

8.1 BACKGROUND

8.1.1 DESCRIPTION

- (1) Both subdivisions and developments require standards to guide their establishment and ongoing operation.
- (2) The performance standards, environmental results and assessment criteria set out in this section have been developed to promote the objectives and policies of this District Plan and the purpose of the Resource Management Act 1991, namely the avoidance, remedying or mitigation of adverse effects of activities on the environment, natural and physical resources and amenity values.
- (3) The performance standards are based on and developed from standards that were prepared, administered and monitored under the previous District Plan. Many of the standards have “survived the test of time”, as useful and effective planning tools. However, they have been reviewed, altered, deleted and/or updated in order to better reflect the intent of Part 2 Resource Management Act 1991, and to reflect the higher environmental and amenity qualities expected by the community. The purpose of the performance standards is to minimise the adverse effects of activities on the environment.
- (4) To ensure the efficient, coordinated and adequate provision of infrastructural services and roading, the Council has an Engineering Manual (referred to in the Standards as the HDC Engineering Manual) which provides acceptable minimum standards that all development is required to comply with to ensure health and safety requirements are met, and that there is a consistency in design of infrastructural services and roading provided by developers to a standard that will last the test of time and anticipated use. The Manual also provides for variances within some of the standards for certain townships (ie. Waikino, Mackaytown and Karangahake), in recognition of their distinct urban character.
- (5) In some cases adherence to the Manual has the potential to result in development that may be bland in character and design. Council wishes to promote innovation and flexibility in the design and servicing of subdivision and development, acknowledging that this can lead to subdivisions and developments that are more responsive to the local environment and achieve quality urban design outcomes. Provision is made for developers to depart from the Manual requirements where it can be demonstrated that required standards of performance will still be met and that the desired environmental outcomes will result.

8.1.2 OBJECTIVES AND POLICIES

The objectives and policies for the zone in which the activity is being carried out are in addition to and complementary to the objectives and policies set out for the performance standards. Accordingly, both sets of objectives and policies need to be considered when assessing an application to exceed a standard.

(1) OBJECTIVE 1

To avoid, remedy or mitigate the adverse effects of activities (development and subdivision) on the environment, natural and physical resources and the amenity values of the Hauraki District.

(a) Policies

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

- (i) Ensure activities operate within limits that do not have an adverse effect on the environment.
- (ii) The reverse sensitivity effects generated by subdivision, buildings, structures and land development within electricity transmission corridors shall be managed in order to avoid, remedy or mitigate the adverse effects on the safe, secure and efficient use, operation and development of the transmission network.
- (iii) The reverse sensitivity effects generated by new subdivision and noise sensitive development shall be managed in order to avoid, remedy or mitigate the adverse effects on the secure and efficient use, operation and development of the District's regionally significant transport network, including rail.
- (iv) Recognise that the performance standards in this District Plan are one of a range of methods available to achieve the anticipated environmental results identified, and provide flexibility to assess those situations.

(b) Reasons for all objectives and policies

- (i) The principal purpose and reason for any of the standards is to avoid, remedy or mitigate any adverse effects of activities (including buildings and structures) on the environment, natural and physical resources and amenity values. These purposes are summarised in the environmental result listed for each standard, as well as the objectives, policies, resource management issues and anticipated environmental results listed for the zone to which the standard relates.

8.1.3 TYPES OF PERFORMANCE STANDARDS

- (1) For each standard in the following sections, a discussion is included which identifies what the standard is and the purpose of the standard. Each standard includes an outline of the principal reasons for the inclusion of the standard. This is not intended as a comprehensive list of all the purposes and reasons.
- (2) The performance standards are a combination of building design and location, amenity, vehicle parking, loading, access and roading and infrastructure requirements which apply to all developments and subdivisions, and will normally be imposed as consent conditions when determining any subdivision or land use consent.
- (3) A number of the performance standards require compliance with the standards within the HDC Engineering Manual. This document sits outside the District Plan and will need to be referred in these cases. The HDC Engineering Manual has been prepared to set out the required standards for any engineering work undertaken within the Hauraki District area. It is

to be read in conjunction with the Hamilton City Council Development Manual Volumes 1, 2, 3 & 4 (HCCDM), which contains the majority of the applicable engineering standards.

- (4) The HDC Engineering Manual sets out the variances from the HCCDM and/or additional design standards or technical specifications that are required in subdivision, development and contract works in the Hauraki District area, and they have precedence over the HCCDM. The HDC Engineering Manual follows the same numbering system used in the HCCDM in order to provide for consistency and ease of use. Where the HDC Engineering Manual makes no specific requirements the HCCDM requirements apply. Where there is any discrepancy between the HDC Engineering Manual and the District Plan or the Hauraki District Council Consolidated Bylaw, then these latter documents (being the District Plan and the Bylaw) have precedence.

8.1.4 ACTIVITY STATUS

- (1) In this District Plan, activities have *permitted* or *controlled activity* status depending on two factors:
- (a) The activity is listed as either a *Permitted* or *Controlled Activity* in a *zone* contained in Section 5.0; and
 - (b) Compliance with the *Zone Development Standards* and Activity Specific Standards, as specified for the activity in each *zone* in Section 5.0, and the Specific and District Wide Matters in Section 7.0 and the District Wide Performance Standards in Section 8.0.
- (2) Where a *permitted* or *controlled activity* cannot comply with any one of the following District Wide Performance Standards (listed in Sections 8.2 – 8.5), then a resource consent as a *Restricted Discretionary Activity* is required (unless an alternative activity status is specified in the standard). The matters over which the *Council* has restricted its discretion are specified within each District Wide Performance Standard (8.2 – 8.5).