

## SECTION 6.0 PLAINS ZONE

### 6.1 INTRODUCTION

The key purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources. The Heretaunga Plains includes some of the most fertile soils in New Zealand and contains an underground water resource for Hastings and Napier. These resources, combined with the climatic conditions, make this area suitable for many intensive horticultural, viticulture and agricultural uses. This diversity of land use and activities also supports an extensive tourism industry and has strong linkages to the remainder of the District economy. It is therefore essential that the life supporting capacity of the Hastings District's land, water and soil resources is protected from adverse effects of activities. This means avoiding land use practices that could lower the quality and quantity of the water and soil resources or limit the opportunity to use them for other purposes.

Orcharding and cropping are the most predominant activities on the Heretaunga Plains but in recent times a number of new activities such as viticulture, wineries, craft shops, home industries, and farm stays have developed. This diverse range of activities is important for the Hastings District's economy and the District Plan will need to manage any adverse effects generated by them.

The Hastings District's Tangata Whenua have had a long association with the Heretaunga Plains which has provided a unique food resource for the hapu of the Plains. The management of the Plains seeks to protect the continued availability of and access to traditional resources.

The Council has identified that the main focus for the Plains Zone is to sustain the life supporting capacity of the soil resource. Council considers the soil to be a finite resource which needs to be sustainably managed in order to achieve the purpose of the Resource Management Act. They are also a key component in the economic well being of the Hastings District. The continued, sustainable economic utilisation of the finite resource by current and future generations is a key component of Council's strategy for the zone. The following issues have been identified for the Heretaunga Plains and set the direction for the Plains Zone by promoting the sustainable management of physical and natural resources, while having particular regard to the efficient use and development of them.

### 6.2 RESOURCE MANAGEMENT ISSUES

- ***Sustaining the life-supporting capacity of the soil resource on the Heretaunga Plains.***

The Heretaunga Plains include some of the most fertile soils in New Zealand and are recognised as a valuable, finite resource. These fertile soils are further enhanced by the availability of an underground water resource, physical resources, infrastructure, climatic conditions, sustainable Lot sizes and their strategic location to markets. The Heretaunga Plains soil resource may be lost through being unavailable because of activities such as buildings or sealed areas, damage to the soil resource and the fragmentation of the land into unsustainable sized sites through subdivision. This would as a consequence result in the loss of this unique combination of conditions. This would not only have a significant environmental effect, but also affect the economic, social and cultural well being of the community that is so heavily reliant on this unique combination of resources. It is important therefore, to ensure the continued availability of the Heretaunga Plains soil resource to sustain its life-supporting capacity and to provide for the social, economic and cultural well being of the community.

- ***Amenity expectations become more divergent as the range of activities widens throughout the zone.***

An increasingly diverse range of activities in the zone may generate differing expectations of acceptable levels of amenity. These expectations may not be consistent with currently accepted amenity levels, or with the amenity standards applied to adjoining activities. For example, noise and orchard management practices may generate adverse effects on the amenity levels of adjoining residential dwellings.

Activities establishing in the zone will need to recognise existing, accepted amenity levels, which reflect common management practices in the zone and the effects of the operation of existing activities in adjacent zones.

- ***The impact of effects between different activities.***

Generally, because the level of activity on the Heretaunga Plains is of a higher density than in other rural parts of the Hastings District, there is a greater risk of an activity causing a nuisance to other neighbouring activities (for instance from dust, odour and spray drift). Some management techniques undertaken that have a beneficial effect on one type of activity, may have an adverse effect on another activity. For example, some land use activities benefit from shelter planting resulting in increased yields, whereas other land use activities such as vineyards can suffer from adverse effects that may be created by shelter belts such as decreased productivity due to frost and changes in climate and habitats for birds. There is, therefore a need to control the effects of activities to ensure that they do not adversely affect the amenity of adjoining land users. It is necessary to ensure that the continued, effective operation of an activity is not adversely affected by another activity.

- ***The effects of spray drift on adjoining land.***

The community has expressed strong concerns about the effects of sprays on adjoining land. It is recognised that spray drift between productive uses in the Plains Zone is generally controlled by each landowner in full awareness of the products used and with the knowledge of adjoining landowners. The main concern therefore is at the interface between rural and residential land uses. The Hawke's Bay Regional Council's Proposed Regional Air Plan controls the discharge of agricultural sprays into the air.

- ***The proximity of the Plains to the urban centres generates considerable demand to utilise the land for a range of uses that may be inconsistent with the long term sustainable management of the soil resource.***

The location of the Heretaunga Plains, close to the urban centre of Hastings, Havelock North and Napier, generates considerable pressure for it to support a range of activities. Commercial and Industrial activities, if left uncontrolled on the Plains, are likely to undermine the opportunity to sustainably and economically manage the soil resource, as well as to compromise the Council's adopted strategy for the overall development of the Hastings District, the community, and resources of the Heretaunga Plains. Strategies for Commercial and Industrial activities should enable the most effective development of those activities to occur in areas where there are appropriate services to support them and where their effects can be comprehensively managed. Similarly the Council's roading hierarchy is developed in conjunction with those strategies to ensure an effective transportation regime that can minimise its effects on land uses and property owners

- **Protection of the soil resource from adverse effects resulting from diversification of land use.**

Diversification of activities in the Plains Zone contributes to the social and economic well being of the community, and the Plan endeavours to enable that, rather than hinder. This may, for example, occur through adding value to a viticultural operation by establishing a winery, or processing or selling fruit and vegetables grown on the site. Such activities may help to promote the long term sustainability of the plains land resource by enabling the community to make more rational long term decisions. The District Plan will however need to ensure that the diversification of activity does not undermine the life supporting capacity of the Plains Zone soil resource and its ability to meet the needs of future generations to make similar decisions, or increase amenity conflicts.

- **Many rural industries in the Plains Zone need to be located close to the source of materials or crops which they process and while some effects cannot be completely avoided by locating elsewhere, they will need to be adequately remedied or mitigated instead.**

Rural industries include activities such as packhouses, wineries, storage facilities, and other processing activities. While these activities would be more appropriately located within the industrial areas of the Hastings District, where the infrastructure and employment base is more readily available, strict measures controlling the quality of export crops has meant that it is now considered necessary by growers, to locate some rural industries near the source of materials or crops to be processed. This is considered preferable to transporting them to an Industrial Zone, at the expense of product quality, and also contributes to the economic and social well being of the community. The location of these industrial activities in the Plains Zone can generate effects on the natural and physical resources or on other land use activities that cannot be completely avoided such as the generation of noise, extra traffic and dust, adverse visual effects, and coverage of soils by impermeable surfaces. These activities will therefore be controlled to ensure that their effects are adequately mitigated and that as far as possible, the soil resource remains available for future generations.

- **The Heretaunga Plains has significant tourist potential, based on the development of activities which utilise the natural and physical features and resources of the zone.**

Eco-tourism and the diversification of commercial and entertainment activities which utilise the resources of the Plains are integral to the wider diversification and development of the Hastings District. The rural area can be a suitable place for certain activities, such as camping grounds and tourist facilities to take place because they benefit from being in a rural location and can have minor adverse effects.

- **Access to the land by Tangata Whenua for activities associated with historic and traditional occupation of the Heretaunga Plains.**

Ngati Kahungunu have had a long association with the Heretaunga Plains, as a resource providing food, shelter and nurture. Previous plans have limited their opportunity to retain these historic connections. The Treaty of Waitangi protects the rights of Tangata Whenua to these resources, and the Resource Management Act 1991 recognises this. The District Plan needs to have regard to these principles.

- ***The Vertical Integration of activities relating to the wine industry can enhance rural amenity.***

Vertical Integration of the wine industry involves the location of wine making activities and cellar door sales and in some cases associated restaurants / cafes, on the same site as a vineyard (hence the integration of primary production, wine production, retailing, entertainment and tourism activities). The need to protect and enhance the existing rural amenity is essential to the concept of vertical integration. This concept involves utilising the amenity and ambiance of a locality to enable the unique branding of the wine produced there. It is therefore inherent that the buildings and grounds associated with a winery are designed and maintained to enhance the visual amenity of the area. The District Plan therefore needs to recognise this concept by enabling the potential environmental effects of wineries and associated activities to be assessed in an integrated manner.

