

## Section 8 - Lake Karāpiro Events Zone

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### 8.1 Introduction

- 8.1.1 Lake Karāpiro and its environs have significant visual, natural, cultural and recreational values and are recognised as having high amenity landscape qualities. These values have been recognised within this zone, which encompasses the Karāpiro Lake Domain and land to the south, that adjoins Lake Karāpiro and Maungatautari Road.
- 8.1.2 The Karāpiro Lake Domain is a venue for a wide range of predominantly water-based sports undertaken on the adjoining Lake Karāpiro including rowing, yachting, power boating, water skiing, kayaking, waka ama and dragon boat racing; and is now recognised as a world-class events venue for both training and competition. The Karāpiro Lake Domain also provides a base for a number of sporting clubs and organisations. The buildings and infrastructure at the Karāpiro Lake Domain are being progressively developed in accordance with the Karāpiro Lake Domain (Mighty River Domain) Reserve Management Plan and approved resource consents.
- 8.1.3 Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River arises from the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and the Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Act). The purpose of the Vision and Strategy is to restore and protect the health and well-being of the Waikato River for future generations, while providing for specific customary activities. This is of particular relevance to the Lake Karāpiro Events Zone which provides a means of access to Lake Karāpiro, and also a venue for customary activities such as waka ama.
- 8.1.4 While the Karāpiro Lake Domain is promoted primarily as a training and competition venue for aquatic sports, it is intended that it should also be used for local and casual users. It is envisaged that sporting events will take precedence, but when such events are not being held, the Karāpiro Lake Domain will be available for public use and enjoyment, including temporary events, functions and accommodation facilities.
- 8.1.5 The Karāpiro Lake Domain is classified as a Recreation Reserve and is subject to the Karāpiro Lake Domain (Mighty River Domain) Reserve Management Plan 2011. The proximity of the Karāpiro Lake Domain to residential areas makes it a popular location for recreational activities with cycle/walkway linkages from Karāpiro Village and Cambridge further enhancing these opportunities. It is critical that any development is appropriate to the underlying reserve classification and maintains the unique landscape and recreational characteristics of the Karāpiro Lake Domain, including the feeling of open space, the retention of specimen trees, and the connection with the Lake.
- 8.1.6 The land to the south of the Karāpiro Lake Domain encompassed within the Lake Karāpiro Events Zone is owned in part by the Crown and Waipa District Council and is not classified as Reserve. The absence of development on this land provides a feeling of spaciousness, and it also provides notable view shafts from Maungatautari Road towards the lake margins, the hydro dam and Karāpiro Village. The margins to the south of the Karāpiro Lake Domain that are located within the zone are typically used in conjunction with sporting events held at the Karāpiro Lake Domain (i.e. jetties and viewing areas). Fewer buildings and other development in this location is appropriate in order to maintain the qualities of this part of the Lake Karāpiro Events Zone.
- 8.1.7 The Karāpiro Dam and associated power station is an important asset for electricity generation, and pursuant to its resource consents, has the ability to alter the water level of

Lake Karāpiro. There are also operating easements along the margins of the Waikato River that entitle access to the riverbank, to undertake work and inundate land in association with the hydro operations. The use and development of land within the Lake Karāpiro Events Zone must be managed to minimise the potential for reverse sensitivity effects and ensure these utility operations are not adversely impacted.

