

<b>PART 43 MOTORWAY AND RURAL SERVICE SPECIAL ZONE</b>
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For the avoidance of doubt, and notwithstanding the rules which follow, all activities (or applications for consent for such activities) must also comply with such other provisions as may affect the activity or site and which are specified in Parts 7, 8 10, 12, 15, 26, 50, 51 and 52 of this Plan. Where the activity involves the use of a SIGN erected on private property, the SIGN shall be consistent with matters set out in Rule 15.4.

#### **RULE 43.1 PERMITTED ACTIVITIES**

The following are permitted activities subject to their complying with the performance standards for this zone:

- Automatic teller machine banking facilities (in Area A of the Concept Plan only);
- CAFÉ and RESTAURANT activities up to a maximum of 1,500m<sup>2</sup> gross floor area (in Area A of the Concept Plan only);
- Car wash facilities (in Area A of the Concept Plan only);
- Coolstore (in Area B of the Concept Plan only);
- OFFICES ancillary to the primary use;
- One SERVICE STATION and ancillary RETAIL activities (in Area A of the Concept Plan only);
- ONSITE PRIMARY PRODUCE MANUFACTURING (in Area B of the Concept Plan only);
- Overnight truck stop and accommodation;
- PACKHOUSE (in Area B of the Concept Plan only);
- Premises for emergency and transport related regulatory services including a weighbridge and Police Department depot;
- Public toilets; and
- Storage area for tow trucks.

(NOTE: Within the list, the words in CAPITALS are defined in Rule 50).

#### **RULE 43.2 CONTROLLED ACTIVITIES**

- (i) Controlled activities require a resource consent, which must be granted subject to conditions relating to defined matters. An application must be submitted in the prescribed format (available from the Council).
- (ii) Applications will be assessed primarily in terms of the matters set out in Rule 43.8, and any conditions of consent will only relate to those matters.
- (iii) The information submitted with the application must be in terms of Rule 52 but only to the extent needed to enable a thorough assessment in terms of Rule 43.8. The application must also clearly demonstrate compliance with the stated performance standards applicable to the activity.

- (iv) Except as provided for by Section 94 (c) (2) of the Act, controlled activities will be considered without public notification or the need to obtain the written approval of, or service of notice on, affected persons.
- (v) The activities listed below are Controlled activities in the Motorway and Rural Service Special Zone if they are in accordance with the performance standards in Rule 43.6:
  - BUILDINGS for the permitted activities listed above; and
  - ACCESSORY BUILDINGS for the permitted activities listed above.
- (vi) For a resource consent application for building/s to be assessed as a controlled activity, a site plan must be submitted with a resource consent application for individual buildings or groups of buildings. The plan must show how the proposed building/s relates to existing buildings and the various components of the Concept Plan. The plan will provide the context within which the application will be determined.

### **RULE 43.3 DISCRETIONARY (RA) ACTIVITIES**

- (i) Discretionary (Restricted Assessment) activities require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from the Council).
- (ii) Applications will be assessed primarily in terms of the matters set out in Rule 43.9, and any conditions of consent will only relate to those matters.
- (iii) The information submitted with the application must be in terms of Rule 52 but only to the extent needed to enable a thorough assessment in terms of Rule 43.9. The application must also clearly demonstrate compliance with the stated performance standards applicable to the activity.
- (iv) An application for a Discretionary (RA) activity will be considered without public notification or the need to obtain the written approval of, or service of notice on, affected persons.
- (v) The activities listed below are Discretionary (RA) activities in the Motorway and Rural Service Special Zone:
  - Any Controlled activity which does not comply with the performance standards of Rule 43.6;
  - CAFÉ/RESTAURANT ancillary to ONSITE PRIMARY PRODUCE MANUFACTURING;
  - RURAL INDUSTRY AND SERVICES (in Area B of the Concept Plan only);
  - RURAL SERVICES (in Area B of the Concept Plan only); and
  - Retail activities ancillary to ONSITE PRIMARY PRODUCE MANUFACTURING, RURAL INDUSTRIES AND SERVICES and RURAL SERVICES but not exceeding 100m<sup>2</sup> gross floor area.

