met to the same or similar level by some other method.</p> <p>(b) Whether there are existing developments on the same or adjoining <i>allotments</i> such that it would make compliance with the standards impracticable.</p> <p>(c) Where the existing situation fails to meet these standards, whether the proposed development will increase the degree to which the residential <i>amenities</i> are already detrimentally affected.</p>
(6)	<p>Traffic Noise Sensitivity</p> <p>(a) The location of the dwelling in relation to the formed carriageway of the <i>state highway</i>,</p> <p>(b) The location of the bedrooms and main living room within the dwelling in relation to the formed carriageway of the <i>state highway</i>,</p> <p>(c) The extent and location of the main glazing to bedrooms and living areas,</p> <p>(d) The mitigation methods proposed – building materials, construction method</p>

	and the internal noise level that will be achieved,
(e)	The outcomes of any consultation with the New Zealand Transport Agency, and Whether they are likely to avoid or mitigate potential adverse traffic noise effects or potential reverse sensitivity effects on the <i>state highway</i> (to apply to (a) – (e) above),
(f)	Whether there are other design features that will provide the required ventilation without the need for ventilating windows or a <i>ventilation system</i> ,
(g)	Whether the <i>ventilation system</i> proposed will provide a comfortable living environment as well as the required level of ventilation.
(7)	Outdoor Living Area
(a)	Whether there is communal outdoor space provided, which is accessible to each activity on site, and provides a similar level of amenity.
(b)	Whether there is adjoining open space (e.g. park, reserve) that is ‘usable’ by each activity on the <i>site</i> , thereby reducing the need to provide the living area on-site.
(c)	The extent to which the living area can be provided in a manner that may not meet the standards, but still provides a usable area to meet the purpose of the living area and a similar level of amenity.
(8)	Density for dwellings/house hold units
(a)	The degree to which the design of the development allows for a smaller <i>net site area</i> per <i>dwelling</i> while still meeting the required standards relating to privacy, outdoor living, sunlight, parking and other residential amenity needs.
(b)	Whether there is sufficient permanent open space adjoining the <i>site</i> (excluding streets and accessways) to reduce the impact of the higher density on the surrounding residential environment.
(c)	Whether the housing development is designed to meet the needs of specific residents not requiring the specified <i>net site area</i> due to smaller units, or parking or other factors, and the development is unlikely to convert to a residential form of living that would require greater <i>net site areas</i> .

5.10.4.4 DISCRETIONARY ACTIVITIES

Those activities listed below are a *Discretionary Activity* and shall be assessed against the relevant criteria in Rule 5.10.7.

Note: The Conservation and Heritage provisions in Section 6.0 and the Specific and District Wide provisions in Section 7.0 also apply and may alter the *Discretionary Activity* status for the activities specified below or require additional resource consents.

D1	<i>ANY PERMITTED OR CONTROLLED ACTIVITY THAT DOES NOT MEET THE ZONE DEVELOPMENT STANDARDS IN RULE 5.10.5 FOR A RESTRICTED DISCRETIONARY ACTIVITY</i>
D2	<i>EXPLORATION NOT PROVIDED FOR AS A PERMITTED OR CONTROLLED ACTIVITY</i>
D3	<i>UNDERGROUND MINING</i>

5.10.4.5 NON COMPLYING ACTIVITIES

Those activities listed below are a *Non Complying Activity*.

NC1	<i>MINING OPERATIONS NOT OTHERWISE PROVIDED FOR AS A COMMUNITY ACTIVITY OR BUSINESS ACTIVITY</i>
NC2	<i>ANY OTHER ACTIVITY NOT PROVIDED AS A PERMITTED, CONTROLLED, RESTRICTED DISCRETIONARY, DISCRETIONARY OR PROHIBITED ACTIVITY</i>

5.10.4.6 PROHIBITED ACTIVITIES

Those activities listed below are a *Prohibited Activity*.

