

Section 11 - St Peters School Zone

11.1 Introduction

- 11.1.1 St Peters School is a co-educational day and boarding school in the Anglican tradition for year 7 to year 13 students. The School has been operating from its site of over 200ha since 1936. The site has frontage to Hamilton Road (former State Highway 1) and adjoins the Waikato River. The Waikato River Vision and Strategy is directly relevant to this zone. In general terms, the zone consists of a Core Campus Area that contains teaching and boarding accommodation, administration buildings and a range of sporting and arts facilities. The Core Campus Area is located within landscaped grounds and is generally of very high amenity.
- 11.1.2 The area of the zone located outside the Core Campus Area is a unique educational resource for the school in terms of its ability to provide for a wide range of outdoor educational activities, and some sporting and recreational activities associated with the school.
- 11.1.3 The facilities at St Peters School, while being integral to the operation of the school, are also extensively used by the community for a wide range of sporting, art and cultural activities. The provisions of this zone recognise the range of education and community uses that these facilities provide. The site for the National Cycling Centre of Excellence, including a world class cycling velodrome, is also located within this zone.

11.2 Resource Management Issue

- 11.2.1 The need to balance the ongoing development of a school that is seeking to provide for a full range of educational, sporting and community related facilities against effects on the surrounding rural environment.

11.3 Objectives and Policies

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

Objective - Education, sporting and community use

- 11.3.1 The establishment and operation of new activities and buildings within the zone that are primarily for the purpose of an educational facility.

Policy - Range of activities: Core Campus Area

- 11.3.1.1 Within the Core Campus Area, to provide for a range of activities, buildings and facilities that are primarily for the purpose of an education facility, whilst providing opportunities for combined sporting, cultural and community use when not required for educational purposes.

Policy - Activities outside Core Campus Area

- 11.3.1.2 To enable use of land outside the Core Campus Area for farming activities, and limited recreation and sporting activities, whilst recognising the need for supporting buildings and structures of an appropriate scale to support their use for education and community purposes.

Policy - Buildings or activities unrelated to educational facilities

- 11.3.1.3 To ensure that the strategic policy framework of the District and the primary purpose of the zone is not undermined by the establishment of activities that are unrelated to the educational purpose of the zone.

Objective - Managing adverse effects

- 11.3.2 To enable the development of an education facility in a manner that appropriately mitigates adverse effects on the Waikato River, the transportation network and the surrounding Rural Zone.

Policy - Waikato River Vision and Strategy

- 11.3.2.1 To ensure that any development gives effect to the objectives and strategies in the Waikato River Vision and Strategy through building setbacks, appropriate mitigation of earthworks, and by not restricting existing access to the Waikato River. Opportunities to enhance access will be supported.

Policy - Low density

- 11.3.2.2 To maintain a low density, open character to the St Peters School Zone, by clustering the majority of buildings within the Core Campus Area.

Policy - Maintaining character and amenity

- 11.3.2.3 To manage activities and buildings outside of the Core Campus Area to maintain the character and amenity of the St Peters Zone and surrounding environment.

Policy - Relocated buildings

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

11.4 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 Parts E District Wide Provisions and Part F District Wide Natural and Cultural Heritage of the Plan apply.*

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.

11.4.1

Activity Status Tables

The Core Campus Area is separately identified on the Planning Maps. The activities listed within the core campus area apply to this area only.