### 6.3 OBJECTIVES

- **PL01** *To maintain the life-supporting capacity of the unique resource balance of the Heretaunga Plains.*
- **PL02** *To avoid, remedy or mitigate potential adverse effects of land use activities on the rural community, adjoining activities, marae, and the economy.*
- **PL03** *To provide for the establishment of landholdings on the Plains which can accommodate a wider range of activities that can retain the life-supporting capacity of the Plains resources.*
- **PL04** *To ensure that existing levels of amenity associated with existing land based primary production on the Plains are maintained.*

### 6.4 POLICIES

- **PLP1** **Enable the establishment of a wide range of activities provided they maintain the life supporting capacity of the soil resource of the Heretaunga Plains for future use.**

#### Explanation

The unique conditions of soil, water and climate make the Heretaunga Plains a highly valued resource, suitable for a wide range of soil based activities. A wide range of land based activities that use this resource in a sustainable manner are provided for in the zone, though controls are included, and will be progressively reviewed to ensure that the land management regimes undertaken continue to be sustainable.

- **PLP2** **Ensure that subdivision results in properties on the Heretaunga Plains capable of supporting a diverse range of activities that utilise the soil resource in a sustainable manner.**

#### Explanation

The soil resource of the Heretaunga Plains is recognised as a valuable finite resource. A minimum site size standard is included in the District Plan to ensure that properties are of a size capable of being used for sustained and independent production (see Section 15.1 of the District Plan on Subdivision and Land Development).

- PLP3 Provide for the creation of Lifestyle Sites from existing, non-complying site(s), where the balance of the site(s) are amalgamated with one or more adjoining lots, to create new complying sites, that can support a diverse range of activities that utilise the soil resource in a sustainable manner.**

Explanation

There are presently a large number of smaller sites in the zone which are not suitable for sustained, independent production. Consequently these blocks are often developed as rural residential properties, for which there is considerable demand. This however reduces the potential and ability of the soil resource to be used in an economically sustainable manner. The District Plan will enable the subdivision of existing non-complying sites to create a Lifestyle Site, provided that the balance of the land is amalgamated with an adjoining site(s) to create a new title equivalent to or greater than the minimum site size (see Section 15.1 of the District Plan on Subdivision and Land Development).

The ability to subdivide Lifestyle Sites from substandard titles will in part address the demand for residential accommodation within the Plains Zone, by providing a housing resource for people working in the area, as well as for people who prefer to reside in the rural environment. It will also create balance sites that can support a diverse range of activities that enable the soil resource to be utilised in a sustainable manner.

- PLP4 Control the adverse effects of activities on the community, adjoining activities, and the environment.**

Explanation

The District Plan introduces a range of standards to protect adjoining properties from the effects of activities carried out on any site. The standards reflect the present agricultural nature of the zone, and the management standards accepted in the zone. The District Plan also encourages the adoption of industry standards and Codes of Practice by individual land users, as non-statutory methods. Where the zone abuts Proposed New Urban Development Areas (see Appendix 2.4-1) the District Plan will introduce greater separation distances for residential activities from activities in the Plains Zone to ensure that residential buildings are far enough away from agricultural activities such as agricultural spraying to avoid adverse effects. Where properties are located in close proximity to Industrial 6 Zone sites, the Council will issue Project and/or Land Information Memoranda which state that sites in the nearby Industrial 6 Zone can contain legitimate activities, associated effects and amenity levels, not normally associated with the adjoining Plains Zone. Although wineries are a permitted activity subject to a specific maximum floor area, it is not appropriate to use wineries for a permitted baseline comparison for other buildings with no vertical integration to a particular site (see Policy PLP 18).

- PLP5 Activities locating in the Plains Zone will need to accept existing amenity levels associated with well established land use management practices involved with the sustainable use of the soil resource.**

Explanation

The District Plan acknowledges the potential for new activities to experience adverse effects from activities that are already lawfully established. The Performance Standards for the Plains Zone have been developed at a level that facilitates the ongoing operation of rural activities, carried out in the area. In meeting this policy, the Council will issue Land Information Memorandum which state that the zone contains a high level of agricultural, horticultural and viticultural activity. Accordingly residents living in the area will need to recognise the accepted management practices of these activities including agrichemical spraying, the use of farm machinery, the seasonal operation of bird scarers,

odour, and night harvesting which may occur within the limits set out for the zone by the District Plan.

- PLP6 Limit the scale and intensity of the effects of Commercial Activities in the Plains Zone in order to ensure the sustainable management of the soil resource and to mitigate adverse effects.**

Explanation

The effects of commercial activities are limited in scale and intensity to ensure that the loss of the Plains soil resource through impermeable cover is minimised and effects are minor (including reverse sensitivity effects) while enabling a diversity of land use.

- PLP7 Provide for the establishment and development of Industrial Activities on the Plains Zone, in a manner that complements the sustainable management of the soil resource, adjacent activities and protects the amenity of the zone.**

Explanation

It is recognised that certain activities such as wineries, packhouses and coolstores need to locate in the Plains Zone because they involve using crops that require immediate packaging or processing, to meet export standards or market requirements. The establishment of Industrial Activities in the Plains Zone is provided for, but the scale of the activities is limited to ensure that the loss of the land resource is avoided, adjacent activities are protected and effects are minor. It is also recognised that the use of existing buildings to accommodate industrial activities may be an efficient use of resources; and that as many industries become established or grow, it is impractical to seek their relocation, particularly if they can comply with the relevant Performance Standards in the Plains Zone.

- PLP8 Effects of Commercial and Industrial activities in the Plains Zone will be monitored to determine whether the development and Performance Standards included in the Hastings District Plan, are still appropriate to avoid, remedy or mitigate adverse effects on the environment.**

Explanation

The District Plan provides for Commercial and Industrial Activities in the Plains Zone, but controls the scale of individual activities to ensure that adverse effects are minimised, the Plains soil resource is available for future generations and that the zone does not develop into a de facto Commercial or Industrial area at the expense of the long term sustainability of the soil resource.

- PLP9 Control Intensive Rural Production Activities in order to ensure that their effects are avoided or mitigated.**

Explanation

While Intensive Rural Production activities are a recognised part of the range of activities that occur in the Plains Zone, it is recognised that they can generate considerable noxious effects, and have the potential to significantly affect adjoining activities. Standards for Intensive Rural Production activities are therefore included in the District Plan to ensure that their effects are identified and managed.

- PLP10 Allow shelter belts and artificial windbreaks to be erected on the Plains.**

Explanation

Shelterbelts are a key element in the management of horticultural activities and crops. Their erection in the Zone will be provided for, but controlled by Standards to minimise the impact of them on adjoining properties, or roads, where shading and frost spots can have a potential adverse effect.

- PLP11 Noise levels should not be inconsistent with the character and amenity of the Plains Zone.**

Explanation

This Policy recognises that activities in the Plains Zone can generate significant amounts of noise. This may be generated from the operation of machinery, such as tractors, bird scaring devices, harvesters, windmills, or from animals housed in buildings. Performance Standards for noise are provided which are set at a level which recognises the need for activities to operate in a way that does not unduly restrict normal practices, associated with activities in the Plains Zone in order to protect their continued economic operation while maintaining appropriate amenity standards for residents in the zone.

- PLP12 Activities which support tourism development on the Plains and are based on the sustainable management of resources will be encouraged.**

Explanation

The District Plan recognises that there is a growing relationship between activities utilising the soil resource of the Plains, and tourism. Where any commercial activity requires a resource consent, the District Plan will have regard to the activity's tourist potential as well as its ability to avoid, remedy or mitigate any adverse effects on the environment.

- PLP13 Control access and egress to ensure the safe and efficient movement of traffic to and from the Hastings District Roding Network.**

Explanation

Traffic entering or leaving the roding network, which is associated with activities in the Plains Zone, may cause traffic safety conflicts. Appropriate Standards for access and egress are included in the District Plan to ensure that the safety and efficiency of the roding network is maintained. (See Section 14.1 on Traffic Sightlines, Parking, Access and Loading).