P1	<i>SURFACE MINING</i>
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5.10.5 ZONE DEVELOPMENT STANDARDS

- (1) The following relevant *Zone Development Standards* shall be met by all *Permitted* and *Controlled Activities* unless otherwise stated.
- (2) For *Controlled Activities*, where *Council* has reserved control over specified matters in Rule 5.10.4.2, and for *Restricted Discretionary Activities* in Rule 5.10.4.3, where *Council* has restricted its discretion to specific matters, more restrictive development standards than those specified in the table below, may be imposed as *conditions* of consent.
- (3) The following relevant *Zone Development Standards* shall be used as a guide in assessing any *Discretionary* and *Non Complying Activities*.

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
Maximum <i>Height</i>	8.0 metres	10.0 metres	To ensure that the <i>height</i> of <i>buildings</i> is compatible with the activities permitted in the <i>zone</i> as well as the landscape, <i>amenity</i> and character of both the <i>zone</i> that the <i>building</i> is located in and any adjoining <i>zone</i> .
<i>Daylight Control</i> (refer to definition for explanatory diagram)	No <i>building</i> shall project above 2.0 metres in <i>height</i> at any <i>site</i> boundary and not project above a 45° plane into the <i>site</i> up to the maximum <i>height</i> .	No Restriction	To ensure no <i>building</i> unreasonably overshadows any neighbouring property, thereby restricting daylight and ventilation between <i>buildings</i> .
Minimum <i>Yards</i>	<i>Front Yard</i> : 4.5 metres (except for <i>state highways</i>).	<i>Front Yard</i> : 4.5 metres for <i>residential activities</i> ,	To allow flexibility in <i>site</i> layout while still

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	<p><i>Front Yards:</i> 12 metres from <i>state highways</i> for <i>habitable rooms</i>, otherwise 4.5 metres.</p> <p><i>Other Yards:</i> 1.5 metres for <i>residential activities</i>, otherwise 3.0 metres.</p>	<p>otherwise nil.</p> <p><i>Other Yards:</i> Nil</p>	<p>maintaining the <i>amenities</i> of the <i>site</i> and adjoining sites.</p> <p>To provide a greater <i>yard</i> for <i>buildings</i> where people are likely to gather, or activities of a noisy nature are to be undertaken, to assist with mitigating <i>amenity</i> effects on adjoining sensitive land uses.</p> <p>To provide an open streetscape that allows for planting and ensures the traffic function of the <i>road</i> is not compromised.</p>
Traffic Noise Sensitivity	<p>(a) All new <i>habitable room(s)</i> where located within 40 metres of the formed carriageway of a <i>state highway</i> (except for the Township Zone at Patetonga, where all new <i>habitable room(s)</i> located within 80 metres of the formed carriageway of a <i>state highway</i>) shall meet an internal road-traffic design sound level of $40dBL_{Aeq(24hr)}$ with ventilating windows open.</p> <p>(b) An acoustic design report from a suitably qualified and experienced acoustics expert shall be provided to the <i>Council</i> demonstrating compliance with (a) above at the time of building consent application.</p> <p>(c) Where the requirements of (a) above can only be met with windows and doors closed a <i>ventilation system</i> shall be installed for the <i>habitable room(s)</i>.</p> <p>(d) The requirements of (a) above shall not apply where:</p> <p>(i) the nearest <i>façade</i> of the new <i>habitable room(s)</i> is between 20 and 40 metres from the formed carriageway of the <i>state</i></p>	No restriction	To allow flexibility of site layout while protecting the <i>amenity</i> of sensitive uses where located in proximity to high speed environment and/or high traffic volume <i>state highways</i> , from potential adverse traffic noise effects.

