

SECTION 7.0 RURAL RESIDENTIAL ZONE

7.1 INTRODUCTION

Rural residential accommodation has grown in popularity over a number of years. The Rural Residential Zone is generally located on land of lower fertility, mostly on hills close to the urban areas of Hastings, Havelock North and Napier. The zone provides for those people who seek to live in a semi-rural environment, while remaining within close commuting distance to urban areas for employment, shopping, entertainment and recreation activities. (See Section 2.4 of the District Plan).

In addition to providing a lifestyle choice for the community, the Rural Residential Zone also supports a range of specialist land use activities, which often require only small amounts of land, or which are sustainable in a part-time or hobby capacity.

Rural residential activity is a well recognised and accepted part of the Hastings District's wider residential strategies. It is the key component of the Hastings District's Low Density Residential Strategy (see Section 2.6 of the District Plan), and is recognised as providing a valuable residential resource that addresses demand in a particular sector of the market, and assists the wider urban development strategy by reducing pressure for urban expansion.

Traditionally the Hastings District's rural residential resource has been located on elevated sites above the Heretaunga Plains. It has now been recognised that these areas are significant to the community as part of the landscape character of the Hastings District. Many of the areas also have significant cultural value to the tangata whenua, and are often associated with waahi tapu. The continued development of the rural residential resource will need to address these issues.

The continued spread of rural residential development has also increased the potential interface issues between different land use activities. The management of these effects are addressed through the rules of the District Plan.

7.2 RESOURCE MANAGEMENT ISSUES

- ***The need to provide for a range of activities within Rural Residential Zones.***

In addition to providing a lifestyle choice, Rural Residential development frequently has a range of other activities associated with it, such as forestry, horticulture, viticulture or agriculture. These activities are often undertaken on a part-time or hobby basis and may provide additional household income. The rules of the District Plan need to provide sufficient flexibility to enable people in the zone to achieve a mix of land use activities which suits their particular needs.

- ***The need for Rural Residential Zones to generally be located in close proximity to urban areas.***

Providing Rural Residential land close to urban areas will minimise both adverse effects on the natural environment, through less fossil fuel use, and the physical environment, through a more efficient use of the roading infrastructure.

- ***Conflict can often arise between Rural Residential activities and other activities on adjoining land in the Rural and Plains Zones.***

Generally, Rural Residential activities tend to be attracted to areas within the wider rural and plains areas of the Hastings District which are desirable because of the activities already established there, and the character and aesthetic values which those activities contribute to

the area. For example, Rural Residential development is often attracted to areas where there are established vineyards. While many Rural Residential activities are carried out in conjunction with a range of other activities which are identical to those carried out in adjoining zones, albeit on a smaller scale, there is still potential for conflict to occur between Rural Residential activities and adjoining activities in the Rural and Plains Zones, where the effects of the activities are not compatible. These can include, for example, activities creating traffic movement and the generation of odours and dust and the effects of the use of agricultural sprays, or noise from farm machinery and bird scaring devices used by adjoining activities in the Rural and Plains Zones. Alternatively, Rural Residential activities may adversely affect adjoining activities by restricting their operations through complaints, or through their associated practices, such as the planting of trees, the use of agricultural sprays, or the provision of havens for pests.

Rural Residential activities may need to accept a level of environmental standards that reflect the range of activities and management practices associated with horticultural, viticultural, agricultural and other activities carried out in the adjacent Plains and Rural Zones.

- ***The size of sites created for Rural Residential activities should be suitable for the needs of residents and provide sufficient flexibility to accommodate a range of other activities which may be undertaken in association with the Rural Residential activities.***

Sites which are too large may generate adverse effects associated with poor management of land (e.g. pests and noxious plants), or with removing more land from sustainable, independent production than is necessary. In contrast, subdivision allotment sizes which are too small can detrimentally affect the density of development and associated amenity sought for Rural Residential activities. Allotment sizes which are too small may also compromise the ability for development to accommodate variations in topography in order to achieve servicing requirements, or to achieve sufficient setback distances from boundaries with adjoining activities, in order to avoid or mitigate any adverse effects.

