

## 11.2 TUKI TUKI SPECIAL CHARACTER ZONE

### 11.2.1 INTRODUCTION

The Tuki Tuki area has developed as a result of a unique mixture of land uses taking advantage of the naturally occurring resources of the area. The mixture of these activities, coupled with the special landscape values of the Tuki Tuki locality, creates a special ambience that is attractive to both productive land based activities and to lifestyle living opportunities.

By identifying these features the Tuki Tuki Special Character Zone establishes a long term sustainable development strategy for the area, while integrating a range of legitimate, but competing land use activities.

### 11.2.2 RESOURCE MANAGEMENT ISSUES

- ***The need to identify and recognise the special character of the Tuki Tuki area and to protect it from the effects of inappropriate use and development.***

The Tuki Tuki area has a special character, particularly as its geographic location provides an elevated position, overlooking both Hawke Bay and the Heretaunga Plains. These attributes give the area a high level of amenity and contribute to its desirability as a lifestyle area. In order to retain values, it is necessary to manage the effects of inappropriate land use and development to protect the special character of the area.

- ***The recognition and protection of the landscape character of the area from inappropriate use and development.***

The landscape character of the Tuki Tuki locality comprises of a combination of landforms, particularly the bald, bold hills defining the edge of the Heretaunga Plains and the Tuki Tuki River valley. Significant features include a rolling rural character, elevated foothills that overlook the landscape below, a pastoral character, a scattered density of housing, and a combination of open pasture areas with contrasting areas of a variety of plantings. However this character is potentially under threat from the effects of; tree removal; inappropriate siting of new buildings on the hills; inappropriate design of buildings on the foothills; buildings in areas close to the foothills impacting on the landscape character of the area; and earthworks and filling.

- ***The protection of the unique agricultural resources of the area (existing and potential) from the effects of inappropriate use and development.***

The wider Tuki Tuki locality, bordering the lifestyle area, has particular suitability for productive land use activities dependent on the soils and microclimate of the area. In particular the area is notable in the production of grapes and increasingly the growing of other specialist crops.

These resources can potentially be adversely affected by the impacts of other activities. These effects need to be controlled, if conditions are to be provided for the sustainable management of the wider agricultural resource. Lifestyle subdivision and development, and the resultant rural/rural-residential interface pressures and the development of non-rural activities, have potential to adversely affect the sustainable management of soil resources on adjoining land.

- ***The management of the effects of residential lifestyle activities on rural activities, and rural activities on residential lifestyle activities at the rural/residential interface.***

The residential living environment areas of the Hastings District are where higher levels of environmental standards and amenity are expected and generally provided. In contrast, rural environments often are production orientated and such activities can create adverse effects. Generally these effects can be avoided or controlled at property boundaries because of the larger lot sizes in rural areas. Where rural and residential lifestyle development are adjoining, there is greater potential for conflict and difficulty in management of effects.

- ***The management of the effects of rural activities on the environment.***

By their nature, rural activities have beneficial and adverse effects. It is desirable to create conditions where beneficial effects (such as employment, enhancement of the built and planted landscape, soil retention) are maintained, developed and enhanced. It is also necessary to balance the adverse effects of these activities to maintain development and productive potential, but also protect the life supporting capacity of the air, water, soil or ecosystems.

- ***The recognition that some non-agricultural activities will be appropriate in the Tuki Tuki lifestyle area where potential adverse effects on the landscape, soil resources and productive activities can be managed, mitigated or avoided.***

The Tuki Tuki area is an attractive rural environment. Considerable parts of the zone have high actual and potential value for productive activities, while other sites have a low potential for productive activities, particularly where they have been subdivided into small parcel sizes on the foothills.

The Tuki Tuki area is sensitive to development impacting on its landscape quality and character. There is potential and demand for further lifestyle development, where the primary productive potential of the land, the effects of these activities on primary production, and landscape quality is not compromised, and people can live in an attractive, rural environment.

Some non-agricultural activities utilise the rural resources and result in “added value”. Potential activities in the area, such as; visitor facilities and cafe/wine bars, are not necessarily dependant on the productive capacity of the soils but offer alternative land uses that are appropriate for the area where their effects can be managed.