- PLP14 Provide for the continued use and development of the Bridge Pa Aerodrome within its existing site.**

Explanation

The Bridge Pa Aerodrome is a well established airfield located in the Plains zone. It provides the Hastings District with a limited commuter service, and the community with a base for topdressing and other service aircraft, air ambulance facilities and recreational flying. There is growing demand for the provision of a wide range of aero services at Bridge Pa, and the District Plan endeavours to facilitate these on the existing site. Any expansion of the Bridge Pa Aerodrome will require a wider consultative approach as this is likely to cause significant increases in the effects experienced by the Bridge Pa community (See Section 2.5 on Transportation)

- PLP15 Control the height of activities within the Plains Zone which are located within the Height Control Boundaries of the Bridge Pa Aerodrome.**

Explanation

The Civil Aviation Authority has established landing and take off paths and manoeuvring zones for aircraft in flight close to Bridge Pa Aerodrome. The District Plan includes standards to limit the height of any structures located within Height Control Boundaries identified for the area (see Appendix 6.0-1) to ensure that they do not cause a potential hazard to aircraft in flight.

•**PLP16 Land users will be encouraged to minimise adverse effects on Marae Activities**

Explanation

The District Plan acknowledges the importance of the Marae in the Hastings District as places of cultural, social and historic importance. In meeting this policy, Council will issue Land Information Memorandum for land bounding a Marae, advising applicants that the Marae is a long established activity and that traditional and important Marae activities such as tangi and hui can be sensitive to noise and other effects arising from agricultural activities, and that these effects should be avoided or mitigated.

•**PLP17 Restrict Forestry activities in the Plains Zone so that adverse effects on existing horticultural, viticultural and cropping activities, visual amenity, soil resource and the environment generally are avoided or mitigated.**

Explanation

While forestry activities play an important role in rural based primary production, it is recognised that the presence of forestry in close proximity to existing horticultural, viticultural and cropping activities can generate adverse effects associated with bird habitat and tree shading. The zone provisions recognise that the efficient and sustainable use of resources and the preservation of their natural and finite characteristics is currently being achieved by a variety of land uses already present in the zone. There is therefore a need to restrict forestry to ensure that the continued effective operation of an activity and the sustainable use of the natural resources, particularly the soil resource, within the zone is not adversely affected by the effects associated with the establishment of forestry.

The existing pattern of intensive land use within the zone has also resulted in a distinctive visual amenity for the Plains Zone, characterised by open views of the elevated foothills that dominate the landscape below. Forestry has the potential to adversely affect this visual amenity and generate significant disturbance to adjacent land uses, residents and traffic during harvesting. Its establishment within the Plains Zone therefore needs to be restricted to ensure the protection of these existing amenity values.

•**PLP18 Recognise the concept of vertical integration when assessing the effects of wineries.**

Explanation

The District Plan lists wineries as a permitted activity. The vertically integrated nature of the wine industry ensures that both the 'industrial' and 'commercial' components of a winery are managed together to ensure the sustainable management of land suitable for wine production and to help create an ambiance under which the wine produced can be identified. For these reasons wineries are likely to contribute positively to the efficient and effective use of land and the visual amenity of the area. Wineries should however also be subject to Performance Standards to ensure that they do not adversely effect the environment, and any neighbouring landowners. Although wineries are a permitted activity subject to a specific maximum floor area, it is not appropriate to use wineries for a permitted baseline comparison for other buildings with no vertical integration to a particular site.

- PLP19 Provide for the development and operation of recreation clubrooms and ancillary buildings within the Romanes Drive Recreation Club Area.**

Explanation

The Romanes Drive Structure Plan has been developed to guide the development of recreation club rooms and ancillary buildings located within the Romanes Drive Recreation Club Area. It is important to note that the Romanes Drive Recreation Club Area retains the underlying Plains Zoning. Therefore any development must also be in accordance with General and Specific Performance Standards and Terms of the Plains Zone as outlined in Section 6.8 and 6.9 of the Plains Zone. A subdivision will be necessary to implement the Romanes Drive Recreation Club Area. To ensure the successful implementation of the Romanes Drive Recreation Club Area that subdivision should be consistent with the Structure Plan in Appendix 6.0-3 and the Romanes Drive Structure Plan written document.

- PLP20 Ensure that any adverse effects from the operation of recreation clubrooms and ancillary buildings are avoided, remedied or mitigated.**

Explanation

Recreation Clubs have the potential to construct a range of clubrooms and ancillary buildings that could be of a scale and density that may detract from the amenity values of the Recreation Club Area and potentially adjoining Zones.

It is important that any adverse effects that result from the operation of recreation clubs are avoided, remedied or mitigated. This will be achieved through the development of appropriate General and Specific Performance Standards and Terms for the Plains Zone.

## 6.5 METHODS

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

- **Hastings District Plan**

Plains Zone: Includes Performance Standards to mitigate the effects of activities on the environment, and to manage the effects of the interface between adjoining land users.

Residential Zone (Section 8.0): Introduces additional yard requirements for new residential lots in Proposed New Urban Development Areas adjoining Plains Zoned land. (See Appendix 2.4-1). This will establish greater separation distances between residential dwellings in the urban zones, and activities in the Plains Zone. (See Section 8.0 of the District Plan on Residential Zones).

Subdivision and Land Development (Section 15.1): The Plains Lifestyle Sites rules enable non-complying sites to be subdivided to create a Plains Lifestyle Site, provided the balance is amalgamated with one or more adjoining sites to create a complying site for the Plains Zone. The subdivision and land development rules include Standards for the minimum size for Plains Lifestyle Sites.

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

- **Provision of Information including:**

Land Information Memorandum and Project Information Memorandum

When a Land Information Memorandum or Project Information Memorandum is requested for sites less than six hectares in the Plains Zone a statement will be included that the zone is a productive rural area, and that residents live in an environment where agricultural management practices such as agrochemical spraying, use of farm

machinery, the seasonal operation of bird scarers, odour and dust generation and night harvesting occur.

When a Land Information Memorandum or Project Information Memorandum is requested for sites within 400m of an existing building known to be used for an Intensive Rural Production activity a statement will be included that the building site is located in close proximity to an existing activity which may cause a nuisance to residents on the site from effects generated by the activity, such as noise (from poultry or animals on the site), odour (from waste materials produced on the site) and the attraction of the activity to flies and vermin.

In order to avoid reverse sensitivity issues which may compromise the continued efficient and effective operation of the existing intensive rural production activity, any proposal to erect a new residential building, or building being part of a marae, place of assembly, commercial activity or industrial activity erected on another site within 400 metres of a building known to be used for intensive rural production, will be required to obtain resource consent as a Discretionary Activity.

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.

When a Land Information Memorandum or Project Information Memorandum is requested for sites within 400m of an Industrial 6 Zone, a statement will be included in the Memorandum as issued that the site is in close proximity to an Industrial zoned site which may cause a nuisance to residents on the site from effects generated by accepted management practices of the activity, such as noise, dust, and traffic generation. Accordingly, activities locating within close proximity to Industrial 6 zoned land will need to accept existing amenity levels generated within the limits set out by the District Plan for both the Plains Zone and Industrial 6 Zone.

- **Industry Codes of Practice**

The following Codes of Practice or Environmental Manuals are relevant in the Plains 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) *New Zealand Pork Industry Board – Code of Practice – Pig Farming, Third Edition, 1997.*
- (c) *NZS 8409:1999 Code of Practice for the Management of Agrichemicals.*
- (d) *New Zealand Electrical Code of Practice for Electrical Safety Clearance Distances: NZECP:34 1993.*

- **Monitoring and Information requirements:** including consultation with Tangata Whenua as Kaitiaki over the Hastings District's 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.