- ***Protection of significant landscapes, natural areas, historic, or cultural features.***

Areas where Rural Residential development occurs are often elevated or visually prominent, or are located close to waterbodies. These are often high in landscape, historic, natural or cultural values. The District Plan needs to ensure that Rural Residential activities do not significantly adversely affect these values.

- ***In areas where Rural Residential development is aggregated, there may be demand generated for Council to provide reticulated services to those areas.***

It is possible that, where there is an aggregation of Rural Residential development in specific areas of the Hastings District, there may be pressure put on the Council to provide reticulated services to them. The District Plan will need to address this matter.

7.3 OBJECTIVES

- RR01 *To provide for Rural Residential activities within the Hastings District while avoiding, remedying or mitigating any potential significant adverse effects of the activities on the environment.*
- RR02 *To provide a buffer between rural and rural residential activities to mitigate the adverse effects of these activities both within the Rural Residential Zone and at the zone interfaces.*

- RR03 *To provide for low density rural residential development within close proximity to urban areas in a manner that protects the future use of the finite soil resource of the Heretaunga Plains.*

7.4 POLICIES

- RRP1 **Provide for a range of activities within the Rural Residential Zone in order to provide sufficient flexibility for people living in the Zone to meet their needs.**

Explanation

Generally, in addition to providing for residential activities within the zone, the District Plan allows the establishment of a range of other activities similar to those provided for in the Rural Zone of the Hastings District. This is to allow people in the Zone to have sufficient flexibility to use their land in a way which enables them to fulfil their lifestyle choice. Some activities however, including Intensive Rural Production and Industrial activities, are not provided for in the Zone. This is because the smaller size of sites in the zone means that there is less opportunity for these activities to be separated sufficiently from residential activities within the zone, or on land in adjoining zones, in order to avoid or mitigate any significant adverse effects which they may have. Such activities are also not generally compatible with the amenity values sought by Rural Residential activities.

- RRP2 **Mitigate any potential significant adverse effects of buildings and activities on the community, adjoining activities, and the environment.**

Explanation

Providing for a wide range of activities to occur within the zone increases the potential for conflict to occur between activities. Similarly, there is also potential for cross boundary conflicts to occur between activities within the zone and with activities on adjoining zones. Where conflict occurs, it is usually at the boundary between activities. Setback distances for activities from boundaries with adjoining activities are therefore included in the District Plan as a method to mitigate the effects of cross boundary conflicts.

- RRP3 **Require activities within the Rural Residential Zone to be self-sufficient in the provision of on-site water supply, wastewater and stormwater disposal.**

Explanation

The intensive use of land associated with Rural Residential development makes it necessary to ensure that every allotment in the zone has available to it, an adequate water supply and facilities for the disposal of wastewater and stormwater. Unless the provision of reticulated services to sites in the zone are proposed and identified as works in the Council's Annual or Strategic Plan, the Council will not provide them to sites in the Zone. Instead, each site in the Zone will be required to be make independent provision for services.

- RRP4 **Require specific consideration of the landscape and visual effects of development proposals within the Rural Residential Zone where they are located on land comprising Significant Landscape Character Areas.**

Explanation

This policy addresses concerns with the effects of low density residential development on land in the Significant Landscape Character Areas of the Hastings District (see Appendix 12.2-2 of Section 12.2 of the District Plan). An assessment will be required at the time of a subdivision consent application and new buildings and earthworks will be a Controlled Activity to ensure that any development can be integrated with the landscape values of

the area. This policy reflects the preference in the Rural Residential Zone for elevated sites, and the potential that more intensive development has to impact negatively on the visual character of an area.

- RRP5 **Establish a minimum allotment size for sites in the Rural Residential Zone which is sufficient to enable the Objectives, Policies and Methods of the Zone to be achieved.**

Explanation

Standards are included in the District Plan (see Section 15.1 of the District Plan on Subdivision and Land Development) which establish a minimum allotment size (0.8 hectare and 1 hectare average) to ensure that the sites are large enough: to maintain a low density visual landscape character; to provide sufficient land for on-site wastewater and stormwater disposal; to enable people in the zone to achieve the range of land use activities they may wish to undertake; and to enable sufficient setback distances to be achieved from boundaries for Rural Residential activities from other activities in the zone, or from activities in adjoining zones. Provision is also made for residential lots forming part of an integrated design for a residential farm park as an alternative form of subdivision.