### **11.2.3 OBJECTIVES**

- TTO1 *To recognise and protect the special character of the Tuki Tuki locality, based upon land and soil resources and landscape character.*
- TTO2 *To protect the special character of the area by promoting the sustainable management of the natural and physical resources while avoiding, remedying or mitigating any significant adverse effects on the environment.*

## 11.2.4 POLICIES

- TTP1 **Allow the establishment of a range of activities which utilise the soil resource of the Tuki Tuki Special Character Zone in a sustainable manner.**

### Explanation

The unique condition of soil, water, climate and topography makes the Tuki Tuki area suitable for a wide range of soil based activities.

A wide range of land based activities are allowed for in the area, though Standards are included to ensure that the land management regimes undertaken are sustainable.

- TTP2 **Avoid or mitigate any significant 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 and lifestyle nature of the zone and the accepted management Standards in the zone. The District Plan also encourages the adoption of industry Standards and Codes of Practice by individual land users, as a non-statutory method. The District Plan will introduce greater separation distances for residential activities from activities adjoining the Tuki Tuki Lifestyle Character Zone.

- TTP3 **Protect the landscape features and character of the Tuki Tuki Special Character Zone by controlling or restricting inappropriate land use activities.**

### Explanation

The Tuki Tuki foothills are of landscape significance to the region but have limited potential and capacity to absorb further development without adverse effects on landscape quality. Buildings have the greatest potential to adversely affect the landscape quality of the zone and therefore the density, location and appearance of all new buildings or alterations/additions will be controlled throughout the zone.

Council will control excavation and filling where it has the potential to adversely affect the landscape character of the area and where development occurs Council will encourage the retention of trees where they contribute to the character of the zone, in appropriate locations.

- TTP4 **Provide for a range of visitor and tourism based activities that are dependant upon the rural resources and special character of the Tuki Tuki Special Character Zone.**

The District Plan recognises the relationship between activities utilising the soil resource of the Tuki Tuki area, and tourism. Where 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.

Activities will be kept at a level that is consistent with the character and amenity of the area.

- TTP5 Base Subdivision Provisions and Standards on the sustainable management of resources and the management of effects, including landscape protection.**

Explanation

The Tuki Tuki Special Character Zone is recognised as having areas of limited economic potential. The District Plan therefore provides for the subdivision of smaller lifestyle blocks where the interface effects with agricultural activities can be managed and where landscape quality is not significantly adversely effected.

- TTP6 Allow shelter belts and artificial windbreaks to be erected in the Tuki Tuki Special Character Zone, where they support activities associated with the sustainable management of the soil resource without significant adverse effects upon adjacent activities.**

Explanation

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

- TTP7 Ensure noise Standards are not inconsistent with the character and amenity of the Tuki Tuki Special Character Zone.**

Explanation

Within the area, significant amounts of noise may be generated from the operation of machinery, such as tractors, bird scaring devices, harvesters, windmills, or it may be generated 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, economic, practice usually associated with activities in the area in order to protect their continued economic operation.

- TTP8 Control access and egress to ensure the safe and efficient movement of traffic to and from the District Roding Network.**

Explanation

Traffic entering or leaving the roading network, which is associated with activities in the Tuki Tuki area 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 roading network is maintained.

- TTP9 Monitor the effects of land use activities in the Tuki Tuki Special Character Zone to determine the on-going appropriateness and necessity of development and Performance Standards included in the Hastings District Plan, to avoid, remedy or mitigate adverse effects on the environment.**

Explanation

Council wishes to regulate activities only where there are actual adverse effects associated with them. To ensure that only minimal controls are imposed, Council will monitor adverse effects of land use activities and will address these effects in the most appropriate manner. These methods will be regulatory, and non-regulatory in nature.

- **TTP10 Control forestry activities in the Tuki Tuki Special Character Zone in order to ensure that any adverse effects on existing viticultural activities in neighbouring areas 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 viticultural activities can generate adverse effects associated with bird habitat and tree shading.

## 11.2.5 METHODS

The Objectives and Policies will be implemented through the following methods.

- **Hastings District Plan**

Tuki Tuki Special Character Zone: Includes Standards to mitigate the effects of activities on the environment, and to manage the effects at the interface between adjoining land users.

- **Hawke's Bay Regional Policy Statement and Plans**
- **Provision of information including:**

Land Information Memorandum

When Council is requested to supply a LIM relating to a site(s) located within the Tuki Tuki Special Character Zone, a statement will be included that the area is a productive rural area, 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, and night harvesting occur.