## **8.2 Resource Management Issues**

- 8.2.1 There is significant demand for a range of water and land based activities to be undertaken on the Karāpiro Lake Domain. The effects of these activities on amenity values and the qualities of the surrounding environment need to be managed.
- 8.2.2 Large events at the Karāpiro Lake Domain (some of which are nationally and internationally significant), have the potential for adverse effects, particularly as they relate to noise, signs and traffic effects. The potential effects need to be appropriately managed to ensure they do not compromise the surrounding environment including the transport network.
- 8.2.3 Development within the zone shall give effect to the Vision and Strategy for the Waikato River.
- 8.2.4 The facilities at the Karāpiro Lake Domain provide an attractive venue for a number of groups and organisations.
- 8.2.5 Retail and administration facilities or activities that are not ancillary to the sporting, recreation and accommodation activities undertaken within this zone may detract from the qualities of the Lake Karāpiro Events Zone and introduce ad-hoc activity in the area which is inconsistent with the primary use of the Karāpiro Lake Domain and surrounding land uses.
- 8.2.6 Development within the Lake Karāpiro Events Zone has the potential to result in reverse sensitivity effects on the existing electricity generation activity that utilises Lake Karāpiro and its margins, including increasing the potential for flooding through building location and earthworks.

## **8.3 Objectives and Policies**

*Please also refer to the objectives and policies of Parts C, Part E and Part F, as relevant.*

### **Objective - Lake Karāpiro Events Zone**

- 8.3.1 To enable the ongoing development and use of the Lake Karāpiro Events Zone for recreational facilities.

#### *Policy - Ongoing development*

- 8.3.1.1 To enable the ongoing development of recreational and public facilities within the Lake Karāpiro Events Zone, at a scale and intensity that recognises and protects the surrounding historical, cultural, ecological, natural and landscape values of the Waikato River valley and the surrounding environment.

### **Objective - Karāpiro Lake Domain**

- 8.3.2 To provide for the continued development of the Karāpiro Lake Domain as a site that provides a training and competition venue and associated facilities for aquatic sports and outdoor

pursuits, whilst protecting the recreational, cultural values and environmental characteristics of Lake Karāpiro and the surrounding area.

*Policy - Ongoing development as a recreational and sporting venue*

- 8.3.2.1 To promote the on-going development of the Karāpiro Lake Domain as a venue for regional, national, and international events and outdoor pursuits, whilst providing for the general public to use and enjoy the facilities when large-scale sporting, cultural or recreational events are not being held.

*Policy - Other uses within the Karāpiro Lake Domain*

- 8.3.2.2 To ensure the on-going development, use and viability of the facilities at the Karāpiro Lake Domain, including its use as an events and function venue, in a manner that does not adversely affect the character and amenity of the surrounding Large Lot Residential Zone and Residential Zone, or the historical and cultural values and ecological, natural and landscape values of Lake Karāpiro.

### **Objective - Management of adverse effects**

- 8.3.3 To provide for on-going development of the Lake Karāpiro Events Zone in accordance with the Karāpiro Lake Domain (Mighty River Domain) Reserve Management Plan 2011; while ensuring adverse effects such as visual, traffic, signs and noise on the surrounding area are appropriately mitigated.

*Policy - Building design, location and finish*

- 8.3.3.1 To ensure that buildings are designed, located, finished and are of a scale that maintains the character and amenity value of the surrounding environment, including identified landscapes, and significant view shafts.

*Policy - Signs*

- 8.3.3.2 To avoid the establishment of signs which are not related to the site on which they are located, that are illuminated, moving or flashing or which are likely to create a visual hazard or interfere with the safe and efficient use of roads and walkways and cycleways.

*Policy - Signs to maintain local character*

- 8.3.3.3 To ensure that signs reflect the local character and amenity value of the surrounding environment, including any identified landscapes and significant view shafts, and the nature of the adjacent transport environment; by restricting the location, size, number and design of signs.

*Policy - Temporary signs*

- 8.3.3.4 To manage the location and type of temporary signs to minimise short-term impact and to avoid adverse effects on local amenity values and public safety.

*Policy - Earthworks*

- 8.3.3.5 To ensure that earthworks are carried out in a manner that avoids adverse effects between properties and on water bodies, and takes into account the landscape character of the Lake Karāpiro Events Zone.

*Policy - Ancillary retail facilities*

- 8.3.3.6 To provide for limited ancillary retail facilities where it serves the recreational, sporting, accommodation and cultural uses within the Karāpiro Lake Domain.