- RRP6 **Monitor the effects of activities in the zone to determine the on-going appropriateness and necessity of development and Performance Standards included in the District Plan, to avoid, remedy or mitigate any significant adverse effects on the environment.**

Explanation

Council wishes to regulate activities only where there are actual significant adverse effects associated with them. To ensure that only minimum standards are imposed, Council will monitor any adverse effects of activities and will address these effects in the most appropriate manner. These methods may be regulatory or non-regulatory in nature.

7.5 METHODS

These Objectives and Policies will be implemented through the following Methods.

- **Hastings District Plan**

Urban Development and Strategic Urban Directions (Section 2.4): This section identifies the role of the Rural Residential Zone as a key component of the Council's wider Urban Development Strategy.

Low Density Residential Strategy (Section 2.6): This identifies the Rural Residential Zone as continuing to provide the bulk of the Hastings District's 'lifestyle' development opportunities. The Low Density Residential Strategy establishes a policy to accommodate future expansion of the zone by way of Private Plan Change initiatives.

Landscape, Heritage, and Waahi Tapu (Section 12.2): Each of these sections identify sites and localities which contain sensitive landscape, natural, historic or cultural features which rural residential activity will have to have regard to.

Subdivision and Land Development (Section 15.1): This section establishes minimum subdivision sizes, and those criteria required to be addressed by Council for any proposed subdivision and or amalgamation of land for sites to be utilised for low density residential activity.

- **Hawke's Bay Regional Policy Statement and Plans.**

- **Land Information Memorandum.**

Where a Land Information Memorandum is requested a statement will be included that the zone concerned is located close to productive rural areas and that residents live in an environment where agricultural management practices such as agrichemical spraying, use of farm machinery, the seasonal operation of bird scarers, traffic movements, dust generation, odour, and night harvesting will occur.

Where a Land Information Memorandum is requested for a property traversed by high voltage transmission lines, a statement will be included that building and activity near such lines should comply with the Electricity Regulations 1997 and the associated New Zealand Electricity Code of Practice (New Zealand Electrical Code of Practice for Electrical Safety Clearance Distances: NZCEP: 34 1993) and that either Council, or Transpower New Zealand Ltd should be contacted for further information.

- **Industry Codes of Practice**

The following Codes of Practice are relevant in the Rural Residential Zone and could be used as guidelines for setting conditions for resource consents, where appropriate.

(a) *Poultry Industry Association of New Zealand (INC): Poultry Livestock Production Environmental Standards: Discussion Document, 12 April 1995.*

(b) *NZS 8409:1999 Code of Practice for the Management of Agrichemicals*

(c) *New Zealand Electrical Code of Practice for Electrical Safety Clearance Distances: NZCEP:34 1993.*

- **Monitoring and Information Requirements.**

This will include consultation with tangata whenua as Kaitiaki over the Hastings Districts resources.

- **Hastings District Council's Consolidated Bylaws 1995.**

- **Hastings District Council's Engineering Code of Practice.**

The Engineering Code of Practice establishes guidelines and standards for the design and construction of transport and service infrastructure which can be used as a means of compliance with the Objectives, Policies and Rules of the District Plan

- **Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide**

This document promotes innovative and sustainable land development, subdivision and infrastructure solutions which aim to create high quality urban environments. The guide incorporates examples and pictorial layouts from best practice within New Zealand and encourages landowners and developers to explore designs that will deliver improved living environments for our community. Guidance within this document will help landowners and developers achieve compliance with the Objectives, Policies and Rules of the District Plan.

- **Hastings Urban Development Strategy (HUDS)**

This strategy has established residential development requirements for the Hastings District over a 20 year horizon. The HUDS study will be reviewed to ensure that all residential activity will reviewed and policies in the District Plan adjusted to have regard to development trends and projected demand.