### **RULE 43.4 DISCRETIONARY ACTIVITIES**

- (i) Discretionary activities require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from the Council).
- (ii) The information submitted with the application must be in terms of Rule 52.

- (iii) Applications will be assessed in terms of the matters set out in Rule 53.
- (iv) The activities listed below are Discretionary activities in the Motorway and Rural Service Special Zone:
  - Activities (other than retail activities and office activities – refer rule 43.5 below) which are not provided for under Rules 43.1, 43.2 or 43.3;
  - Vehicle access at locations other than those locations specified in the Concept Plan;
  - CAFÉ and RESTAURANT activities cumulatively in excess of 1,500m<sup>2</sup> GFA (in area A of the Concept Plan only); and
  - Exceeding the height performance standard by more than 2 metres.

#### **RULE 43.5 NON COMPLYING ACTIVITIES**

- (i) Non complying activities require a resource consent, and the consent may be granted or refused. An application must be submitted in the prescribed format (available from the Council).
- (ii) The information submitted with the application must be in terms of rule 52.
- (iii) The activities listed below are non-complying activities in the Motorway and Rural Service Special Zone:
  - OFFICES (except those which are ancillary to primary activities).
  - RETAIL which is not ancillary to the primary activity.
  - INDUSTRY

#### **RULE 43.6 PERFORMANCE STANDARDS**

##### **43.6.1 HEIGHT**

- (i) For all buildings – 7.5 metres

Provided that no part of a building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.

##### **43.6.2 YARDS**

- (i) No building shall be located closer than 5 metres to any boundary except for SERVICE STATION forecourt canopies which need only be one metre back from the front boundary (provided that where the service station has a front boundary with a State Highway, then the one metre front yard will only apply where the New Zealand Transport Agency has given written permission).
- (ii) No building shall be sited closer than 10 metres from the edge of the stream and earthworks within these setbacks shall not exceed a total volume of 25 cubic metres or a total of 250 square metres.

**43.6.3 DRIVEWAYS**

- (i) Vehicle access shall only be from those locations identified and in the manner specified on the Concept Plan (Figure 1) with driveway designs requiring approval of the relevant road controlling authority.

**43.6.4 PARKING AND LOADING SPACES**

Parking in Area A of the Concept Plan

- (i) Parking spaces (and associated manoeuvring/parking space dimensions) shall be provided on site as required by Rule 51. (Note: the outside business centre parking ratio shall apply to fast food/family restaurant/café/takeaway activities)

Parking in Area B of the Concept Plan

- (ii) One space for every 30 square metres of gross floor area. Vehicle manoeuvring and parking space dimensions shall accord with the dimensions set out in Rule 51.

Loading Spaces

- (iii) One loading space per activity shall be provided, but not less than two spaces for any activity having a total building gross floor area of over 1000 square metres.

**43.6.5 AMENITY PLANTING**

- (i) All planting shall be provided in accordance with the Concept Plan (Figure 1). The landscape planting required by the Concept Plan shall be undertaken prior to the first activity within the zone opening for business.
- (ii) The landscape planting is to be carried out in accordance with a planting plan, which is to be prepared by a suitably qualified and experienced person. The planting plan shall detail the planting mix, densities, coverage, plant heights and landscape amenity and stream protection, to be achieved and shall have appropriate regard to the height limitations referred to in (iv) below. The planting plan shall be submitted to the Council for approval prior to the commencement of planting.
- (iii) Where any area of planting has been required to be established, it shall be maintained at all times thereafter to ensure that it performs the desired amenity and/or screening function. The term maintained includes cultivating and conditioning the soil, watering, adding fertiliser, replacing dead or damaged plants, weeding and releasing, and pruning in accordance with accepted horticultural practices.
- (iv) All planting shall comply with the Electricity (Hazards from Trees) Regulations 2003 and those specifications set out in Easement in favour of Counties Power Limited created by Transfer D456686.1.