*Policy - Administration facilities*

- 8.3.3.7 To provide for administration facilities where they are ancillary to the recreation, sporting and cultural activities undertaken within the Karāpiro Lake Domain.

*Policy - Relocated buildings*

- 8.3.3.8 Relocated buildings shall not detract from the amenity of the area they are located within by ensuring that exterior maintenance and painting is undertaken.

**Objective - Manage and avoid adverse effects of temporary events**

- 8.3.4 To manage adverse effects associated with temporary events on the surrounding environment.

*Policy - Duration of events*

- 8.3.4.1 To limit the duration of event's potential adverse effects through restricting the number and duration of events, including set-up, removal and reinstatement.

*Policy - Noise*

- 8.3.4.2 To ensure that noise associated with temporary events is not unreasonable and does not unduly detract from the amenity of the surrounding area.

*Policy - Parking*

- 8.3.4.3 To ensure that all parking associated with temporary events and activities is accommodated either wholly onsite, or in a consented offsite location and does not result in an overflow of parking onto Maungatautari Road.

*Policy - Retail activities*

- 8.3.4.4 To ensure that any temporary retail activities and associated signs are ancillary to a temporary event.

**Objective - Hydro generation operations**

- 8.3.5 To ensure that activities, subdivision and development within the Lake Karāpiro Events Zone are managed in a way that does not adversely impact the hydro generation capabilities of Lake Karāpiro.

*Policy - Effects on lake levels*

- 8.3.5.1 To recognise and provide for fluctuating water levels as a result of hydro electricity generation and operating easements on Lake Karāpiro.

## Objective - Waikato River Vision and Strategy

- 8.3.6 To ensure development and activities undertaken within the Lake Karāpiro Events Zone achieve the Waikato River Vision and Strategy.

*Policy - Waikato River Vision and Strategy*

- 8.3.6.1 To ensure that development within the Lake Karāpiro Events Zone gives effect to the Waikato River Vision and Strategy through building setbacks, controlling building size, appropriate mitigation of earthworks, and by not further restricting existing access to the Waikato River. Opportunities to enhance access will be supported.

*Policy - Customary activities*

- 8.3.6.2 To ensure that development of the Lake Karāpiro Events Zone does not exclude or limit the ability of tāngata whenua to undertake customary activities.

## 8.4 Rules

*The rules that apply to activities are contained in:*

- (a) *The activity status tables and the performance standards in this zone; and*  
 (b) *The activity status tables and the performance standards in Part E District Wide Provisions and Part F District Wide Natural and Cultural Heritage of the Plan.*

Advice Notes:

1. Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.
2. Vegetation to be planted within or near electric lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

### 8.4.1 Activity Status Tables

8.4.1.1	Permitted activities The following activities shall comply with the performance standards of this zone
(a) to (g) apply to the Lake Karāpiro Events Zone as a whole:	
(a)	Recreation activities.
(b)	Activities, facilities and buildings, including relocated buildings, listed in the Karāpiro Lake Domain (Mighty River Domain) Reserve Management Plan and, facilities and buildings ancillary to recreational activities including boat ramps, toilet and shower facilities, landscaping, parking areas and internal roading.
(c)	Relocated buildings less than 40m <sup>2</sup> in size for the purpose of clubrooms or storage associated with club activities.
(d)	Signs
(e)	Earthworks
(f)	Customary activities.
(g)	Demolition and removal of buildings and structures, except those listed in Appendix N1 Heritage Items.
(h) to (n) shall apply to Karāpiro Lake Domain only:	
(h)	Temporary events and related event car parking.
Advice Note: Water based sporting and recreational activities on Lake Karāpiro are considered to have existing use rights pursuant to Section 10 of the Resource Management Act 1991.	
(i)	Retail activities.