- **Industry Led Sustainable Land Use Initiatives:** The Council will support practices which protect the long term health and well being of the Heretaunga Plains land and water resource.
- **Romanes Drive Structure Plan (Appendix 6.0-3):** The development of Recreation Club Area's in accordance with Structure Plan's is recognised in the Community Facilities, Recreation and Marae District Wide Activity section. In particular, the Romanes Drive Structure Plan has been developed to guide the development of recreation clubrooms and ancillary buildings located within the Romanes Drive Recreation Club Area, and identifies the location and extent of reticulated infrastructure, internal roading alignment and allotment layout in relation to the subdivision necessary to implement the Structure Plan. Regard is also able to be given to the Romanes Drive Structure Plan written document as an 'other document' under Section 104(1)(c) of the Resource Management Act 1991 when considering any resource consent application relating to the Romanes Drive Club Park.
- **Utilising the Permitted Baseline Argument:**  
**Plains Zone:** Although wineries are a permitted activity subject to a specific maximum floor area, it is not appropriate to use wineries for a permitted baseline comparison for other buildings with no vertical integration relationship to a particular site. See policies PLP18 and PLP4.

## 6.6 ANTICIPATED OUTCOMES

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

- The sustainable management of the Heretaunga Plains soil resource.
- Avoidance or mitigation of adverse effects on adjoining activities.
- Improved utilisation of non-complying sites.
- The development and operation of recreation clubrooms and ancillary buildings that are located within the Romanes Drive Recreation Club Area.

## 6.7 RULES

The activity status 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.

### 6.7.1 PERMITTED ACTIVITIES

The following activities shall be Permitted, provided that they comply with the General Performance Standards and Terms in Section 6.8 and the relevant Specific Performance Standards and Terms in Section 6.9.

- LAND BASED PRIMARY PRODUCTION (EXCLUDING FORESTRY)
- RESIDENTIAL ACTIVITIES
- COMMERCIAL ACTIVITIES
- INDUSTRIAL ACTIVITIES (WITH A GROSS FLOOR AREA OF 100m<sup>2</sup> OR LESS)
- TEMPORARY EVENT DAYS
- ON LOT 4 DP 1187, LOTS 3 & 4 DP 10857, PT LOT 1 DP 6146, PT LOT 1 DP 4317, LOT 3 DP 13199, LOT 1 DP 15199, AND LOT 2 DP 15199 BEING GENERALLY THE BRIDGE PA AERODROME, THE FOLLOWING ADDITIONAL ACTIVITIES ARE PERMITTED:
  - (i) ANY ACTIVITY DIRECTLY ASSOCIATED WITH THE OPERATION OF FLIGHTS IN AND OUT OF THE AERODROME.
  - (ii) TERMINAL BUILDINGS, INCLUDING ADMINISTRATION, AIR TRAFFIC CONTROL, RECEPTION AND PASSENGER WAITING AREAS AND ANCILLARY RETAIL AREAS.
  - (iii) AIRPORT WORKSHOPS, MAINTENANCE AND HANGERS.
  - (iv) CLUBROOMS FOR ACTIVITIES ASSOCIATED WITH FLYING.
- ACTIVITIES ON LOT 1 AND PT LOTS 2 & 3 DDP 406 (HOHEPA HOMES, CLIVE) WHICH ARE ANCILLARY TO THE USE OF THE SITE FOR THE CARE AND CURATIVE EDUCATION OF PHYSICALLY AND INTELLECTUALLY DISABLED MEMBERS OF THE COMMUNITY ARE EXEMPT FROM SPECIFIC THRESHOLD STANDARDS 6.9.2 (RESIDENTIAL BUILDINGS), 6.9.3 (SECONDARY RESIDENTIAL BUILDINGS), 6.9.4(1) (COMMERCIAL ACTIVITIES, THRESHOLD LIMITS), AND 6.9.5 (INDUSTRIAL ACTIVITIES).
- WINERIES
- RECREATION CLUBROOMS AND ANCILLARY BUILDINGS LOCATED WITHIN THE ROMANES DRIVE RECREATION CLUB AREA (APPENDIX 6.0-3)

### 6.7.2 CONTROLLED ACTIVITIES

- (a) The following activities shall be Controlled provided they comply with the General Performance Standards and Terms in Section 6.8 and any relevant Specific Performance Standards and Terms in Section 6.9.
  - RELOCATED BUILDINGS
  - INTENSIVE RURAL PRODUCTION

- (b) Applications for Controlled Activities will be considered without notification or without the requirement to serve notice. Conditions may be imposed in relation to the matters over which control will be exercised, identified in the Assessment Criteria in Section 6.10 of the Plan.

### 6.7.3 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 Specific Performance Standards and Terms in Section 6.8 and 6.9 which it fails to meet and the ability of the activity to meet the remaining General and relevant Specific Performance Standards and Terms in Section 6.8 and 6.9. 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 THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 6.8 AND SPECIFIC PERFORMANCE STANDARD AND TERMS 6.9.1, 6.9.6 AND 6.9.7.
  - ANY SECONDARY RESIDENTIAL BUILDING NOT MEETING SPECIFIC PERFORMANCE STANDARD AND TERM 6.3.9(b) OR 6.9.3(d).
  - ANY COMMERCIAL ACTIVITY NOT MEETING SPECIFIC PERFORMANCE STANDARD AND TERM 6.9.4(2).
  - INDUSTRIAL ACTIVITIES INVOLVING BUILDINGS WITH A GROSS FLOOR AREA BETWEEN 100M<sup>2</sup> AND 2,500M<sup>2</sup> FOR PROCESSING, STORAGE AND/OR PACKAGING OF AGRICULTURAL, HORTICULTURAL AND/OR VITICULTURAL CROPS AND/OR PRODUCE.
- (b) (i) Applications for Restricted Discretionary Activities (excluding those covered by (ii) below) may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice.
- (ii) Applications for Restricted Discretionary Activities for industrial buildings with a gross floor area of between 100m<sup>2</sup> and 2,500m<sup>2</sup> used for processing, storage and/or packaging of agricultural, horticultural and/or viticultural crops and/or produce, complying with the specific performance standards and terms in section 6.8 and 6.9) will be considered without the need to obtain the written approval of affected persons or to serve notice and will be considered without notification.
- (c) Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 6.11 of the Plan and applications within the Romanes Drive Recreation Club Area shall be assessed against the assessment criteria 13.5.10 of the Plan that Council has restricted its discretion over. 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.

### 6.7.4 DISCRETIONARY ACTIVITIES

- (a) The following activity shall be a Discretionary Activity, and will be assessed against, but not restricted to the Assessment Criteria in Section 6.11 and the Objectives and Policies of the Zone.
- FORESTRY

- ANY NEW RESIDENTIAL BUILDING OR BUILDING BEING PART OF A MARAE, PLACE OF ASSEMBLY, COMMERCIAL ACTIVITY OR INDUSTRIAL ACTIVITY ERECTED ON ANOTHER SITE WITHIN 400 METRES OF AN INTENSIVE RURAL PRODUCTION ACTIVITY INVOLVING BUILDINGS HOUSING ANIMALS REARED INTENSIVELY AND YARDS ACCOMMODATING ANIMALS REARED INTENSIVELY.
- ANY NEW RESIDENTIAL BUILDING OR BUILDING BEING PART OF A MARAE, PLACE OF ASSEMBLY, COMMERCIAL ACTIVITY OR INDUSTRIAL ACTIVITY ERECTED ON ANOTHER SITE WITHIN 150 METRES OF AN INTENSIVE RURAL PRODUCTION ACTIVITY INVOLVING ORGANIC MATTER AND EFFLUENT STORAGE, TREATMENT AND UTILISATION
- ANY NEW RESIDENTIAL BUILDING OR BUILDING BEING PART OF A MARAE, PLACE OF ASSEMBLY, COMMERCIAL ACTIVITY OR INDUSTRIAL ACTIVITY ERECTED ON ANOTHER SITE WITHIN 15 METRES OF ANY BUILDINGS USED FOR ANY OTHER INTENSIVE RURAL PRODUCTION ACTIVITY NOT LISTED AS ABOVE
- INDUSTRIAL BUILDINGS USED FOR PROCESSING, STORAGE AND/OR PACKAGING OF AGRICULTURAL, HORTICULTURAL AND/OR VITICULTURAL CROPS AND/OR PRODUCE, NOT COMPLYING WITH THE SPECIFIC PERFORMANCE STANDARD SECTION 6.9.5(1)

**6.7.5 NON COMPLYING ACTIVITIES**

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, CONTROLLED, RESTRICTED DISCRETIONARY OR DISCRETIONARY ACTIVITY SHALL BE A NON-COMPLYING ACTIVITY.
- MUSTELID FARMING

Note: Applications for Non-Complying Activities within the Romanes Drive Recreation Club Area should be assessed against matters contained in Section 13.5 (including Objectives, Policies and assessment criteria 13.5.10) together with all other relevant District Plan provisions.