11.4.1.1	<p>Permitted activities</p> <p>The following activities shall comply with the performance standards of this zone</p>
All of Zone:	
(a)	Outdoor pursuits.
(b)	Outdoor education.
(c)	Passive recreational use.
(d)	Cycling and walking tracks and associated parking areas.
(e)	Earthworks
(f)	Signs
(g)	Demolition or removal of any buildings except as listed in Appendix N1 – Heritage Items.
(h)	Equestrian facility.
(i)	Relocated buildings, except for those listed in Appendix N1.
(j)	Temporary events.
(k)	Permanent parking, loading and manoeuvring areas
Core Campus Area only:	
(l)	<p>The erection of buildings and the use of land for the primary purpose of an education facility, and for sporting, cultural, arts, and community uses when not required for education purposes including:</p> <p>(i) Associated boarding school accommodation including kitchen, dining and catering facilities; and</p> <p>(ii) Associated tutors and housemasters' accommodation; and</p> <p>(iii) Sports, recreation and training facilities and the flood lighting of these facilities including but not limited to fields, courts, pitches, swimming pools, artificial turf, walking and cycling tracks, changing rooms, and training facilities; and</p> <p>(iv) Places of assembly, including halls, auditoriums, performing arts centres, gymnasiums and religious facilities; and</p> <p>(v) Relocated buildings; and</p> <p>(vi) Parking areas and internal access roads.</p>
Outside the Core Campus Area only:	
(m)	Farming Activities.
(n)	One principal dwelling per certificate of title outside of the Core Campus Area.
11.4.1.2	<p>Controlled activities</p> <p>The following activities shall comply with the performance standards of this zone</p>
(a)	There are no controlled activities.
11.4.1.3	<p>Restricted discretionary activities</p> <p>The following activities shall comply with the performance standards of this zone</p>
(a)	Any permitted activity or controlled activity that fails to comply with the performance standards in 11.4.2, except for those specified in Rule 11.4.1.4(a), or as specified in 11.4.2.
(b)	<p>Frost fans within the area outside the Core Campus Area.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Height, bulk and location of the frost fan(s) and their proximity to residential activities on an adjacent or adjoining site, or a Residential Zone or Large Lot Residential Zone; and ▪ Number of blades; and ▪ Operating conditions; and

11.4.1.3	Restricted discretionary activities The following activities shall comply with the performance standards of this zone
	<ul style="list-style-type: none"> ▪ Noise. These matters will be considered in accordance with the assessment criteria in Section 21.
(c)	Any activity that fails to comply with Rule 11.4.2.27 - Solid and liquid waste within the area outside the Core Campus Area.
(d)	Any activity that fails to comply with Rule 11.4.2.31 - Formation standards for permanent parking, loading and manoeuvring areas.
(e)	Any activity that fails to comply with Rule 11.4.2.3 - Minimum setbacks from boundaries with the Rural Zone
(f)	Any activity that fails to comply with Rule 11.4.2.8 - Height
(g)	Any activity that fails to comply with Rule 11.4.2.9 – Car parking
(h)	Any activity that fails to comply with Rules 11.4.2.10 and 11.4.2.11 - Temporary events
(i)	Any activity that fails to comply with Rule 11.4.2.14 - Vibration
(j)	Any activity that fails to comply with Rule 11.4.2.15 - Construction noise
(k)	Any activity that fails to comply with Rule 11.4.2.30 - Relocated buildings

11.4.1.4	Discretionary activities
(a)	Any permitted, controlled or restricted discretionary activity that fails to comply with: <ul style="list-style-type: none"> (i) Rules 11.4.2.1 to 11.4.2.2 - Minimum building setback from road boundaries (ii) Rule 11.4.2.4 - Minimum setback for confinement of animals (iii) Rule 11.4.2.5 - Building setback from commercial forestry (iv) Rule 11.4.2.6 - Maximum building coverage (v) Rules 11.4.2.12 to 11.4.2.13 - Noise (vi) Rule 11.4.2.16 - Temporary construction buildings (vii) Rule 11.4.2.17 - Earthworks (viii) Rules 11.4.2.18 to 11.4.2.19 - Signs (ix) Rule 11.4.2.20 - Processing and storage of produce grown within the area outside the Core Campus Area (x) Rule 11.4.2.21 - Housing and keeping of pigs outside the Core Campus Area (xi) Rules 11.4.2.22 to 11.4.2.23 - Noise: audible bird scaring devices within the area outside the Core Campus Area (xi) Rule 11.4.2.26 - Solid and liquid waste within the area outside the Core Campus Area (xiii) Rule 11.4.2.29 - Farm quarries within the area outside of the Core Campus Area
(b)	The erection of buildings and the use of land for any purpose other than that specified in Rule 11.4.1.1(l), except for commercial activities or industrial activities refer Rule 11.4.1.5(b).