**43.6.6 LPG STORAGE**

- (i) Up to and including 6 tonnes of liquefied petroleum gas (single vessel storage) may be stored per site provided that between 2 and 6 tonnes may only be stored where the installation is in accordance with the separation distances specified in Rule 29.9.

**43.6.7 HAZARDOUS SUBSTANCES QUANTITY THRESHOLDS**

- (i) There shall be no manufacture, storage or use of any hazardous substance which is not listed below.
- (ii) There shall be no use or storage of a greater amount of the substances listed below:

(Note: For the avoidance of doubt: Any manufacture, storage or use of any substance must also be in accordance with such other Acts, Regulations or Codes as may for the time being apply to the substance, location, or activity. For instance, the underground storage of petroleum must be in accordance with the “Code of Practice for Design, Installation and Operation of Underground Petroleum” Department of Labour (Occupational Safety and Health)).

NOTES EXPLAINING ABBREVIATIONS AND SYMBOLS:

- |   |                  |   |
|---|------------------|---|
| 1. very toxic                                 | *                | fertiliser grade  |
| 2. toxic                                      | #                | no radioactive material with a level of activity in excess of 1 peta Becquerel (10 <sup>15</sup> ) shall be permitted |
| 3. highly reactive                            |                  |   |
| 4. explosive                                  |                  |   |
| 5. highly flammable                           | >                | greater than  |
| D. dust                                       | g                | grams   |
| E. explosive                                  | kg               | kilograms   |
| F. flammable                                  | t                | tone  |
| G. gas  | l                | litre   |
| L. liquid                                     | bec              | becquerel   |
| O. strong oxidiser or supporter of combustion | H <sup>2</sup> O | water   |
|   | TNT              | trinitrotoluene   |
| S. solid                                      |                  |   |
| T. toxic                                      |                  |   |

SUBSTANCES	PROPERTIES	QUANTITY
Acetonecyanohydrin	2, F, L	1 t
Acetylene	3, F, G	1 t
Acrolein	2, F, L	500 kg
Acrylamide	2, S	1 t
Acrylonitrile	2, L	500 kg
Aldicarb	1, S	100 kg
Allyl alcohol	2, F, L	2 t
Allyl amine	2, F, L	1 t
Ammonia	2, L or G	1 t
Ammonium nitrate	3, O, S	250 t
Arsenic (III) compounds	1, S or L	50 kg
Arsenic (V) compounds	1, S or L	250 kg
Azide (barium or lead)	4, S	100 kg
Azinphos ethyl	1, S	50 kg
Azinphos methyl	1, S	50 kg

AzocycloSITEin	1, S	50 kg
Benzidine	1, S	0.1 kg
Beryllium (powder, Compounds)	1, S, E, D	10 kg
Bromine	2, G	400 kg
Cadmium, salts	2, S	500 kg
Carbofuran	1, S	50 kg
Carbon disulphide	2, F, L	200 kg
Carbophenothion	1, L	50 kg
Cellulose nitrate (containing > 12.6% N)	4, S	1 t
Chlorine		
Class 3a flammable liquid in above		
Ground storage	5	2,000 l
Class 3a flammable liquid in under		
Ground storage	5	100,000 l
Class 3b flammable liquid in above		
Ground storage	5	4,000 l
Class 3c flammable liquid in above		
Ground storage	5	10,000 l
Class 3c flammable liquid in under		
Ground storage	5	50,000 l
CNG 5	5	2,000 l (H <sup>2</sup> O equiv)
Cobalt (powder, compounds)	1, S	50 kg
Cycloheximide	1, S	50 kg
Dialifos	4, S	50 kg
Dimethylcarbamoyl chloride	1, L	1 kg
Dimethylphosphoramidocyanidic acid	1, L	50 kg
Diphacinone	1, S	50 kg
Disulphoton	1, L	10 kg
Ephichlorhydrin	3, T, F, E, G	500 kg
EPN (O-ethyl-o-p-nitrophenyl phenyl phosphorothioate)	1, S	50 kg
Ethylene	3, F, G	2 t
Ethyleneimine	2, F, L	250 kg
Ethylene oxide	3, T, F, G	500 kg
Ethyl nitrate	3, T, L	500 kg
Explosive (not listed elsewhere)	4	0.5 t (TNT equiv)