- **Industry Codes of Practice**

The following Codes of Practice are relevant in the Tuki Tuki Special Character area and could be used as guidelines for setting conditions for resource consents, where appropriate.

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

- **Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide (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 meet the Objectives Policies and Rules of the District Plan.

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

The Engineering Code of Practice establishes guidelines 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

### 11.2.6 ANTICIPATED OUTCOMES

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

- Protection of the potential of the land and soils for sustainable management purposes.
- Maintenance of the rural lifestyle character of the area.
- Protection of the landscape quality of the zone.
- The further development of rural productive activities based upon the land and soils of the area.
- The development of rural activities ancillary to primary production or based upon the landscape character of the area.
- Continuation of lifestyle opportunities.
- Containment of smaller block lifestyle development to areas of limited productive potential, where interface effects on productive enterprises can be managed, and where landscape quality is not adversely affected.
- Avoidance of subdivision or development which could result in adverse effects on groundwater or soil erosion.

### 11.2.7 RULES

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

#### 11.2.7.1 PERMITTED ACTIVITIES

The following activities shall be Permitted provided that they comply with the General Performance Standards and Terms in Section 11.2.8 and the relevant Specific Performance Standards and Terms in Section 11.2.9.

- LAND BASED PRIMARY PRODUCTION (EXCLUDING FORESTRY)
- RESIDENTIAL ACTIVITIES
- COMMERCIAL ACTIVITIES
- INDUSTRIAL ACTIVITIES
- TEMPORARY EVENT DAYS

#### 11.2.7.2 CONTROLLED ACTIVITIES

- (a) The following activities shall be Controlled Activities provided they comply with the General Performance Standard and Terms in Section 11.2.8 and any relevant Specific Performance Standard in Section 11.2.9.
- RELOCATED BUILDINGS

- INTENSIVE RURAL PRODUCTION
  - ANY NEW BUILDING ASSOCIATED WITH A PERMITTED OR CONTROLLED ACTIVITY
  - FORESTRY
- (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 11.2.10. of the Plan.

### 11.2.7.3 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities 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 Standard(s) and Terms in Sections 11.2.8 and 11.2.9, which it fails to meet, the ability of the activity to meet the remaining General and relevant Specific Performance Standards and Terms in Sections 11.2.8 and 11.2.9, and the Assessment Criteria in Section 11.2.11. 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 THAT DOES NOT COMPLY WITH ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS IN SECTION 11.2.8 OR THE RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS 11.2.9.2 (2) TO 11.2.9.5
- (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 the requirement to serve notice. 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.

### 11.2.7.4 DISCRETIONARY ACTIVITIES

The following activities shall be Discretionary Activities, and will be assessed against, but not restricted to those matters identified in the assessment Criteria in Section 11.2.11 of the Plan and the Objectives and Policies of the Zone.

- ANY PERMITTED OR CONTROLLED ACTIVITY THAT DOES NOT COMPLY WITH ONE OR MORE SPECIFIC STANDARDS AND TERMS 11.2.9.1, 11.2.9.2 (1) OR 11.1.9.4.

### 11.2.7.5 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.
- MUSTELID FARMING

<b>11.2.8 GENERAL PERFORMANCE STANDARDS AND TERMS</b>
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The following General Performance Standards and Terms apply.

**11.2.8.1 BUILDING HEIGHT**

- (a) Maximum height of buildings or structures shall be 10 metres.
- (b) Buildings shall be contained within a building envelope constructed by recession planes from points 2.75 metres above internal boundaries. The angle of such recession planes shall be determined for each site by the use of the Recession Plane Indicator in Appendix 11.1-1.

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Outcome

*The open character and amenity of the Tuki Tuki Lifestyle Character Zone will be maintained by preventing tall obtrusive structures or buildings, and access to daylight on adjoining properties will be protected.*

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**11.2.8.2 YARDS**

The following set back distances are required:

**(1) Residential Activities**Residential Buildings

Front yard	7.5 metres
All other yards	15 metres

**(2) Industrial and Commercial Buildings**

Front yard -	15 metres
All other yards -	15 metres
(to be kept clear of all buildings and of sales or display produce)	

**(3) Accessory Buildings**

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 the adjoining owners written consent is obtained.

Loading ramps fronting local roads (i.e. roads that are not defined as collector or arterial routes in Appendix 2.5-1) are exempt from the front yard requirements.