11.4.1.5	Non-complying activities
(a)	Core Campus Area – any activity not listed in activity status table Rules 11.4.1.1 to 11.4.1.4.
(b)	Commercial activities and industrial activities.
(c)	Any building or activity that fails to comply with: <ul style="list-style-type: none"> (i) Rule 11.4.2.7 - Housing and keeping of animals. (ii) Rules 11.4.2.24 to 11.4.2.25 - Frost fans within the area outside of the Core Campus Area. (iii) Rule 11.4.2.28 - Solid and liquid waste within the area outside the Core Campus Area.

11.4.1.6	Prohibited activities The following activities are prohibited and no resource consent will be approved
(a)	Fortified sites.

11.4.2 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.

Rules - Minimum setbacks from road boundaries

11.4.2.1 The minimum building setback from road boundaries shall be:

- | | |
|-------------------------------------|-----|
| (a) From Hamilton Road (former SH1) | 50m |
| (b) From all other public roads | 15m |

11.4.2.2 The minimum setback from public road boundaries for sportsfields, pitches and parking areas shall be 10m

Activities that fail to comply with Rules 11.4.2.1 and 11.4.2.2 will require a resource consent for a discretionary activity.

Rule - Minimum setbacks from boundaries with the Rural Zone

11.4.2.3 The minimum building setback from a boundary with the Rural Zone shall be 25m, provided that, a building or group of buildings with a combined gross floor area of 800m² within a 100m radius of each other, shall be setback 100m from the boundary.

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

- The provision of daylight and sunlight into neighbouring buildings; and
- Visual and aural privacy; and
- The general appearance/effect on the openness and character; and
- The safety and efficiency of traffic flow; and
- Access around the site; and
- Effects on surrounding properties; and
- Potential reverse sensitivity effects on any adjoining rural activities.

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

Rule - Minimum setback for confinement of animals

11.4.2.4 The minimum setback for the confinement of animals (excluding paddocks) in any shed, stable, yard or similar enclosure for periods in excess of 48 hours in any 96 hour period shall be 50m from the boundary with the Rural Zone.

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

Rule - Building setback from commercial forestry

11.4.2.5 The minimum building setback from commercial forestry outside the Core Campus Area shall be 30m.

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

Rule - Maximum building coverage

- 11.4.2.6 Maximum building coverage in the area outside of the Core Campus Area shall not exceed 0.6ha of cumulative gross floor area.

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

Rule - Housing and keeping of animals

- 11.4.2.7 The housing and keeping of animals shall be conducted so that it does not create a noise, odour or dust nuisance to occupants of adjoining or nearby sites.

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

Rule - Height

- 11.4.2.8 Buildings shall not exceed 12m in height.

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

- The visual effect of the non-compliance on the rural character of the area particularly when viewed from a road and adjoining properties; and
- Amenity effects and loss of privacy for adjoining properties.

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

Rule - Car parking

- 11.4.2.9 Activities held within the St Peters School Zone, including temporary events, shall accommodate all car parking within the St Peters School Zone boundaries.

Advice Note: Guidance regarding the design of parking, loading and manoeuvring area requirements for activities is contained within the Regional Infrastructure Technical Specifications as updated from time to time.

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

- The ability of temporary traffic management measures to avoid, remedy or mitigate potential traffic effects on the roading network and properties in the vicinity; and
- The extent to which the safety and efficiency of Hamilton Road (former State Highway 1) might be adversely affected.

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

Rules - Temporary events

- 11.4.2.10 Temporary events shall not exceed five days duration, provided that:
- (a) All temporary buildings and works associated with a temporary event shall be removed and the site returned to its original condition within 5 working days of the temporary event ceasing; and

- (b) Any motorised sport or amplified musical event or concert shall not exceed one day duration (excluding preparation time).

AND

- (c) A Traffic Management Plan appropriate to the scale and nature of the event must be prepared by an experienced practitioner in consultation with the relevant road controlling authority where:

- (i) A new event of more than 75 vehicle movements per hour will occur within the peak hours on Cambridge Road, being 07:00 - 09:00 and 15:00 - 18:00, Monday to Friday.