Fensulphothion	1, 1	10 kg
Fluoroacetic acid, salts (1080 poison)	1, S	50 kg
Fluorine	1, G	10 kg
Formaldehyde (> 90% concentration)	2, F, G	500 kg
Formaldehyde (> 45% concentration)	2, L4	2.5 t-0.5 t
Glycolonitrile (Hydroxyacetonitrile)	1, E, L	10 kg
Hexamethyl phosphoramide	1, L	1 kg
Hydrazine	3, T, F, L	250 kg
Hydrogen	3, F, G	250 kg
Hydrogen chloride (liquidified)	2, G	500 kg
Hydrogen cyanide, acid, salts	1, F, G L or S	10 kg (G) 100 kg (L & S)
Hydrogen fluoride	2, G	200 kg
Hydrogen peroxide	3, L	500 l
Hydrogen selenide	1, F, G	1 kg
Hydrogen sulphide	2, F, G	500 kg
Mercaptans	2, F, G or L	100 kg
Mercury, salts	2, 4, S	500 kg
Methyl bromide (Bromomethane)	2, G	500 kg
4, 4' - Methylenebis (2-chloroaniline)	1, L	10 kg
Methyl isocyanate	1, F, G	5 kg
Mevinphos	1, E or L	50 kg
2-Naphthylamine	1, S	1 kg
Nickel (powders, compounds)	1, S	250 kg
Nitrogen dioxide	2, G	500 kg
Organic peroxides (individually or cumulatively)	3, O, F, 1	50 kg
Oxygen (liquid)	3, O, G	200 l
Parathion	1, L	15 kg
Parathion methyl	1, L	50 kg
Pentaborane	1, F, L	25 kg
Phorate	1, L	10 kg
Phosgene	1, G	5 kg

Phosphamidon	1, L	50 kg
Phosporus	2, F, S	100 kg
Promurit	1, S	10 kg
Propylene oxide	3, T, F, G	1 t
Radioactive substances#		1 bec / g any activity
Selenium hexafluoride	1, G	1 kg
Sodium chlorate	3, O, S	2 t
Sodium selenate	2, S	250 kg
Sodium selenite	1, S	50 kg
Sulphur dioxide	2, G	1 t
Thallium, salts	2, S	250 kg
Tellurium hexafluoride	1, G	1 kg
Terbufos	1, S	100 kg
2, 3, 7, 8 - Tetrachlorodigenzo-p-dioxin (TCDD)	1, S	Nil
Tetraethyl lead	1, S	200 kg
Tetramethyl lead	1, S	200 kg
Tetramethylene disulphotetramine	1, S	1 kg
Toluene diisocyanate, 2, 4- or 2, 6-	1, 1	50 l
Trichloromethane sulphenyl chloride	1, L1	50 kg
Triethylenemelamine	1, S	1 kg
Vanadium, salts	2, S	500 kg
Warfarin	1, S	250 kg

**43.6.8 HAZARDOUS SUBSTANCES MONITORING**

- (i) Where any activity is deemed to be permitted in terms of Rule 43.6.7 and the activity is within 75 metres of a site not zoned Motorway and Rural Service Special Zone, then the:
- type/s;
  - quantities;
  - location/s on site and/or position within the building/s; and
  - emergency response plans or procedures which are to be put in place in respect of the substance/s.

must be submitted to the Council in writing, with such drawings as may be requested, prior to the activity commencing.