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Outcome

*The open character and amenity of the Tuki Tuki Lifestyle Character Zone will be maintained by buildings being set back a generous distance from roads. Buildings will be separated from adjoining sites to ensure that conflicts between adjoining land uses are avoided.*

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**11.2.8.3 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 the river, lake or watercourse which is within a land drainage or flood control scheme area.

**11.2.8.4 SCREENING**

- (a) Storage areas, outdoor display areas and parking areas shall be screened by landscaping or fences so that they are not visible from adjoining roads, or residential buildings on adjacent properties.
- (b) The maximum height of any fence shall be 1.8m

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Outcome

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

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**11.2.8.5 LIGHT AND GLARE**

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

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Outcome

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

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**11.2.8.6 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.

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Outcome

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

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**11.2.8.7 NOISE**

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

NOTE: There are exemptions and/or Specific Standards provided under Section 14.2 of the District Plan on Noise for the use of agricultural machinery, audible bird scaring devices, hail cannons and frost protection fans.

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Outcome

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

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**11.2.8.8 SHADING OF LAND, BUILDINGS AND ROADS**

**(1) Trees on Property Boundaries**

- (a) Trees forming a plantation or shelter belt shall be located a minimum of 10 metres from an adjoining property boundary.

Except that

- (b) This requirement may be reduced with the written consent of the affected adjoining landowner

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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.*

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**(2) Trees adjoining Public Roads**

- (a) Trees forming a plantation or shelter belt shall be located a minimum of 5 metres from a public road.

### 11.2.8.9 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.

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Outcome

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

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## 11.2.9 SPECIFIC PERFORMANCE STANDARDS AND TERMS

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

### 11.2.9.1 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, but once the cumulative limit per site has been reached no more activities will be allowed on the site. The floorspace limits cannot be traded between activities.

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Outcome

*Industrial Activities which have a relationship to goods produced in the zone will have the opportunity to establish. The life-supporting capacity of the Tuki Tuki Lifestyle Character Zone 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 Tuki Tuki Lifestyle Character Zone.*

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Activity	Threshold Measure	Maximum Limit per Site
Processing, Storage and Packaging.	No limits on crops, produce and agricultural materials.	50 metres <sup>2</sup> gross floor area.
Processing, Storage and Packaging.	Limited to crops, produce and agricultural materials. Wineries shall be located on a minimum site of 4 hectares in area, with at least 2 hectares planted in grapes for wine production.	2500m <sup>2</sup> gross floor area.
Repair and servicing of machinery.	At least one person resident on the site shall carry out the activity.	Maximum number of employees shall be two persons and 50m <sup>2</sup> of gross floor area.
Manufacturing.	At least one person resident on the site shall carry out the activity.	Maximum number of employees shall be two persons and 50m <sup>2</sup> of gross floor area.

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

**11.2.9.2 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. The maximum limits per site cannot be traded 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 soil resource will be safeguarded by limiting the size of Commercial activities in the Tuki Tuki Special Character 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 Tuki Tuki Special Character Zone.*

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	50m <sup>2</sup> (including outdoor display areas). 75%
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/ beverages.	Maximum floor area for serving customers (including outdoor areas) Maximum number of persons to be accommodated).	100m <sup>2</sup> 40 persons
All other commercial activities	Personnel limits  Maximum gross floor area	At least one person resident on the site shall carry out the activity. Maximum number of additional employees - 3 50m <sup>2</sup>

**(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 8.00 am - 10.00 pm

Outcome

*The effects of activities will be mitigated by limiting the hours of operation of commercial activities in the Tuki Tuki Lifestyle Character Zone.*

**11.2.9.3 INTENSIVE RURAL PRODUCTION**

**Effects beyond the site**

- (a) The location of any buildings housing animals, or any outdoor pen associated with the keeping of animals shall be located so that any noise or, odour associated with the activity shall not cause a nuisance to any residential building on any adjoining site.

Outcome

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

- (b) New buildings housing animals reared intensively and yards accommodating animals reared intensively or on feedlots shall be located a minimum distance of:

- (i) 400 metres from a residential building on another site.
- (ii) 50 metres from a residential building on the same site.
- (iii) 20 metres from a property boundary.

Except that any of the above requirements may be reduced with the written consent of affected persons.

- (iv) 20 metres from a public road.

- (c) 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 on another site.
- (iii) 20 metres from a property boundary.

Except that any of the above requirements may be reduced with the written consent of affected persons.