**6.8 GENERAL PERFORMANCE STANDARDS AND TERMS**

The following General Performance Standards and terms apply to all Permitted and Controlled Activities.

**6.8.1 BUILDING HEIGHT**

- (1) Industrial, commercial, frost protection fans (measured to the tip of the blade), winery buildings or structures**

Maximum height                      15 metres.

Outcome  
*The amenity value of the Plains Zone will be maintained by preventing tall, obtrusive structures or buildings, especially on a largely flat plain.*

- (2) All other buildings or structures**

Maximum height                      10 metres.

**(3) Special Building Height for the Romanes Drive Recreation Club Area (Appendix 6.0-3)**

<b>Buildings and Structures</b>	
Maximum Height	12 metres

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Outcome

The amenity value of Romanes Drive Recreation Club Area will be maintained through an appropriate limit on the height of tall buildings and structures. In conjunction with appropriate boundary setbacks, the height limit will also protect the amenity of adjacent Zones.

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**6.8.2 YARDS**

The following setback distances are required.

**(1) Residential Activities**

Residential Buildings on Plains Sites	
Front yard	7.5 metres
All other boundaries	5.0 metres
Residential Buildings on Plains Lifestyle Sites	
Front yard	7.5 metres
All other boundaries	15 metres

Outcome

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

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

**(2) Industrial, Commercial and Winery Buildings**

Front yard	15 metres
All other boundaries	15 metres

**(3) Accessory Buildings and Loading Ramps**

Front yard	7.5 metres
All other boundaries	5.0 metres

Yards for accessory buildings and loading ramps may be reduced to 1.5 metres where adjoining owners' consent is obtained. Loading ramps fronting local roads (i.e. roads not defined as collector or arterial routes) are exempt from the front yard requirements.

**(4) Special Setbacks for the Romanes Drive Recreation Club Area (Appendix 6.0-3)**

Front and Rear yard	5.0 metres
All other boundaries	2.0 metres

Outcome

The amenity of the Romanes Drive Recreation Club Area will be maintained.

Buildings will be separated from adjoining sites and the adjacent residential zone to ensure that potential conflicts between adjoining land uses are avoided.

Exception:

Minimum setback distances for any building where the allotment adjoins a Residential Zone boundary as defined in the Romanes Drive Structure Plan.

Any yard 8.0 metres

Minimum setback distances for any building where the adjoining allotments are in common ownership.

Side yard 0.0 metres

### 6.8.3 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.

### 6.8.4 SCREENING

- |     |   |  |
|-----|---|--|
| (a) | Outdoor storage areas of commercial and industrial activities shall be screened by fencing and/or planting from adjacent or opposite commercial and residential activities and motorists using public roads.  | <u>Outcome</u><br><i>The screening of outdoor storage areas will ensure that the rural amenity of the zone is protected.</i>   |
| (b) | Outdoor display areas and parking areas of commercial and industrial activities shall have landscaping which consists of a mixture of ground cover and specimen trees.  | <u>Outcome</u><br><i>The landscaping of outdoor display and parking areas will ensure that the rural amenity of the zone is protected.</i>   |
| (c) | <u>Special Screening requirements within the Romanes Drive Recreation Club Area (Appendix 6.0-3):</u><br><br>Where on-site car parking is located closer to the Napier Road / Romanes Drive frontage than the building on the same site landscaping shall be provided to screen and / or soften the car parking area from the road at the minimum rate of 0.5m <sup>2</sup> per 1 metre of the width of the car parking area. | <u>Outcome</u><br><i>Additional landscaped areas to those provided identified in the Romanes Drive Structure Plan, will be designed, implemented and maintained in general accordance with the Romanes Drive Structure Plan.</i> |

#### Exemption to Screening Requirements

Service Stations shall be exempted from the screening requirements.

### 6.8.5 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 Plains Zone. The safety of roads will be maintained by preventing glare and light spill onto them.*

### 6.8.6 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.*

### 6.8.7 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.

### 6.8.8 SHADING OF LAND, BUILDINGS, AND ROADS

#### (1) Trees on Boundaries

Outcome

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

- (a) Trees forming a shelter belt for more than 20 metres
  - (i) shall be planted a minimum distance of 5m from an adjoining property boundary and be maintained so that the branches do not extend over that boundary; and
  - (ii) where planted between 5m and 10m from an adjoining property boundary shall be maintained at a height of no more than their distance from the boundary +4m (eg at a distance of 5m from the boundary, the height limit is 9m; at a distance of 9m from the boundary, the height limit is 13m).

#### (2) Trees Adjoining Public Roads

- (a) Trees forming a shelterbelt for more than 20 metres within 5 metres of a public road shall be maintained at a height of less than 9 metres.

#### (3) Buildings on Sites Adjoining Residentially Zoned Land

Outcome

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

Adjacent to 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 each site by use of the recession plane indicator in Appendix 6.0-2.

**6.8.9 HEIGHT IN RELATION TO BRIDGE PA AERODROME**

No trees, shelterbelt, building, pole, mast, permanent or temporary structure shall intrude above the height plane established by the Bridge Pa Aerodrome Height Restriction as shown in Appendix 6.0-1.

Outcome

Aircraft approaching or leaving Bridge Pa Aerodrome will have an airspace uninterrupted by any structure that could damage or destroy aircraft.

**6.8.10 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.

**6.8.11 TOTAL BUILDING COVERAGE (INCLUDING HARDSTAND AND SEALED AREAS)**

The maximum building coverage (including hardstand and sealed areas) on sites up to 1 hectare in area shall not exceed 35% of the net site area or 1500m<sup>2</sup>, whichever is the lesser.

Outcome

The life-supporting capacity of the Plains soil resource will be safeguarded and the amenity of the Plains Zone will be protected by limiting the total scale of buildings on and sealed areas over smaller sites.

Note 1: Compliance with the relevant performance standards and terms of the Plains Zone will limit total building coverage (including hardstand and sealed areas) on those Plains Zone sites above 1 hectare in area.

Note 2: Netting structures and greenhouses where crops grown under or within those structures are grown directly in the soil of the site are excluded from total building coverage calculations.

**6.9 SPECIFIC PERFORMANCE STANDARDS AND TERMS**

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

**6.9.1 INTENSIVE RURAL PRODUCTION**

(1) Minimum Yards and Setback Distances

(a) Buildings housing animals reared intensively and Yards accommodating animals reared intensively shall be located a minimum distance of:

Outcome

Effects beyond the site will not be inconsistent with those associated with established agricultural practices.

- (i) 400 metres from a residential building, or any building being part of a marae, place of assembly, commercial activity or industrial activity on another site.
- (ii) 50 metres from a residential building on the same site.
- (iii) 100 metres from a property boundary.
- (iv) 20 metres from a public road.

- (b) Organic matter and effluent storage, treatment and utilisation shall be located in accordance with the following minimum distances:
  - (i) 50 metres from a residential building on the same site.
  - (ii) 150 metres from a residential building or any building being part of a marae, place of assembly, commercial activity or industrial activity on another site.
  - (iii) 20 metres from a property boundary.
  - (iv) 20 metres from a public road

(NB: Resource Consents may also be required from the Hawke's Bay Regional Council)

- (c) All other yard setbacks from site boundaries (not specified by (a) and (b)) above shall be 10 meters.

(2) Maximum Floor Area

Buildings associated with Intensive Rural Production shall not exceed 500m<sup>2</sup> Gross floor Area.

(3) Maximum Area of Outdoor storage

Outdoor storage or outdoor pens used in associated with Intensive Rural Production activities shall not exceed 500m<sup>2</sup> in area.