**43.6.9 LOCATION OF FUEL DISPENSERS**

- (i) Where any activity involves the retail dispensing of vehicle fuels, the dispensing units or points must be at least 12 metres from the midpoint, on the boundary, of any vehicle crossing provided that for "truck stops" this distance must be at least 18 metres.

**43.6.10 STORMWATER MANAGEMENT**

All activities shall have a stormwater management system that is deemed to be effective and appropriate by Council. The landowner shall be responsible for the on-going maintenance of any private on-site stormwater system where provided. Where the activity involves an alteration or addition to an existing activity, the applicant must show that the standard of stormwater management provided is effective and appropriate. An effective and appropriate stormwater management system shall be achieved by providing on-site stormwater management such that hydrologic and hydraulic neutrality is achieved for storm events up to and including 1% AEP event. On-site stormwater management measures shall be designed and located such that any overtopping or failure of the measures would not result in the discharge of contaminants into natural waterways (including, for example, as a result of stormwater infiltrating on-site wastewater treatment and disposal areas).

**43.6.11 NOISE**

- (i) The sound levels as measured at or within any boundary of an adjoining site (not zoned Motorway and Rural Service), for the hours specified shall not exceed:

Time/hours	L <sub>10</sub> (defined)	L <sub>max</sub> (defined)
0700 to 2200	55 dBA	75 dBA
At all other times	45 dBA	75 dBA

**43.6.12 ODOUR**

- (i) No activity within the Zone shall cause any nuisance odour to be experienced beyond the boundary of the site within which the activity is located. "Nuisance" odour shall be any odour that is considered to be intrusive, noxious, objectionable or offensive to two Council enforcement officers, both of whom have healthy olfactory systems (which have been calibrated as to sensitivity) and who experience the odour at the same time, on more than one occasion. Any "nuisance" odour which is evident for more than 20 minutes (separately or cumulatively) in any 14 day period will be deemed to have taken the activity out of the Permitted activity status.

**43.6.13 VIBRATION**

- (i) No activity shall be permitted to create vibration levels which affect occupants of adjacent buildings by exceeding the provisions of International Standards ISO 2631 – 2: 1989 – Evaluation of human exposure to whole body vibration – Part 2 Continuous and shock induced vibration in buildings (1 to 80hz).
- (ii) Annex A and Table 2 of ISO 2631 – 2 1989 shall be used for the assessment of continuous, intermittent and transient (impulsive) vibrations.
- (iii) Instruments to measure such vibration and methods of measurement shall comply with Australian Standard AS 3973: 1987 and AS 2187.2:1993.

**43.6.14 LIGHT SPILL AND GLARE**

- (i) No welding activity shall be visible from any road or any site zoned Rural.
- (ii) All outdoor lighting shall be positioned, mounted and directed in such a way that light coming directly or indirectly from it:
  - is not a serious distraction or danger to motorists, and
  - is not a serious distraction or annoyance to occupants of other sites at any time, which shall be deemed to be the case where once an effect is brought to the Council's attention the condition continues for more than 30 minutes in any 24 hour period and the affected person/s have no ready means of relief from it.
- (iii) All lighting shall be installed and operated such that the direct component of illuminance for the stated hours is less than the stated lux (lumens per square metre) on or at any point inside the closest boundary of adjacent sites:
  - 0600 hours to 2230 hours: 25 lux
  - 2230 to 0600 hours: 10 lux

**43.6.15 VEHICLE SERVICING ACTIVITIES**

- (i) Notwithstanding the minimum parking and loading requirements on Rule 43.6.4, every activity which involves the servicing of vehicles of any type shall provide on the site sufficient parking and manoeuvring spaces to accommodate all those vehicles which are either being serviced, awaiting service, or awaiting pick up by or delivery to their owners. Vehicles shall not be left on the road, any off-street public parking area, or on any service lane or adjoining property.