Advice Note: Rule 11.4.2.10(c)(i) does not apply to those existing activities listed in Appendix O11.

- (ii) An existing event listed in Appendix O11 that already exceeds 75 vehicle movements per hour during peak hours on Cambridge Road, being 07:00 - 09:00 and 15:00 - 18:00, Monday to Friday, where the number of vehicle movements will increase from the number set out in Appendix O11.

- (iii) An existing event listed in Appendix O11 (which is indicated as not exceeding 75 vehicle movements per hour during peak hours on Cambridge Road, being 07:00 - 09:00 and 15:00 - 18:00, Monday to Friday), where the number of vehicle movements will increase to more than 75 vehicle movements per hour or a combination of these activities will result in more than 75 vehicle movements per hour.

The Traffic Management Plan must be approved by the relevant Road Controlling Authority prior to the commencement and operation of activities associated with the event at least one month prior to the event being scheduled to occur.

Advice Note: 75 vehicle movements per hour is considered to equate to over 300 participants/spectators expected to arrive or leave within an hour.

- 11.4.2.11 Where a temporary event will not generate traffic flows that would necessitate a Traffic Management Plan pursuant to Rule 11.4.2.10, it shall be a permitted activity in respect of traffic matters and shall be exempt from the requirements of Rule 16.4.2.25.

Advice Note: Temporary events for a variety of purposes are an established part of activities undertaken within the St Peters School Zone. Appendix O11 identifies the timing and scale of temporary events which may be undertaken as a permitted activity not requiring a Traffic Management Plan, recognising that the precise purpose of individual temporary events may vary from year to year. Consequently, the requirements of Rule 11.4.2.10 will relate only to proposals for new or additional temporary events, or where there is an increase in the intensity of effects arising from an individual or combination of the temporary events outlined in Appendix O11.

Activities that fail to comply with Rules 11.4.2.10 and 11.4.2.11 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- The extent to which any effects relating to parking on the site can be adequately managed; and
- Noise; and
- Visual amenity; and
- The hours of operation, and the duration that the event is proposed to be carried out for.

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

Rules - Noise

11.4.2.12 Activities shall be conducted and buildings located, designed and used to ensure that they do not exceed the following limits within the notional boundary of any dwelling outside of the zone:

- | | | |
|-----|--------------------------------|--------------|
| (a) | Day Time - 7.00am to 10.00pm | 50dBA (Leq) |
| (b) | Night Time - 10.00pm to 7.00am | 40dBA (Leq) |
| (c) | Night time single noise event | 70dBA (Lmax) |

Provided that farming activities are exempt from this rule provided the best practicable option is adopted to ensure that the emission of noise does not exceed a reasonable level.

The 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.

11.4.2.13 There shall be no more than 10 helicopter take offs/landings per month within the zone, and noise emanating from such activity within the zone shall meet the limits recommended in and be measured and assessed in accordance with NZS6807:1994 Noise Management and Landing Use Planning for Helicopter Landing Areas.

Advice Note: This rule does not apply to any helicopter movement associated with military or emergency purposes.

Activities that fail to comply with Rules 11.4.2.12 and 11.4.2.13 will require a resource consent for a discretionary activity.

Rule - Vibration

11.4.2.14 Vibration emanating from any activity within the zone site shall not exceed the limits outside of the zone 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 restricted discretionary activity, with the discretion being restricted over:

- Safety; and
- Time and duration of effect; and
- Effects on buildings and structures, either on site or on surrounding properties.

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

Rule - Construction noise

11.4.2.15 Construction noise emanating from within the zone shall meet the limits outside of the zone 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 restricted discretionary activity with the discretion being restricted over:

- Time and duration of effect; and
- Effects on buildings and structure either on site or on surrounding properties.

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

Rule - Temporary construction buildings

- 11.4.2.16 Temporary construction buildings shall only be used in conjunction with, and for the duration of, a construction project located on or adjacent to the same site as the construction project.