8.4.1.1	<b>Permitted activities</b> The following activities shall comply with the performance standards of this zone
(j)	Administration offices.
(k)	Places of assembly within existing buildings.
(l)	Camping grounds (excluding permanent and fixed roof accommodation).
(m)	Private functions.
(n)	One dwelling.
(o)	Re-locatable and temporary buildings associated with events.
8.4.1.2	<b>Controlled activities</b> The following activities shall comply with the performance standards of this zone
(a)	There are no controlled activities.
8.4.1.3	<b>Restricted discretionary activities</b> The following activities shall comply with the performance standards of this zone
(a)	Failure to comply with Rule 8.4.2.17 – Relocated buildings.
8.4.1.4	<b>Discretionary activities</b>
(a)	Any permitted, controlled or restricted discretionary activity not complying with a performance standard in 8.4.2.
(b)	Visitor accommodation, excluding camping grounds refer Rule 8.4.1.1(l).
8.4.1.5	<b>Non-complying activities</b>
(a)	Any activity not provided for in the activity status table Rules 8.4.1.1 to 8.4.1.4
8.4.1.6	<b>Prohibited Activities</b> The following activities are prohibited and no resource consent will be approved
(a)	Fortified Sites.

Advice Note: The management of events and the location of permanent buildings and structures at the Karāpiro Lake Domain is also controlled through mechanisms outside of the District Plan being the Karāpiro Lake Domain (Mighty River Domain) Strategic Plan and Reserves Management Plan (dated 2011), existing resource consents and the Karāpiro Lake Domain Events Manual. Collectively these serve to specify traffic management and parking measures, hours of operation, temporary signs and other matters relevant to conducting events at Karāpiro Lake Domain.

## 8.4.2 Performance Standards

*The following rules apply to activities listed as permitted, controlled or restricted discretionary.*

*Where rules are not complied with resource consent will be required in accordance with the rules in the activity status table or as identified in the performance standards, and will be assessed against the relevant objectives and policies. In the case of controlled and restricted discretionary activities, the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.*

### Rule - Minimum building setbacks

8.4.2.1 All buildings shall be setback a minimum distance as follows:

- |     |                               |     |
|-----|-------------------------------|-----|
| (a) | From road boundaries          | 15m |
| (b) | From internal site boundaries | 5m  |

- |     |  |     |
|-----|--|-----|
| (c) | From the edge of a lake or a hydro easement whichever is the greater | 23m |
| (d) | From a high voltage transmission line                                | 32m |

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

**Rule - Height**

- 8.4.2.2 Buildings shall not exceed 8m in height.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

**Rule - Building size**

- 8.4.2.3 All permanent buildings shall not exceed a gross floor area of 100m<sup>2</sup>.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

**Rule - Minimum floor level**

- 8.4.2.4 The minimum floor level for all buildings and extensions to existing buildings shall be RL 56.20m.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

**Rule - Building design**

- 8.4.2.5 The whole of the walls of any building shall be finished so that they are either of:

- (a) Unpainted natural timber board or batten; or
- (b) Uncoated brick or stone or any surface coated with paint, stain or varnish, but in each case, in the colours or a combination of the colours set out in the landscape colour chart in Appendix N6; and
- (c) The whole of the roof of any structure greater than 20m<sup>2</sup> in floor area shall be finished in the colours or a combination of the colours set out in the landscape colour chart in Appendix N6.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

**Rule - Signs**

- 8.4.2.6 The following signs are permitted:

- (a) A sign at the entranceway with a maximum total area of 5.8m<sup>2</sup>, and if free standing no greater than 4m in height.
- (b) Signs attached to buildings with a maximum total area of 10m<sup>2</sup> in area on each building, of which no more than 50% of the sign shall be for sponsorship or promotion.

- (c) Signs within the Karāpiro Lake Domain for orientation and direction of traffic and pedestrians.
- (d) Temporary signs related to events shall be displayed not more than 30 days before and three days after the event.
- (e) Event related signs located within the Karāpiro Lake Domain without limit in terms of the size of signs and the number of signs, provided all event signs are removed within one week of the conclusion of the event.
- (f) Interpretive and informational signs on the history and features of Lake Karāpiro erected by Waipa District Council.