**RULE 43.7 SUBDIVISION**

- (i) For the purposes of Chapter 26 – Subdivision, the Motorway and Rural Service Zone shall be treated as a Business Zone.

**RULE 43.8 CONTROLLED ACTIVITIES: MATTERS FOR CONTROL AND ASSESSMENT CRITERIA**

Control is reserved to, and conditions can be imposed on, the following matters:

1. Compliance with Figure 1: Concept Plan;
2. External appearance of buildings and structures;
3. The placement of on-site lighting;
4. The scale, placement and design of signs relating to the activities in the Zone;
5. The on-site infrastructural servicing for the proposed activity(s);
6. Parking and loading design and location;
7. Building placement within the site; and
8. Provisions to minimise the spread of litter from convenience food sold from facilities on the site.

**Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. The extent to which buildings relate to each other and the features and characteristics of the site, its immediate and wider rural environment including the site's location at the entry into Bombay and its role in responding to the 'gateway concept', along with achieving high design standards for the built elements.
2. Whether it is proposed to manage or apportion internal parking and loading spaces;
3. Whether landscaping will be undertaken in accordance with the Concept Plan so that the amenity of adjacent zones and the motorway will be protected;
4. Whether the placement of exterior lighting will have an adverse effect on surrounding property owners and occupiers use and enjoyment of their properties;
5. Whether the placement of lighting will have an adverse effect on the safety and efficiency of transportation networks, including the State Highway;
6. Whether the scale, placement and design of signs relating to the activities in the Zone has the potential to adversely affect the safety and functioning of the roading network, including the State Highway;
7. Whether there is the potential for a sign to create a physical obstruction to any road or carpark user or pedestrian traffic;
8. Whether sufficient on-site infrastructural services are provided to service the activity(ies);
9. Whether the site layout enables sufficient vehicle access so as to avoid the possibility of vehicles queuing back onto the roading network;
10. Whether the site layout provides sufficient carparking and loading areas;
11. The extent to which internal vehicle circulation is legible and safe and takes into consideration the movement of pedestrians from carparking areas to activities; and
12. The provision of adequate litter receptacles in areas such as car parks and adjacent to the exit and entry points to stores selling convenience foods.

**RULE 43.9 DISCRETIONARY (RA) ACTIVITIES****Height**

The Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. Scale, siting and design of buildings.

**Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. The extent of the visual effects of the additional building height;
2. Whether the additional height will result in the building becoming overbearing on adjacent buildings; and
3. Whether the additional bulk of the building will generally remain in character with other buildings in the Zone.

**Yards**

For buildings within 5 metres of a boundary or 10 metres from the stream the Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. Scale, siting and design of buildings and structures; and
2. Landscaping.

**Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. Whether an encroachment into the yard will affect the safe and efficient operation of the adjacent District Arterial or State Highway network;
2. The extent to which the building or structure could be screened by landscaping so as to complement, or avoid any detracting from, the amenities of the locality; and
3. Whether the building's or structure's proximity to the stream will adversely impact on the stream's ecology or result in an unacceptable contamination or siltation risk.

**Earthworks**

For earthworks exceeding a total volume of 25 cubic metres or a total of 250 square metres within 10 metres of the stream the Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. Timing of works;
2. Methods for avoiding, remedying or mitigating the movement of sediment off site, and the implementation of these methods;
3. Erosion or instability; and
4. Duration of works.

**Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. Whether the sediment/erosion control techniques are adequate to ensure that sediment remains on site;
2. Whether the earthworks will adversely affect the stability of the site;
3. Whether the earthworks will adversely affect stormwater and overland flows;
4. Whether water quality will be adversely affected by sediment run off from the site; and
5. Whether the timing of the earthworks will avoid the wettest seasons, when erosion and sediment runoff is the highest.