Outcome

*Neighbouring activities will not be adversely affected by odour associated with the storage, treatment or utilisation of organic matter and effluent from the Intensive Rural Production Activity.*

Outcome

*The life-supporting capacity of the Plains soil resource will be safeguarded and neighbouring activities or the environment will not be adversely affected by limiting the size of buildings and outdoor areas associated with Intensive Rural Production in the Plains Zone*

**6.9.2 RESIDENTIAL BUILDINGS**

- (a) One residential building shall be allowed per site provided that the site shall be a minimum area of 2500m<sup>2</sup>.
- (b) One secondary residential building shall be allowed per site.

Outcome

*The potential to utilise the soil resource of the Plains Zone in a manner that supports the life-supporting capacity of the soil resource, will be facilitated by provided for residential activities.*

**6.9.3 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 share driveways.
- (c) The maximum gross floor area, excluding integral garages, shall be 80 square metres.
- (d) The secondary residential building shall be located no further than 25 meters from the primary dwelling.

Outcome

*Flexibility to provide secondary residential accommodation in association with the sustainable management of the soil resource.*

Outcome

*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.

**6.9.4 COMMERCIAL ACTIVITIES**

**(1) Commercial Activities Threshold Limits**

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.

Outcome

Commercial Activities which have a relationship to goods produced in the District will have the opportunity to establish. The life-supporting capacity of the Plains soil resource will be safeguarded by limiting the size of Commercial Activities in the Plains Zone. Commercial Activities will be of a size and scale that have a potential for minor adverse effects and are compatible with the character of the Plains.

Activity	Threshold Measure	Maximum Limit per Site
Retailing	Maximum Gross Floor Area Minimum percentage of display area to be stocked with goods produced on the site  Total Display Area <50m <sup>2</sup> Total Display Area >50m <sup>2</sup>	75m <sup>2</sup> (including outdoor display areas)   75% 85%
All other Commercial Activities (including entertainment facilities including the serving of food and beverages, visitor accommodation, but excluding retail	Personnel limits	At least one person resident on the site shall carry out the activity (excluding visitor accommodation). Maximum number of additional employees – 3
	Maximum gross floor area (including structures without external walls)	total maximum 125m <sup>2</sup> (per site, not per activity)
	Additional limitations to gross floor limitation	
	Outdoor storage/use or dining areas occupied	100m <sup>2</sup>
	Maximum number of persons to be accommodated by entertainment facilities including serving food and beverages	40 persons
	Maximum number of rental rooms for visitor accommodation	6 bedrooms
	<u>Exception:</u> Visitor Accommodation, Professional and Personal services shall not be allowed to locate within the Romanes Drive Recreation Club Area (Appendix 6.0-3)	

**Note 1** Visitor accommodation within an existing residential dwelling will be exempt from the 125m<sup>2</sup> maximum floor area. Provided that the existing residential activity does not cease.

**(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 activities will be mitigated by limiting the hours of operation of commercial activities in the Plains Zone.

**6.9.5 INDUSTRIAL ACTIVITIES**

**(1) Industrial Activities Threshold Limits**

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.

Outcome

Industrial Activities which have a relationship to crops produced in the zone will have the opportunity to establish. The life-supporting capacity of the plains soil resource will be safeguarded by limiting the size of Industrial Activities to a size and scale that have a potential for minor adverse effects and is compatible with the character of the Plains Zone.

Activity	Threshold Measure(s)	Maximum Limit Per Site
Processing, storage and/or packaging of agricultural, horticultural and/or viticultural crops and/or produce	Maximum Gross Floor Area (including any roofed structure without external walls)	2500m <sup>2</sup>
All Other Industrial Activities	Maximum Gross Floor Area Personnel Limits	100m <sup>2</sup> 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 three persons
	Outdoor storage/use or display land area	100m <sup>2</sup>

Note 1: Any retailing associated with Industrial Activities shall be assessed as a Commercial Activity.

Note 2: Buildings used for the processing, storage and/or packaging of agricultural, horticultural and/or viticultural crops and/or produce grown only from the site on which they are located are accessory to Land Based Primary Production and therefore are not subject to the industrial building threshold limits of Standard 6.9.5(1) above.

**6.9.6 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 1000 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.

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.

- (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.

**6.9.7 WINERIES**

**(1) Threshold Limits**

The following threshold limits shall apply. Maximum floor space limits cannot be traded between the different activities described.

Outcome

*Wineries that have a relationship to grapes grown in the Zone will have the opportunity to establish. The life-supporting capacity of the versatile soil resource will be safeguarded by relating the size of buildings to a scale that has a potential for only minor adverse effects and is compatible with the character of the Zone.*

Activity Description	Threshold Measure	Maximum Limit per Site
Wine making and associated bottling, storage and packaging	Maximum Gross Floor Area (including any roofed structure without external walls)	2500m <sup>2</sup>
Retailing	Maximum Gross Floor Area Minimum percentage of display area to be stocked with goods produced on the site Total Display Area < 50m <sup>2</sup> Total Display Area > 50m <sup>2</sup>	150m <sup>2</sup> (including outdoor display areas)  75% 85%
Entertainment facilities including serving food and beverages.	Maximum floor area for serving customers (excluding uncovered outdoor areas)  Maximum number of persons to be accommodated)	100m <sup>2</sup>  100 persons

**(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

*Adverse effects will be mitigated by limiting the hours of operation of commercial activities in the Plains Zone.*

**6.9.8 ROMANES DRIVE RECREATION CLUB AREA****(1) Building Coverage**

50% of the net site area

Outcome

*Enabling a higher building coverage for the Romanes Drive Recreation Club Area will enable for a more efficient use of the site.*

**(2) The following activities are not permitted within the Romanes Drive Recreation Club Area:**

- Intensive Rural Production
- Residential Buildings
- Professional and Personal Services
- Visitor Accommodation
- Industrial Activities

Outcome

*The establishment of activities and buildings unrelated to recreation may result in irresolvable conflicts between incongruous land uses that could lead to the amenity of the Romanes Drive Recreation Club Area being adversely affected.*

**(3) Hours of Operation**

Activities which require a Liquor Licence under the Sale of Liquor Act 1989 shall be restricted to the following hours of operation:

Any day of the week                      8.00am – 10.00pm

Outcome

*The effects of activities involving the sale of liquor in the Romanes Drive Recreation Club Area on neighbouring residents are avoided.*

**6.10 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.

**6.10.1 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.*

**6.10.2 INTENSIVE RURAL PRODUCTION**

Operation and management of the Intensive Rural Production Activity will be assessed to ensure that noise, odour and traffic effects are avoided, remedied or mitigated.

Outcome

*The character and amenity of the Plains Zone will be maintained.*

<b>6.11 ASSESSMENT CRITERIA FOR RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES</b>
---

Explanation of Assessment Criteria:

For Restricted Discretionary Activities, the following identify those matters which Council has restricted its discretion over in assessing resource consent applications; For Discretionary Activities, the following identify those matters which Council may assess the activity against. Council's assessment is not however restricted to these matters.

**6.11.1 FORESTRY**

In assessing resource consent applications for forestry Council will have regard to the following effects and to what extent, and by what means, these are able to be avoided, remedied or mitigated:

- (a) Impact on the sustainable management of the soil resource
  - Particular regard will be given to the effects on adjacent land uses, including bird habitat, shading, harbouring pests and changes in the micro climate
  - The likelihood, extent and duration of damage to the soil structure
- (b) The potential impact on existing amenity values
  - Consideration will be given to the impact of the forest on the existing visual amenity of the locality and on over dominance of residential dwellings.
- (c) Potential to create a fire risk and adequacy of suitable water supply
- (d) The ability to access and egress the site safely
- (e) The impact of heavy traffic on the roading network and traffic safety at harvesting time
- (g) Disturbance to adjacent land uses and residents during harvestings

**6.11.2 ACTIVITIES ESTABLISHING WITHIN THE YARD REQUIREMENTS (SET BY RULE 6.7.4) OF A BUILDING KNOWN TO BE USED FOR INTENSIVE RURAL PRODUCTION**

In assessing resource consent applications for potentially incompatible activities seeking to establish within a 400m buffer zone around an existing building known to be used for intensive rural production, Council will have regard to the following effects and to what extent, and by what means these are able to be avoided, remedied or mitigated:

- (a) The likelihood of the proposed activity to generate reverse sensitivity effects on the intensive rural production activity, and the potential impact these may have on the continuing effective and efficient operation of the intensive rural production activity.
- (b) The extent to which alternative locations have been considered.