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	<p><i>highway</i> (except for the Township Zone at Patetonga, where the nearest façade of the new <i>habitable room(s)</i> is between 50 and 80 metres from the formed carriageway of the <i>state highway</i>) and there is a solid building, fence, wall or landform that blocks the line of sight from all parts of all windows and doors to the new <i>habitable room(s)</i> to any part of the formed carriageway of the <i>state highway</i> (where that part of the <i>state highway</i> is within 40 metres (or 80 metres for the Township Zone at Patetonga) of the façade of the new <i>habitable room(s)</i>); or</p> <p>(ii) it can be demonstrated by way of prediction or measurement by a suitably qualified and experienced acoustics expert that the road traffic noise level from the <i>state highway</i> is less than $55dBL_{Aeq(24hr)}$ on all facades of the new <i>habitable room(s)</i>; or</p> <p>(iii) the <i>habitable room(s)</i> are added to or altered within a <i>dwelling</i> existing at 26 September 2014.</p>		

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
<i>Site Coverage</i>	50%	75%	To provide a balance between flexibility for on-site development and maintaining sufficient area for off-street parking appropriate to the character and on-street capacity of the township. In areas not served by reticulated stormwater and sewage disposal systems, an adequate area for on-site stormwater and effluent disposal is maintained to avoid adverse effects on adjacent properties and the <i>environment</i> .
Density for <i>dwellings/ household units</i> only	525m ² minimum <i>Net Site Area</i> per <i>dwelling</i> .	525m ² minimum <i>Net Site Area</i> per <i>dwelling</i> .	To enable an intensity of development that is appropriate to the character of the township and to maintain a certain level of <i>amenity</i> for <i>residential activities</i> within the <i>zone</i> .
<i>Outdoor Living Area</i>	Minimum Area: 60m ² plus 10m ² for each additional bedroom over 2. Minimum Dimension: 3 metres in all directions Minimum Shape: Can contain an 8.0 metre diameter circle	Minimum Area: 60m ² plus 10m ² for each additional bedroom over 2. Minimum Dimension: 3 metres in all directions Minimum Shape: Can contain an 8.0 metre diameter circle	To provide an area of useable, accessible open space for recreation and leisure.
<i>Outdoor Service Area</i>	Minimum Area: 20m ² Minimum Dimension: 3.0 metres	Nil	To provide a separate area suitable for general storage, clothes drying and rubbish bin storage, in order that areas for outdoor living, parking or access do not get used for this purpose, thereby detracting from the function and <i>amenity</i> of the <i>zone</i> .

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
Privacy and Separation	<p>(a) For <i>buildings</i> on the same <i>allotment</i>:</p> <p>(i) No part of a <i>dwelling/household unit</i> and any other <i>building</i> shall protrude through a plane rising at an angle of 45° commencing at an elevation of 2 metres at a line midway between the <i>dwelling/household unit</i> and the other <i>building</i>.</p> <p>(ii) No wall of a <i>dwelling/household unit</i> shall be sited closer than 3.0m to the wall of another <i>building</i> (including another <i>dwelling/household unit</i>), unless it is accessory to the <i>dwelling/household unit</i>.</p> <p>(iii) Where the <i>buildings</i> are attached by adjoining or common walls, the above separation setbacks are not required between those <i>buildings</i>.</p> <p>(b) All <i>dwellings/household units</i> on the same <i>allotment</i> shall be arranged so that:</p> <p>(i) a sight line drawn from any point on the main glazing of the living room in one <i>dwelling</i> does not penetrate the main glazing of the living room of any other <i>dwelling/household unit</i> unless:</p> <p>(1) such glazing is at least 6m apart; or</p> <p>(2) the angle between the two planes of that glazing is >120°</p> <p>(3) where the living rooms of both <i>dwellings/household units</i> are at ground floor level screening is provided in the form of close</p>	Nil	To protect existing and future residential <i>amenities</i> , particularly where two storey living and multi <i>dwelling development</i> has the potential to detrimentally affect environmental qualities such as privacy, quietness and space.