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

Rule - Earthworks

- 11.4.2.17 Earthworks shall not exceed a total volume of 1,000m³ in a single activity or in cumulative activities in any calendar year, provided that this rule shall not apply to earthworks incidental to an approved resource consent or building consent, tillage of land associated with the growing of crops, maintenance and upgrading of farm tracks, and maintenance of existing farm silage pits or existing drains, and maintenance or upgrading of sports fields.

Advice Notes:

1. Earthworks complying with permitted activity rules 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.
2. 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 - Signs

- 11.4.2.18 The following signs are permitted:

- (a) A sign giving information such as the name or street number of premises, the business carried on, names of people occupying premises, and hours of operation; but containing no reference to particular products. No such sign shall exceed 1.2m² visible in any one direction with a maximum area of 2.4m².
- (b) Signs for the orientation and direction of traffic and/or pedestrians.
- (c) Signs advertising that the land or premises are for sale or lease. The maximum size of each sign shall be no more than 2m² and no more than four signs are permitted on a site at any one time.
- (d) A sign erected on a construction site giving details of the project and necessary safety information. The maximum total area of the sign shall be no more than 2m² and no more than one sign is permitted on a site at any one time.
- (e) Signs of any materials erected by Council, New Zealand Transport Agency, or the Automobile Association for the direction and control of traffic.
- (f) Health and Safety at Work Act 2015 related signs.

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) Signs shall not be internally illuminated, flashing, incorporate fluorescent or moving materials such as flags, or be painted in colours that are used on traffic signals; and

- (iii) A freestanding sign shall be placed so that no part is more than 8m above ground level; and
- (iv) Signs shall be placed so that they do not block sight distances at entranceways and shall be no closer than 20m to a road intersection; and
- (v) Signs shall be removed where the goods, services or events to which the sign relates are no longer available, or are no longer relevant to that site or building.

11.4.2.19 Signs giving information on forthcoming events, elections, cultural, religious, educational or sporting events and displayed not more than 90 days before and three days after the event or such lesser time as may be prescribed by legislation; as long as signs shall not exceed a combined total area of 3m² visible in all directions and each sign is setback 15m from Hamilton Road (former State Highway).

Provided that in all cases:

- (a) Signs shall not be internally illuminated, flashing, incorporate fluorescent materials or be painted in colours that are used on traffic signals; and
- (b) 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
- (c) A freestanding sign shall be placed so that no part is more than 2m above ground level; and
- (d) Signs shall be placed so that they do not block sight distances at entranceways and shall be no closer than 20m to a road intersection; and
- (e) Signs shall be removed within three days of the conclusion of the event.

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 Rules 11.4.2.18 and 11.4.2.19 will require a resource consent for a discretionary activity.

Rule - Processing and storage of produce grown outside the Core Campus Area

11.4.2.20 Buildings for the processing and/or storage of produce shall only be used for produce grown within the zone, outside the Core Campus Area and shall not exceed 250m² GFA.

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

Rule - Housing and keeping of pigs outside the Core Campus Area

11.4.2.21 Outside the Core Campus Area, except for outdoor (extensive) pig farming where groundcover is maintained; no land, building, yard, pen or similar enclosure shall be used for the keeping, raising and/or breeding of pigs and their progeny in excess of 12 pigs older than eight weeks at any one time of which not more than five are sows.

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

Rules - Noise: audible bird scaring devices within the area outside the Core Campus Area

- 11.4.2.22 Any audible bird scaring devices shall be operated as follows:
- (a) Only between sunrise and sunset; and
 - (b) At a frequency of not more than six clusters of up to three shots from gas operated devices or three multiple shot from firearms in rapid succession per device in any 60 minute period of the day; and
 - (c) At a maximum density of one device per 10ha of crop, and
 - (d) Only in the area outside the Core Campus Area.
- 11.4.2.23 The noise from any bird-scaring device shall not exceed 85dBA unweighted peak level at a zone boundary or the notional boundary of any dwelling on any property.

Activities that fail to comply with Rules 11.4.2.22 and 11.4.2.23 will require a resource consent for a discretionary activity.