- **Monitoring**

The location, scale and ratio of uptake of all low density residential options will be monitored by the Council. These will be specifically reviewed within 3 years of the District Plan being promulgated in order to identify trends, and for Council to review the effectiveness of its low density residential policies.

7.6 ANTICIPATED OUTCOMES

It is anticipated that the following specific outcomes will be achieved.

- Maintenance of the potential of the Hastings District's land and soil resources for a range of sustainable activities.
- Adjoining activities will not be adversely affected.
- Provision for a range of activities to meet demand, while avoiding, remedying or mitigating any significant adverse effects on the environment.
- Protection of outstanding or significant landscapes, natural areas and historic or cultural features.
- A concentration of low density residential development in specific areas of less fertile land within close proximity to urban areas.

7.7 RULES

The activity and Performance Standard requirements provided for in the Rules of this zone may be modified by the specific provisions of individual Resource Management Units (RMUs). It will be necessary to check first whether the activity is located within a RMU. Any activity must first comply with the RMU provisions, before applying the following rules.

7.7.1 PERMITTED ACTIVITIES

The following activities shall be Permitted, provided that they comply with the General Performance Standards and Terms in Section 7.8, and the relevant Specific Performance Standards and Terms in Section 7.9.

- RESIDENTIAL ACTIVITIES
- LAND BASED PRIMARY PRODUCTION
- COMMERCIAL ACTIVITIES
- INDUSTRIAL ACTIVITIES
- TEMPORARY EVENT DAYS

7.7.2 CONTROLLED ACTIVITIES

- (a) The following activities shall be Controlled provided they comply with the General Performance Standards and Terms in Section 7.8 and any relevant Specific Performance Standards and Terms in Section 7.9.

- RELOCATED BUILDINGS
- (b) Applications for Controlled Activities will be considered without notification or the need to obtain the written approval of affected parties. Conditions may be imposed in relation to the matters over which control will be exercised, identified in the Assessment Criteria in Section 7.10 of the Plan.

7.7.3 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities, the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular outcome(s) of the General or relevant Specific Performance Standards and Terms in Section 7.8 or 7.9 which it fails to meet, and the ability of the activity to meet the remaining General and relevant Specific Performance Standards and Terms in Sections 7.8 and 7.9. Council will, in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.
- ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF ALL OF THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 7.8 AND THE SPECIFIC PERFORMANCE STANDARD AND TERM IN SECTION 7.9.1.
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without notification. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 7.10 of the Plan. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

7.7.4 NON-COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED OR RESTRICTED DISCRETIONARY ACTIVITY.
- MUSTELID FARMING

7.8 GENERAL PERFORMANCE STANDARDS AND TERMS
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The following General Performance Standards and Terms apply.

7.8.1 BUILDING HEIGHT

The maximum height of buildings or structures shall be 10 metres.

Outcome

The amenity value of the Rural Residential Zone will be maintained by preventing tall, obtrusive structures or buildings.

7.8.2 YARDS

(1) Residential Activities

All Residential Buildings

Front yard 7.5 metres
 All other yards 15 metres

Outcome

The open character and amenity of the Rural Residential Zone will be maintained.

Special setbacks where a site adjoins a Rural, Plains or Te Mata or Tuki Tuki Special Character Zone boundary

No dwelling shall be erected within 30 metres of a Plains, Rural or Te Mata or Tuki Tuki Special Character Zone boundary or within 10 metres of a road which provides the boundary between a Plains, Rural or Te Mata or Tuki Tuki Special Character Zone.

Buildings will be separated from adjoining sites to ensure that potential conflicts between adjoining land uses are avoided.

Except that

On sites existing prior to the 12 November 1997 the following Yard Requirements shall apply:

Front Yards 7.5 metres
 All other yards 5.0 metres

(2) Commercial and Industrial Buildings

Front Yard 15 metres
 All other yards 15 metres

(3) Accessory Buildings

Front Yard 7.5 metres
 All other yards 5 metres

7.8.3 PROTECTION OF FLOOD CHANNELS

Note: Under the Regional Plan, no building, structure, fence, planting, deposit of earth, shingle or debris, or any activity which impedes access to any river, lake or watercourse is permitted within 6 metres of the bed of a river, lake or watercourse which is within a land drainage or flood control scheme area.