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	<p>boarded or similar fences, or planting of not less than 1.8 metres in <i>height</i>.</p> <p>(ii) No windows of all <i>habitable rooms</i> (apart from the main glazing of the living room) in one <i>dwelling/household unit</i> shall face towards the window of any <i>habitable room</i> in any other <i>dwelling/household unit</i> unless:</p> <p>(1) the separation is at least 6 metres; or</p> <p>(2) the window sill is at least 1.7 metres above either finished ground or upper floor level; or</p> <p>(3) the angle between the two planes of the glazing is >120° ; or</p> <p>(4) where the <i>habitable rooms</i> are at ground floor level screening is provided in the form of close boarded or similar fences, or planting of not less than 1.8 metres in <i>height</i>.</p> <p>(c) A balcony or window of a <i>habitable room</i> of a <i>dwelling/household unit</i> at above ground floor level shall be set back at least 6 metres from any boundary (excluding the <i>road boundary</i> or adjoining <i>internal access</i> or <i>vehicle access strip</i> of 3 metres width or more) unless:</p> <p>(i) windows are at an angle of 60° or greater to the boundary; or</p> <p>(ii) the window sill is at least 1.7 metres above finished upper floor level; or</p> <p>(iii) opaque or obscure glazing is provided; or</p> <p>(iv) the side of the balcony facing the adjoining boundary is</p>		

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	enclosed with non see through materials.		

*These *Zone Development Standards* shall not apply to “*Temporary Uses and Buildings*” covered by clause (b) of the definition in Section 4 for “*Temporary Uses and Buildings*” and to “*Prospecting*” and “*Exploration*”.

5.10.6 ACTIVITY SPECIFIC STANDARDS

- (1) There are no Activity Specific Standards for this *zone*.

5.10.7 ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES

When assessing any application for a *Discretionary Activity*, Council shall have regard to the relevant *development standards*, activity specific standards, environmental results and assessment criteria for *Permitted*, *Controlled* and *Restricted Discretionary Activities* in Rules 5.10.4 to 5.10.6, and the relevant General and Activity Specific assessment criteria below, and any other matters it considers appropriate.

5.10.7.1 GENERAL ASSESSMENT CRITERIA

- (1) 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:
- (a) the carrying capacity, standard and status in the roading hierarchy of the *road* concerned;
 - (b) the ability of the *site* to accommodate the activity requirements for on-site parking, loading and *manoeuvring areas*;
 - (c) the means by which any likely adverse traffic effects can be avoided, remedied or mitigated;
 - (d) the access, parking and loading standards for *Permitted Activities* that shall be used as a guideline in assessing applications for *Discretionary Activities*;
 - (e) the comments of New Zealand Transport Agency on the possible adverse effects on the safe and efficient operation of the *state highway* network.
- (2) 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.

- (3) 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.
- (4) The degree to which the location of *buildings* is such as to retain clear visibility along *roads* and to provide space for vehicle access and loading on the *site* clear of the *road*.
- (5) Whether any *signs* proposed detract from the *amenities* of the area.
- (6) 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).
- (7) Whether 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*.
- (8) Whether the nature of the activity has the potential to create nuisance and health and safety effects, such as noise, vibration and dust which cannot effectively or practically be controlled by mitigation measures.
- (9) Whether the hours of operation are appropriate having regard to those persons likely to be affected by the activity.
- (10) Whether the activity and any *building* and *structures* are of a scale and intensity which is in keeping with the character, *amenity* and ambience values of the existing township *environment*.

5.10.7.2 EXPLORATION AND UNDERGROUND MINING

- (1) Whether public safety and security is adequately provided for.
- (2) Whether acceptable plans for the rehabilitation of all disturbed areas have been provided, including implementation programmes.

5.10.7.3 ACTIVITIES/DEVELOPMENT WITHIN WHIRITOA

- (1) Whether the activity and any *buildings* and *structures* are of a scale, intensity and character to protect coastal natural character and maintain the *amenities* of the existing built *environment*.