**Parking and Loading Spaces**

The Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

**Parking**

1. Location and number of carparks and design of parking areas;
2. Access to parking areas; and
3. Parking demand.

**Loading**

1. Location, quantum of on-site loading spaces and design of loading areas;
2. Access to loading areas; and
3. Scale, management and operation of an activity as it relates to its generation of traffic requiring a loading space.

**Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

**Parking**

1. Whether the required parking can be accommodated on the site;
2. Whether parking demand occurs at a different time from another activity located within the zone;
3. Whether an application for resource consent demonstrates that an activity has an actual parking demand less than the parking requirement for that activity set out in the District Plan;
4. The extent to which non-compliance with the parking rules will result in cars parking on the public road network, sufficient to cause an adverse traffic effect; and
5. Whether any variation of the size and access requirements for parking spaces will have an adverse effect on access to parking spaces, or on vehicle manoeuvring and circulation within the site.

**Loading**

1. Whether sufficient loading space can be provided without disrupting traffic circulation on the site; and
2. Whether any alteration to access and manoeuvring requirements will adversely affect vehicle movement onto and off the site.

**LPG Storage**

The Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. The design of the installation, including materials and location; and
2. The management methods to be employed to avoid leakage of gas and to remedy or mitigate adverse effects of any gas leakage.

**Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. Whether the design and management systems will be effective in avoiding, remedying or mitigating any adverse effects from leakage of LP Gas; and
2. Whether the proposal adheres to AS/NZS 1596/1997 or any subsequent standard.

**Amenity Planting**

The Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. Location, intensity, orientation and character of the proposed landscaping.

### **Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. The extent to which landscaping complies with the Concept Plan;
2. Whether a reduction in landscaping offers up some form of mitigation via either landscape features or specimen trees; and
3. The extent to which the proposed landscaping will integrate the development into the landscape so that it does not visually detract from the locality including views from the motorway.

### **Location of Fuel Dispensers**

The Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. Site accessibility;
2. Traffic safety; and
3. Public safety.

### **Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. Whether the proposed location of fuel dispensers compromises the ability of motor vehicles to safely access the site;
2. The extent to which the proposed location of fuel dispensers compromises the ability of motor vehicles to safely manoeuvre around the site; and
3. The extent to which people living or working in the area would have to accept unacceptably high risks or potential impacts arising from the proposed location of the fuel dispensers.

### **Stormwater Management**

The Council's authority to decline consent or to grant consent and to impose conditions on the consent is restricted to the following matters:

1. Hydrologic and hydraulic neutrality;
2. Discharges to natural water; and
3. Effects on neighbouring properties including the State Highway and properties adjoining the Ngakaroa Stream downstream of the Motorway and Rural Services Special Zone.

### **Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. Whether the proposed stormwater management system will create or exacerbate flooding;
2. Whether there is the potential for the proposed stormwater management system to contaminate natural waterways; and
3. Whether the stormwater management system could result in stormwater flowing onto the road or State Highway network.

**Noise**

The Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. Location of the noise source on the site;
2. Timing, duration and level of noise exceedance; and
3. The characteristic of the noise emitted.

**Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. Whether noise will be of such a level as to create a threat to the health and wellbeing of people living or working on the site or on adjacent sites;
2. Whether the noise will have adverse effects on the amenity values of adjacent sites;
3. Whether the noise level generated is comparable with the activities occurring in adjacent zones and the environmental results expected in these zones;
4. Whether the noise will be generated at times which will create adverse effects on activities on adjacent sites in particular whether the noise will occur at night time and disturb peoples sleep patterns; and
5. Whether the background noise level in the vicinity of the site is such that an increase in the noise level would not have an adverse effect on adjacent sites.