**6.11.3 WINERIES**

An assessment of the effects of a winery shall be made considering the following:

- (a) Whether the proposal will maintain or enhance the amenity values of the surrounding area.

- (b) The impact of the scale, character and / or effects of the winery and its compatibility with surrounding activities.
- (c) The potential for the winery to generate significant adverse effects on the environment in terms of noise, dust, glare, vibration and road safety.
- (d) Whether the winery is required to locate on the site in accordance with the concept of vertical integration (linking aspects of grape growing, wine making, retailing and entertainment activities) in terms of the extent that it utilises and enhances the surrounding landscape.

**6.11.4 INDUSTRIAL ACTIVITIES INVOLVING BUILDINGS FOR PROCESSING, STORAGE AND/OR PACKAGING OF AGRICULTURAL, HORTICULTURAL AND/OR VITICULTURAL CROPS AND/OR PRODUCE COMPLYING WITH STANDARD 6.9.5(1)**

An assessment of the effects of the activity shall be made considering the following:

- a) Whether the proposal will significantly compromise the visual amenity value of the surrounding area, recognising that it is a rural working environment.
- b) The potential for the activity to generate significant adverse effects on the environment in terms of noise, dust, glare, road safety and stormwater quality and quantity.
- c) Whether the activity will process, store and/or package agricultural, horticultural and/or viticultural crops and/or produce and whether it includes those grown in the Plains Zone.

**6.11.5 INDUSTRIAL ACTIVITIES INVOLVING BUILDINGS FOR PROCESSING, STORAGE AND/OR PACKAGING OF AGRICULTURAL, HORTICULTURAL AND/OR VITICULTURAL CROPS AND/OR PRODUCE NOT COMPLYING WITH STANDARD 6.9.5(1)**

- a) Whether the activity is of such a scale that it is better to be relocated (or established) in an industrial zone (where infrastructure and employment are more readily available and the receiving environment is less sensitive).
- b) The effects of the proposal on the soil resource (over the 2,500m<sup>2</sup> gross floor area provided by rule 6.9.5(1)).
- c) Whether the industrial activity will utilise any existing building/s.
- d) The impact of the scale, character and / or effects of the activity and its compatibility with surrounding activities.
- e) The potential for the activity to generate adverse effects in the environment in terms of stormwater quality and quantity.
- f) Whether the activity will process, store and/or package agricultural, horticultural and/or viticultural crops and/or produce, the majority of which are grown from within the Plains Zone.

**6.11.6 SECONDARY BUILDINGS NOT COMPLYING WITH STANDARD 6.9.3(b)**

An assessment of the effects of the activity shall be made considering the following:

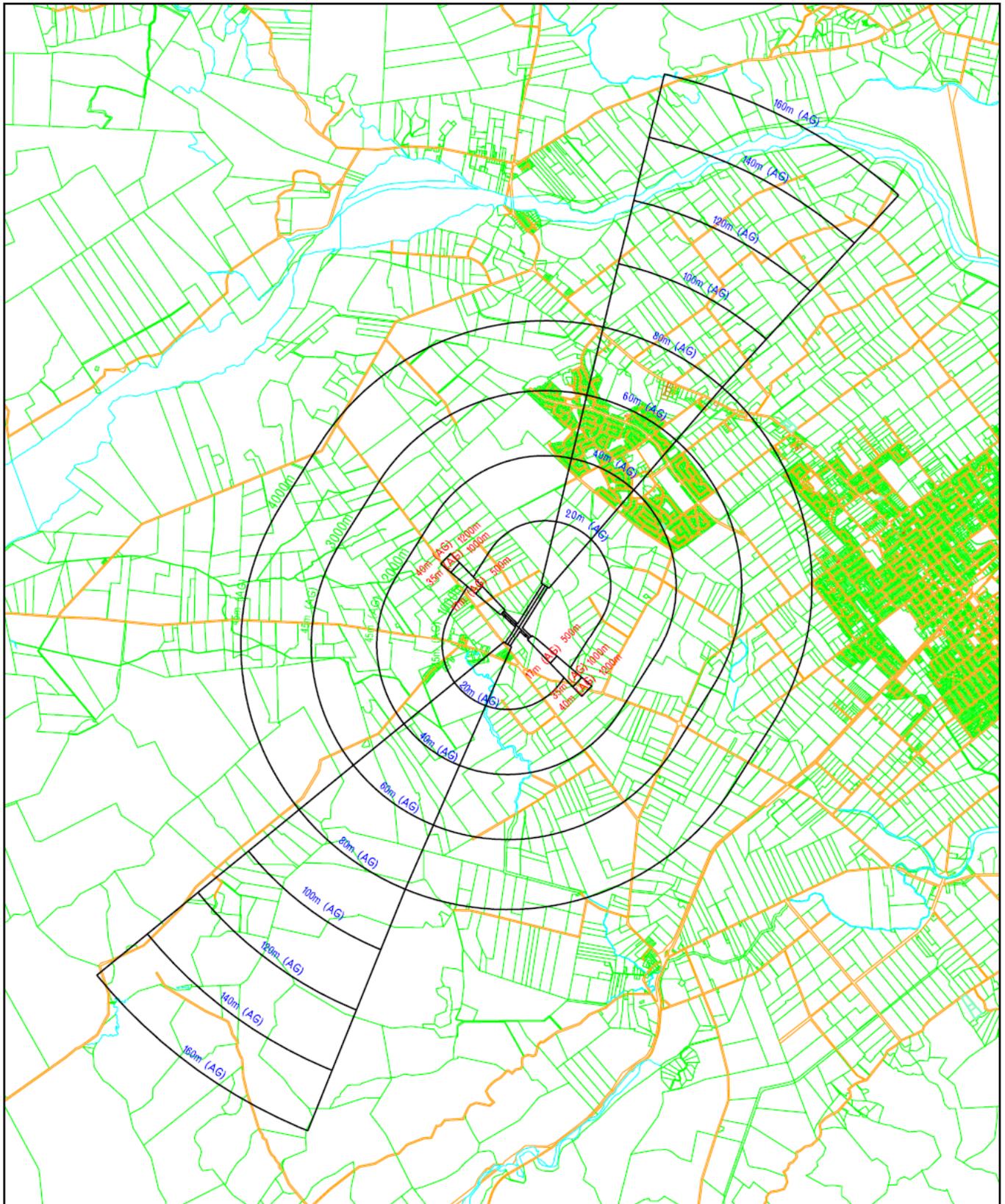
- a) Whether the proposal will continue to allow for efficient use of the remaining undeveloped land for land based primary production.
- b) Whether the proposal will utilise an existing formed access, while still being consistent with (a) above.

**6.11.7 SECONDARY BUILDINGS NOT COMPLYING WITH STANDARD 6.9.3(d)**

An assessment of the effects of the activity shall be made considering the following:

- (a) Whether the proposed building location will continue to allow for efficient use of the remaining undeveloped land for land based primary production.
- (b) Whether the proposal will enable the use of existing services and access on the site, while still being consistent with (a) above.
- (c) Whether the proposal will utilise an area of poor quality soil within the site, while still being consistent with (a) above.
- (d) Whether the existing primary residential building is currently surrounded by existing buildings, services, outdoor living, vehicle access, parking and manoeuvring areas preventing a practicable location of a secondary residential building within a 25m radius.
- (e) Whether the proposed secondary dwelling will utilise an existing building or building platform on the site.