7.8.4 SCREENING

- (a) Storage areas, outdoor display areas and parking areas associated with Commercial Activities shall be screened by landscaping or fences so that they are not visible from adjoining roads or residential buildings on adjacent properties.

Outcome

The screening of display, storage or parking areas will ensure that the rural amenity of the zone is protected.

- (b) The maximum height of any fence shall be 1.8m.

Outcome

An open, attractive rural residential environment will be retained and traffic sightlines preserved.

7.8.5 LIGHT AND GLARE

All external lighting shall be shaded or directed away from any residential buildings or roads, and shall be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.

Outcome

Residential properties will not be adversely affected by light or glare from adjacent activities in the Rural Residential Zone. The safety of roads will be maintained by preventing glare and light spill onto them.

7.8.6 TRAFFIC SIGHTLINES, PARKING, ACCESS AND LOADING

Activities shall comply with the provisions of Section 14.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Outcome

The outcomes of Section 14.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.

7.8.7 NOISE

Activities shall comply with the provisions of Section 14.2 of the District Plan on Noise

Outcome

The outcomes of Section 14.2 of the District Plan on Noise will be achieved.

NOTE: There are exemptions and/or specific standards provided under Section 14.2 for the use of agricultural machinery, audible bird scaring devices, hail cannons and frost protection fans.

7.8.8 SHADING OF LAND, BUILDINGS AND ROADS

(1) Trees on Boundaries

Trees forming a plantation or shelter belt for more than 20 metres shall be located a minimum of 10 metres from an adjoining property boundary.

Outcome

Adjoining land will not be significantly adversely affected by shading from trees. The safety of roads will be maintained by preventing ice forming in shaded areas.

(2) Trees Adjoining Public Roads

- (a) Trees forming a plantation or shelter belt for more than 20 metres shall be located a minimum of 10 metres from a public road.

Outcome

The safety of roads will be maintained by preventing ice forming in shaded areas.

Except where Council is satisfied that the trees will not affect safe traffic sightlines, will not cause shading of the carriageway between 10am and 2pm on the shortest day of the year and will not interfere with the road drainage system.

(3) Buildings on Sites Adjoining Residentially Zoned Land

On any boundary of a residentially zoned site, buildings shall not project beyond a building envelope constructed from recession planes from points 2.75 metres above the boundary. The angle of such recession planes shall be determined for

Outcome

Adjoining residential land will not be significantly adversely affected by shading from buildings.

each site by use of the recession plane indicator in Appendix 7.0-1.

7.8.9 FINANCIAL CONTRIBUTIONS

Activities shall be required to provide financial contributions where appropriate in compliance with the provisions of Section 15.2 of the District Plan on Reserves Contributions, Section 15.3 of the District Plan on Development Levies, and Section 15.4 of the District Plan on Roading Contributions.

Outcome

The outcomes of Section 15.2, 15.3 and 15.4 of the District Plan on Financial Contributions will be achieved.

7.9 SPECIFIC PERFORMANCE STANDARDS AND TERMS

The following Specific Performance Standards and Terms apply to the activities specified below:

7.9.1 RELOCATED BUILDINGS

Any damage to the building arising from the relocation shall be repaired within six months of the date of relocation.

Outcome

Relocated buildings will be integrated into the amenity of the local environment.

7.9.2 RESIDENTIAL BUILDINGS

- (a) One residential building shall be allowed per site provided that the site shall be a minimum area of 2500m².
- (b) One residential building shall be allowed per residential site on a residential farm park.
- (c) One secondary residential building shall be allowed per site or per residential site on a residential farm park.

Outcome

The potential to utilise the land resource in a manner that supports the life-supporting capacity of the soil resource will be facilitated by providing for residential accommodation.