Rules - Frost fans within the area outside the Core Campus Area

- 11.4.2.24 Noise generated by frost fans shall not exceed 55dBA Leq (15mins) when assessed within the notional boundary of a dwelling on any other site.
- 11.4.2.25 Frost fans shall only be operated outside the Core Campus Area when the local air temperature drops to, or below 2 degrees centigrade, recorded at a height above ground relevant to the height of the bud or fruit being protected.

Activities that fail to comply with Rules 11.4.2.24 and 11.4.2.25 will require a resource consent for a non-complying activity.

Rules - Solid and liquid waste within the area outside the Core Campus Area

- 11.4.2.26 The storage volume of non hazardous solid or liquid waste and/or by-product generated off site and suitable as a fertiliser or soil conditioner shall not exceed 100m³ outside the Core Campus Area.

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

- 11.4.2.27 The storage and spreading of any non hazardous solid or liquid waste and/or by-product as a fertiliser or soil conditioner shall only be in the area outside the Core Campus Area and shall be at least:
- (a) 100m from any existing dwellings or marae buildings on a separate site.
 - (b) 15m from the boundary of any adjoining site.

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

- Effects on rural character and amenity; and
- The type of by-product or waste proposed to be stored or spread; and
- Location and scale of the storage facility; and
- Effects on surrounding properties.

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

- 11.4.2.28 Unless otherwise authorised under Rules 11.4.2.26 or 11.4.2.27, the disposal of solid waste shall be in landfill sites or at transfer stations approved by Council, provided that this rule shall not apply to the disposal of carcasses in offal pits, the composting of vegetation and the burying of non-toxic solid wastes on holdings where they are produced.

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

Rule - Farm quarries within the area outside of the Core Campus Area

- 11.4.2.29 The material extracted shall:
- (a) Not exceed 1000m³ in any calendar year; and
 - (b) Be used on the same holding to which the material was extracted from; and
 - (c) Not be transported off the holding.

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

Advice Note: Resource consents may be required from the Waikato Regional Council.

Rule - Relocated buildings

- 11.4.2.30 A relocated building more than 40m² 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 40m² are not required to comply with this rule but are required to comply with the relevant rules in 11.4.2.
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.

Rule - Formation standards for permanent parking, loading and manoeuvring areas

11.4.2.31 The following requirements apply to permanent vehicle parking areas, loading/unloading areas and manoeuvring areas:

- (a) Manoeuvring areas shall not encroach on any setback (except for a vehicle entrance which may cross the road boundary setback), vehicle or bicycle parking spaces or loading/unloading areas; and
- (b) Permanent vehicle parking areas shall not encroach on any setback, bicycle parking spaces, manoeuvring areas or loading/unloading areas; and
- (c) Loading/unloading areas shall not encroach on any setback, vehicle or bicycle parking spaces or manoeuvring areas; and
- (d) Permanent vehicle parking areas, loading/unloading areas and manoeuvring areas shall be designed and constructed to provide for the safe and efficient disposal of surface stormwater clear of any adjoining access or road surface in a way that does not result in ponding or scouring; and
- (e) Loading/unloading areas and manoeuvring areas shall be sealed, drained and constructed to accommodate the anticipated use of the area by all traffic likely to access the site; and
- (f) Vehicle parking spaces shall be designed and constructed to accommodate the anticipated use of the area by all traffic likely to access the site.
- (g) Permanent vehicle parking areas, loading/unloading areas and manoeuvring areas shall be designed, formed, and constructed to accommodate a 99.8 percentile car, or a 99 percentile truck, in order to ensure that all vehicles have the ability to access the adjoining road in a forward direction after no more than a three point turning manoeuvre on the site.

Advice Note: Guidance regarding the design of parking, loading and manoeuvring area requirements for activities is contained within the Regional Infrastructure Technical Specifications as updated from time to time.

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

- The effects on visual and amenity values; and
- Landscaping; and
- The extent of landform modification and resulting effects on the character of the surrounding area; and
- Dust nuisance; and
- The effects of traffic generation; and
- The ability of the activity to address the safe and efficient disposal of surface stormwater.

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

11.5 Assessment Criteria

11.5.1 Controlled activities and Restricted Discretionary activities

For controlled and restricted discretionary activities the assessment will be restricted to matters over which control or 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.

11.5.2 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.