Provided that in all cases:

- (i) All signs other than temporary signs, shall relate to activities authorised under the Plan, and shall be located on the site to which they relate; and
- (ii) No sign shall be internally illuminated; and
- (iii) No sign, other than temporary signs, shall incorporate flashing, fluorescent, or moving materials such as flags; and
- (iv) All signs shall be placed so that, where attached to a building, no part protrudes above the eaves or parapet, or where attached to a fence or wall, no part protrudes above the top of the fence or wall; and
- (v) Permanent and temporary signs placed within 50m of the Maungatautari Road boundary of Karāpiro Lake Domain shall face toward Lake Karāpiro.

Provided that relevant the zone based or district wide rules apply where they are more restrictive. Refer to Section 22 - Heritage and Archaeology and Section 25 - Landscapes and Viewshafts.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

#### **Rule - Retail activities within the Karāpiro Lake Domain**

8.4.2.7 Retail activities within the Karāpiro Lake Domain are required to be either:

- (a) Ancillary to temporary events held within the Karāpiro Lake Domain in which case they can be undertaken without limit in terms of numbers of retail activities and the land area covered by such retail activities, provided that the retail activities cease operation at the end of the event, and are subsequently removed; and provided that the retail activity is setback a minimum of 50m from Maungatautari Road; or
- (b) One café within an existing building on the Karāpiro Lake Domain with a maximum gross floor area of 100m<sup>2</sup>.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

#### **Rule - Administration offices: Karāpiro Lake Domain**

8.4.2.8 Any administration offices shall be operated by an organisation that is involved in site management on the Karāpiro Lake Domain, or that administers activities or conducts training or competition, or that holds events within Karāpiro Lake Domain.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

#### **Rule - Earthworks and flooding**

8.4.2.9 Earthworks shall not exceed a total volume of 1000m<sup>3</sup> in a single activity or in cumulative activities in any calendar year, provided that there shall be no alteration to any landform or any physical feature which involves:

- (a) The removal of topsoil, except as necessary to provide for stable building areas, access, drainage work and utility services; and
- (b) An increase in the potential for flooding along the margins of Lake Karāpiro beyond the operating easement held by Mighty River Power.

#### **Advice Notes:**

1. The location of permanent buildings and structures at the Karāpiro Lake Domain is also controlled through mechanisms outside of the District Plan, being the Karāpiro Lake Domain (Mighty River Domain) Reserve Management Plan (dated 2011) and existing resource consents.
2. Earthworks complying with permitted activity standards or subject to resource consent requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011, are exempt from additional resource consent requirements.
3. Earthworks within 23m of lakes or water bodies require resource consent. Refer Section 26 - Lakes and water bodies.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

#### **Rules - Noise**

8.4.2.10 Noise from temporary events held on land within the Karāpiro Lake Domain shall not exceed the following limits within the notional boundary of any dwelling:

- |     |  |             |
|-----|--|-------------|
| (a) | Day time - 7.00am to 8.00pm                                | 55dBA (Leq) |
| (b) | Night time - 8.00pm to 7.00am                              | 40dBA (Leq) |
| (c) | Night time single event<br>noise level - 10.00pm to 7.00am | 70dBA Lmax  |

All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.

8.4.2.11 Noise for all other activities shall comply with the noise rules in Section 4 – Rural Zone.

Activities that fail to comply with Rules 8.4.2.10 and 8.4.2.11 will require a resource consent for a discretionary activity.