7.9.3 SECONDARY RESIDENTIAL BUILDINGS

- (a) Shall be clearly incidental and secondary to the principal residential building on the site.
- (b) To ensure that services are not duplicated needlessly the secondary residential building shall as far as practicable share facilities such as outdoor living areas and driveways.
- (c) The maximum gross floor area, excluding integral garages, shall be 80 square metres.

Outcome

Flexibility to provide secondary accommodation in association with the sustainable management of the soil resource. Secondary residential buildings will have minimal effects and result in the loss of only a small area of land and will result in the efficient use of services.

7.9.4 COMMERCIAL ACTIVITIES

- (1) **Commercial Activities Threshold Limits**

Outcome

The following activity threshold limits shall apply. These activities can be carried out singly or in combination on one site, until the cumulative limit per site has been reached without trading maximum floor space limits between activities.

Commercial Activities which have a relationship to goods produced in the Zone will have the opportunity to establish. The life-supporting capacity of the rural land resource will be safeguarded by limiting the size of Commercial Activities in the Rural Residential Zone. Commercial Activities will be of a size and scale that have a potential for minor adverse effects.

Activity	Threshold Measure	Maximum Limit per Site
Retailing	Maximum Gross Floor Area	75m ² (including outdoor display areas).
	Minimum percentage of display area to be stocked with goods produced on the site	85%
Professional and personal services.	Personnel Limits	At least one person resident on the site shall carry out the activity. Maximum number of additional employees (to those resident on the site) shall be 3 persons.
Visitor Accommodation.	Maximum number of rentable rooms-	6 bedrooms
Entertainment facilities including serving food and beverages.	Maximum floor area for serving customers (excluding uncovered outdoor areas)	100m ²
	Maximum number of persons to be accommodated	40 persons
All other commercial activities	Personnel limits	At least one person resident on the site shall carry out the activity. Maximum number of additional employees - 3
	Maximum gross floor area	50m ²

(2) Hours of Operation

Activities which involve the retailing of goods and/or the serving of food or beverages to the public shall be restricted to the following hours of operation:

Any day of the week 8.00am - 10.00pm

Outcome

The effects of Commercial Activities will be mitigated by limiting their hours of operation.

7.9.5 INDUSTRIAL ACTIVITIES

Industrial Activities Threshold Limits

The following activity threshold limits shall apply.

Outcome

The life-supporting capacity of the Rural Residential soil resource will be safeguarded by limiting the size of Industrial Activities to a size and scale that has a potential for minor adverse effects and is compatible with the character of the Rural Residential Zone.

Activity	Threshold Measure	Maximum Limit per Site
Industrial Activities	Maximum Gross Floor Area	50 metres ² gross floor area.

NB: Any retailing associated with Industrial Activities shall be assessed as a Commercial Activity.

7.9.6 TEMPORARY EVENT DAYS

- (a) Only six temporary event days shall take place on a site over any 12 month calendar period (January to December).
- (b) Maximum attendance at any one time shall be 300 persons.
- (c) Temporary Event Days shall only be operated consecutively for up to a maximum of three days
- (d) The Hastings District Council shall receive notification of Temporary Event Days at least 10 days prior to the event taking place
- (e) All parking, associated with the temporary event, shall occur on-site.
- (f) Other than Noise (Refer Standard 14.2.8.3) and Traffic Sightline Distances (Refer Standard 14.1.8.2), the General and Specific Performance Standards for the Zone do not apply to Temporary Event Days.

Outcome

It will be possible for temporary events to take place on larger areas of land where it is possible to address adverse effects. The temporary nature of the events will ensure that any effects are for a short time only.

7.10 ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES

Explanation of Assessment Criteria:

For Controlled Activities, the following identify those matters which Council may exercise its control over, or matters in respect of which Council may impose conditions, in accordance with the Rules above.

7.10.1 RELOCATED BUILDINGS

The external appearance of the relocated building and any necessary works will be assessed in terms of compatibility with the amenity of the surrounding area. The Council will determine the time frame for the completion of any necessary works.

Outcome

Relocated buildings will be integrated into the amenity of the local environment.

METHOD OF DETERMINING RECESSION PLANES