- (iv) 20 metres from a public road

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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.*

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**11.2.9.4 RESIDENTIAL ACTIVITIES**

(1) RESIDENTIAL BUILDINGS

- (a) One residential building shall be allowed per site with an area greater than 2500m<sup>2</sup>.
- (b) One additional residential building shall be allowed per site with an area of 20 hectares or greater.
- (c) One residential building shall be allowed per residential lot on a residential farm park

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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.*

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(2) SECONDARY RESIDENTIAL BUILDINGS.

- (a) One secondary residential building shall be allowed per site or per residential lot on a residential farm park.

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Outcomes

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

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*Secondary residential buildings will*

- (b) The secondary residential building shall be clearly incidental to the residential building on the site.
- (c) The maximum gross floor area, excluding integral garages, shall be 80 square metres.

*have minimal effects and result in the loss of only a small area of land and will result in the efficient use of services.*

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#### 11.2.9.5 TEMPORARY EVENT DAYS

- (a) Only six temporary Event Days shall take place on a site over a 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 the Temporary Event Day at least 10 days prior to the event taking place.
- (e) All parking associated with a temporary event shall occur on the site.

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#### Outcomes

*It will be possible for temporary events to take place where it is possible to avoid or mitigate adverse effects.*

*The temporary nature of the events will ensure that any adverse effects are for a short time only.*

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### 11.2.10 PERFORMANCE CRITERIA - CONTROLLED ACTIVITIES

#### 11.2.10.1 RELOCATED BUILDINGS

The external appearance of the relocated building shall be compatible with the amenity of the surrounding area. Appropriate work on the relocated building shall be completed in a time frame specified by Council, otherwise financial contributions may be taken.

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#### Outcome

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

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#### 11.2.10.2 ALL BUILDINGS AND ASSOCIATED DEVELOPMENT, INCLUDING EARTHWORKS, AND ACCESS

- (a) Colours and building materials of buildings should be selected to relate to the colours of the landscape. The use of mirror glass on the exterior of buildings shall not be permitted.
- (b) Existing vegetation should be retained as far as practicable.
- (c) Earthworks and filling shall generally not exceed that required for access and a building/garden platform.
- (d) A landscaping plan shall be prepared indicating how any larger buildings and associated access will be landscaped to achieve the Performance policy and will consider:
  - (i) Early replanting of any areas which earthworks have laid bare.

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#### Outcome

*Buildings and associated access will be located, built of materials or painted and landscaped so as to reduce any detraction from the natural landscape quality and to enhance the visual amenity of the area.*

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- (ii) Methods of ensuring successful establishment, including watering requirements.
- (iii) Ability to harmonise the development with the landscape quality and visual amenity of the area.

### 11.2.10.3 INTENSIVE RURAL PRODUCTION

#### Effects beyond the site

Any buildings housing animals, or any outdoor pen associated with the keeping of animals shall be located and managed so that any noise or odour associated with the activity shall not cause a nuisance to any residential building on any adjoining site.

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#### Outcome

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

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<b>11.2.11 ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES</b>
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#### Explanation of Assessment Criteria:

For Discretionary Activities, the following identify those matters which Council may assess the activity against. Council assessment is not however restricted to these matters.

- (a) Whether the activity can be adequately serviced. The site must be capable of sustaining the infrastructural servicing needs of the development.
- (b) The extent to which the proposed development maintains or enhances the cultural or heritage values of the locality.
- (c) The extent to which the proposed development is able to utilise existing vacant buildings in the locality.
- (d) The sustainability of the site, and the extent to which alternative sites, locations, or zones have been considered.
- (e) The impact of the scale, character and/or effects of the activity and its compatibility with surrounding activities.
- (f) The potential for the activity to generate significant effects on the environment in relation to traffic, parking demand, or visitor numbers.
- (g) The potential for the activity to generate significant adverse effects in terms of noise, dust, glare, or vibration, and the extent to which mitigation options have been considered and evaluated.
- (h) The extent to which the activity is identified with the locality and the contribution of the activities to the wider amenity and character of the area (as described in the first two issues in Section 11.2).
- (i) The ability of the roading hierarchy to accommodate any additional traffic generated by the activity.
- (j) The need to take Reserves Contributions (see Section 15.2 of the District Plan on Reserves Contributions) or Roading Contributions (see Section 15.4 of the District Plan on Roading Contributions).