#### **Rule - Construction noise**

8.4.2.12 Construction noise emanating from a site shall meet the limits recommended in and be measured and assessed in accordance with New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

### **Rule - Vibration**

- 8.4.2.13 Vibration emanating from a site shall meet the limits recommended in and be measured and assessed in accordance with New Zealand Standard NZS 4403:1996 Code of Practice for Storage, Handling, and Use of Explosives.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

### **Rule - Temporary buildings**

- 8.4.2.14 Temporary buildings ancillary to events being held within the Karāpiro Lake Domain can be erected including tents, marquees, re-locatable buildings, portable toilets, mobile food vendors and other similar structures, provided they are removed within one week following the conclusion of the event and the site is re-instated to its original condition prior to the event, as far as practicable.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

### **Rule - Event car parking: Karāpiro Lake Domain**

- 8.4.2.15 Events held within the Karāpiro Lake Domain shall be able to accommodate event related car parking within the Karāpiro Lake Domain, or utilise an identified off-site consented car parking area.

Advice Note: Car parking within the Maungatautari Road Reserve between Flynn Cove and the substation adjacent to the Karāpiro Dam does not constitute compliance with this rule.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

### **Rule - Temporary event duration and number of events: Karāpiro Lake Domain**

- 8.4.2.16 Events shall not:
- (a) Exceed eight days in duration (excluding setup); and
  - (b) There shall be no more than ten events held within any calendar year that exceed three days in duration excluding setup.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

### **Rule - Relocated buildings**

- 8.4.2.17 A relocated building over 40m<sup>2</sup> GFA shall meet the following requirements:
- (a) A Building Relocation Inspection Report shall accompany an application for a building consent. The Building Relocation Inspection Report shall be prepared by one of the following suitably qualified and experienced people:
    - (i) A Waipa District Council Building Compliance Officer (or equivalent); or
    - (ii) A member of the New Zealand Institute of Building Surveyors; or
    - (iii) A licensed building practitioner (carpenter or design category); or

- (iv) A building inspector from the local authority where the building is being relocated from; and
- (b) If the Building Relocation Inspection Report has been prepared by a person other than a Waipa District Council Building Compliance Officer (or equivalent position), the accuracy and completeness of the Building Relocation Inspection Report must be confirmed by a Waipa District Council Building Compliance Officer (or equivalent position) by undertaking an on-site inspection of the relocated building once it has been relocated; and should the Waipa District Council Building Compliance Officer determine that the relocated building requires external repair works in addition to that identified in the submitted Building Relocation Inspection Report in order to achieve a tidy and workmanlike external appearance, then:
  - (i) The owner of site to which the building is to be relocated will be contacted and must agree in writing to the additional works within 2 weeks of notification of the requirement for additional works. The additional works then become part of the Building Relocation Inspection Report.
- (c) All required repairs and maintenance identified in the Building Relocation Inspection Report to reinstate the exterior of the relocated building, including painting, if required, shall be completed within 6 months of the relocated building being delivered to the site; and
- (d) The owner of site to which the building is to be relocated must supply a signed declaration to Council that the reinstatement work required by the Building Relocation Inspection Report will be completed within 6 months of the relocated building being delivered to the site.

Provided that this rule shall not apply to new buildings which are designed for or intended to be used on a site which are erected off the site either in whole or in parts and transported to the site.

Advice Notes:

1. Relocated buildings less than 40m<sup>2</sup> are not required to comply with this rule but are required to comply with the relevant rules in 8.4.2.
2. Information requirements for a Building Relocation Inspection Report are detailed in Section 21.2.27.
3. The onsite inspection by a Waipa District Council Building Compliance Officer (or equivalent position) shall occur at the time of foundation inspection for the Building Consent process, and will not incur additional costs.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Condition of the exterior of the building; and
- Repairs and works identified for action in Council approved or certified Building Relocation Inspection Report; and
- Reinstatement works; and
- Timing for completing any required works.

These matters will be considered in accordance with the assessment criteria in Section 21.

## 8.5 Assessment Criteria

### 8.5.1 Controlled activities and Restricted Discretionary activities

*For controlled and restricted discretionary activities the assessment will be restricted to the matters over which control discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. Resource consent conditions can only be imposed over the matters which control or discretion has been reserved. The relevant assessment criteria are contained in Section 21.*

## 8.5.2 Discretionary activities

*For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.*