BRIDGE PA AERODROME HEIGHT RESTRICTIONS



**Hastings**  
District Council  
G.I.S. Section

Grid: New Zealand Map Grid  
Height Datum: Mean Sea Level  
Coordinates in Metres  
Geodetic Datum 1949

Date : Fri 14 Jun 2002

Scale 1 : 80000

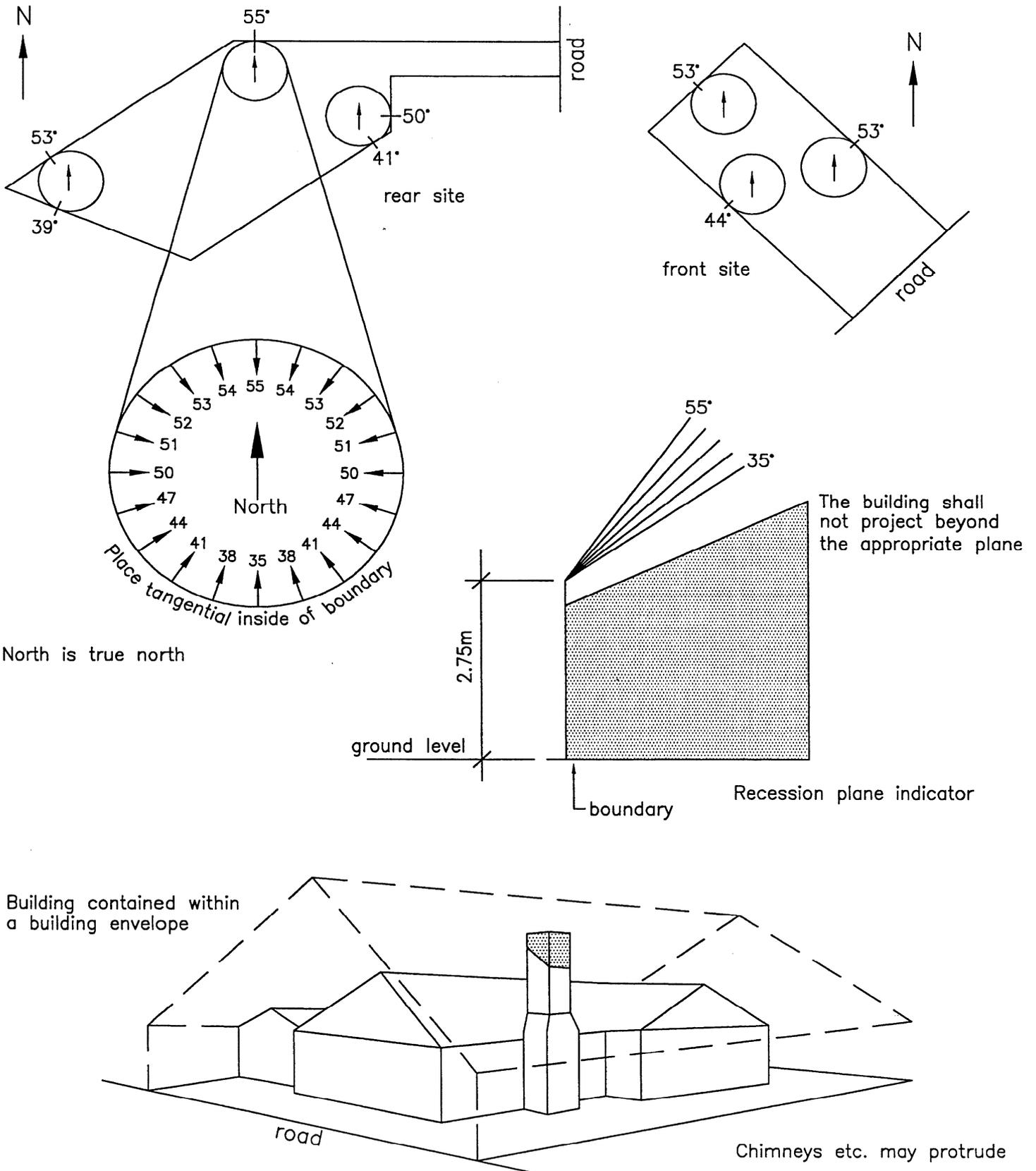


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the data shown on this map is 100% accurate.

METHOD OF DETERMINING RECESSION PLANES



North is true north

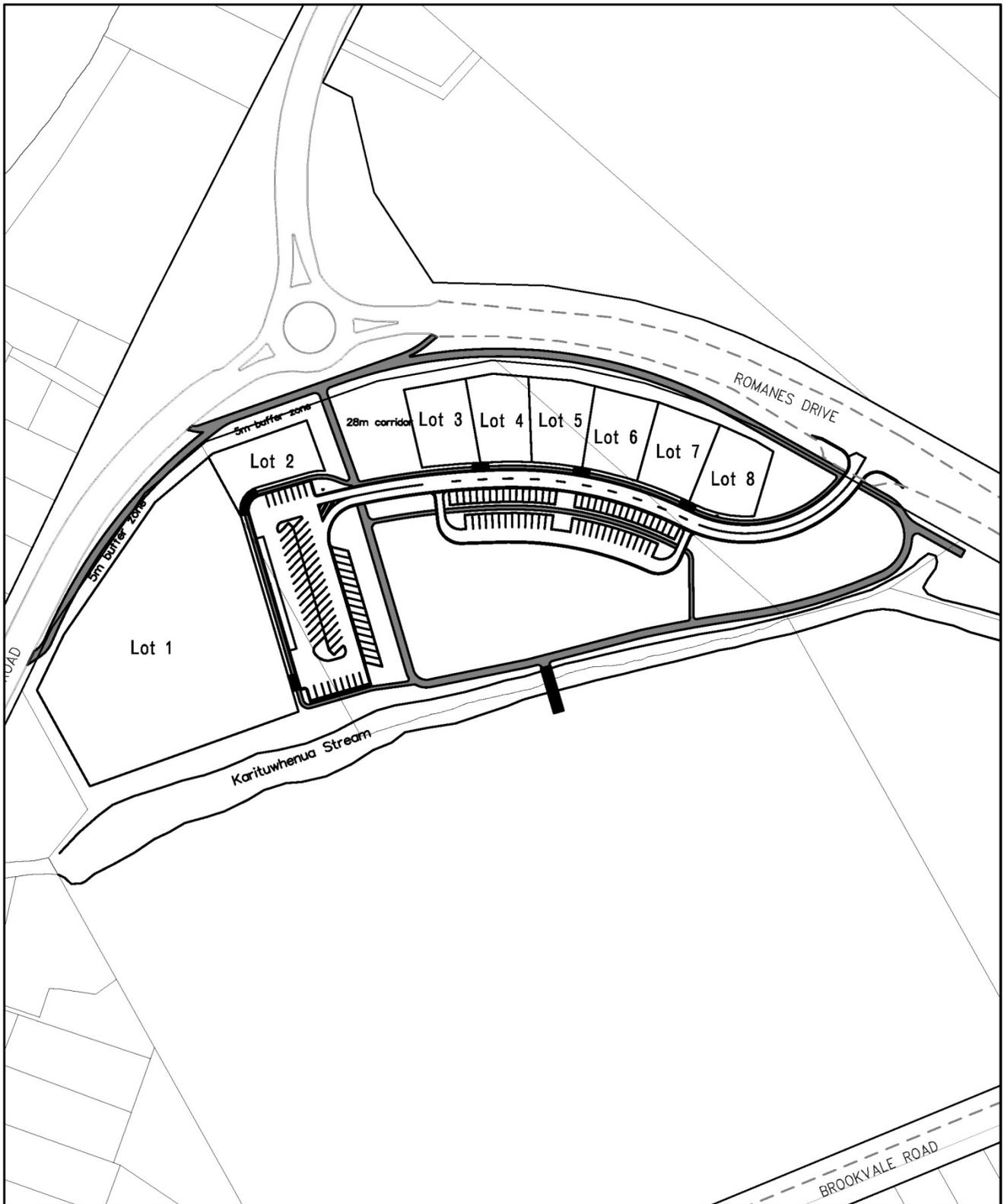
The building shall not project beyond the appropriate plane

Recession plane indicator

Building contained within a building envelope

Chimneys etc. may protrude

Romanes Drive Structure Plan



**HASTINGS  
DISTRICT  
COUNCIL**

Grid: New Zealand Map Grid  
Height Datum: Mean Sea Level  
Coordinates in Metres  
Geodetic Datum 1949

Date : Mon Jul 24 2006

Scale 1 : 2000



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