**Odour**

The Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. The duration of the odour; and
2. How often the odour occurs.

**Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. The Ministry for the Environment Publication "Odour Management Under the Resource Management Act 1991 which provides guidelines for the assessment of odour or any guideline which supersedes it.

**Vibration**

The Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. Relevant vibration limit;
2. Location of the source of vibration; and
3. Timing and duration of vibration.

**Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. Whether the vibration will be of such a level as to create a threat to the health and wellbeing of people living or working on the site or on adjacent sites;

2. Whether the vibration will have adverse effects on the amenity values of adjacent sites;
3. Whether the vibration level is compatible with other activities occurring in the Zone;
4. Whether the frequency and duration of the vibration will have adverse effects on activities on adjoining sites; and
5. Whether the vibration will occur at times which will create adverse effects on activities on adjoining sites, in particular whether the vibration will occur at night time and disturb peoples sleep patterns.

#### **Light Spill and Glare**

The Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. Relevant light spill standard;
2. Location of the source of light spill;
3. Timing and duration of light spill; and
4. Traffic safety.

#### **Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. The extent to which the exterior lighting will have an adverse effect on surrounding property owners and occupiers use and enjoyment of their properties;
2. Whether consideration has been given to mitigating the adverse effects of the lighting through placement, screening or landscaping or site specific factors such as topography;
3. Whether the proposal will have an adverse effect on the safety and efficiency of the roading network, including the State Highway; and
4. Whether the exterior lighting facility is required for security purposes or to ensure the safety and wellbeing of people.

#### **Vehicle Servicing Activities**

The Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. Parking and maneuvering space provision;
2. Hours of operation; and
3. Parking demand.

#### **Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. Whether vehicles which are either being serviced, awaiting service, or awaiting pick up by or delivery to their owners can be physically accommodated on the site;
2. The extent to which vehicles which are either being serviced, awaiting service, or awaiting pick up by or delivery to their owners which are parked in shared parking spaces or a



maneuvering isle will adversely effect the safe and efficient functioning of carparking and maneuvering areas;

3. Whether the use of shared parking spaces to meet the vehicle servicing activity parking requirements will compromise the ability of other uses to meet their parking needs;
4. Whether parking demand occurs at a different time from another activity located within the zone; and
5. Whether the inability to provide for onsite parking of vehicles which are either being serviced, awaiting service, or awaiting pick up by or delivery to their owners will result in cars parking on the road network.

CAFÉ/RESTAURANT on the same site and connected to ONSITE PRIMARY PRODUCE MANUFACTURING and Retail activities ancillary to ON-SITE PRIMARY PRODUCE MANUFACTURING, RURAL INDUSTRIES AND SERVICES and RURAL SERVICES but not exceeding 100m<sup>2</sup> gross floor area.

The Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. Those matters over which control is reserved in Rule 43.8;
2. Parking and maneuvering space provision;
3. Hours of operation;
4. Traffic generation;
5. Noise and odour; and
6. Methods for avoiding or mitigating conflict (including reverse sensitivity) between cafes/restaurants and other activities.

#### **Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. The criteria set out under Rule 43.8;
2. Whether adequate on-site carparking can be provided;
3. If parking at the rates specified in rule 43.6.4 cannot be provided, whether parking demand occurs at a different time from another activity located within the zone;
4. The extent to which the hours of operation reflect the sensitivity, character and amenity of the surrounding environment and those residing in it;
5. Whether traffic generation from the activity will affect the safe and efficient operation of the roading network including the State Highway; and
6. The extent to which the activity avoids, remedies or mitigates adverse noise and odour.
7. The extent to which methods are proposed to avoid or mitigate conflict (including reverse sensitivity) between cafes/restaurants and other activities including but not limited to:
  - Activity orientation and the position of outdoor dining areas.
  - Visual screening or physical separation.
  - Acoustic controls.

**RURAL INDUSTRY AND SERVICES and RURAL SERVICES**

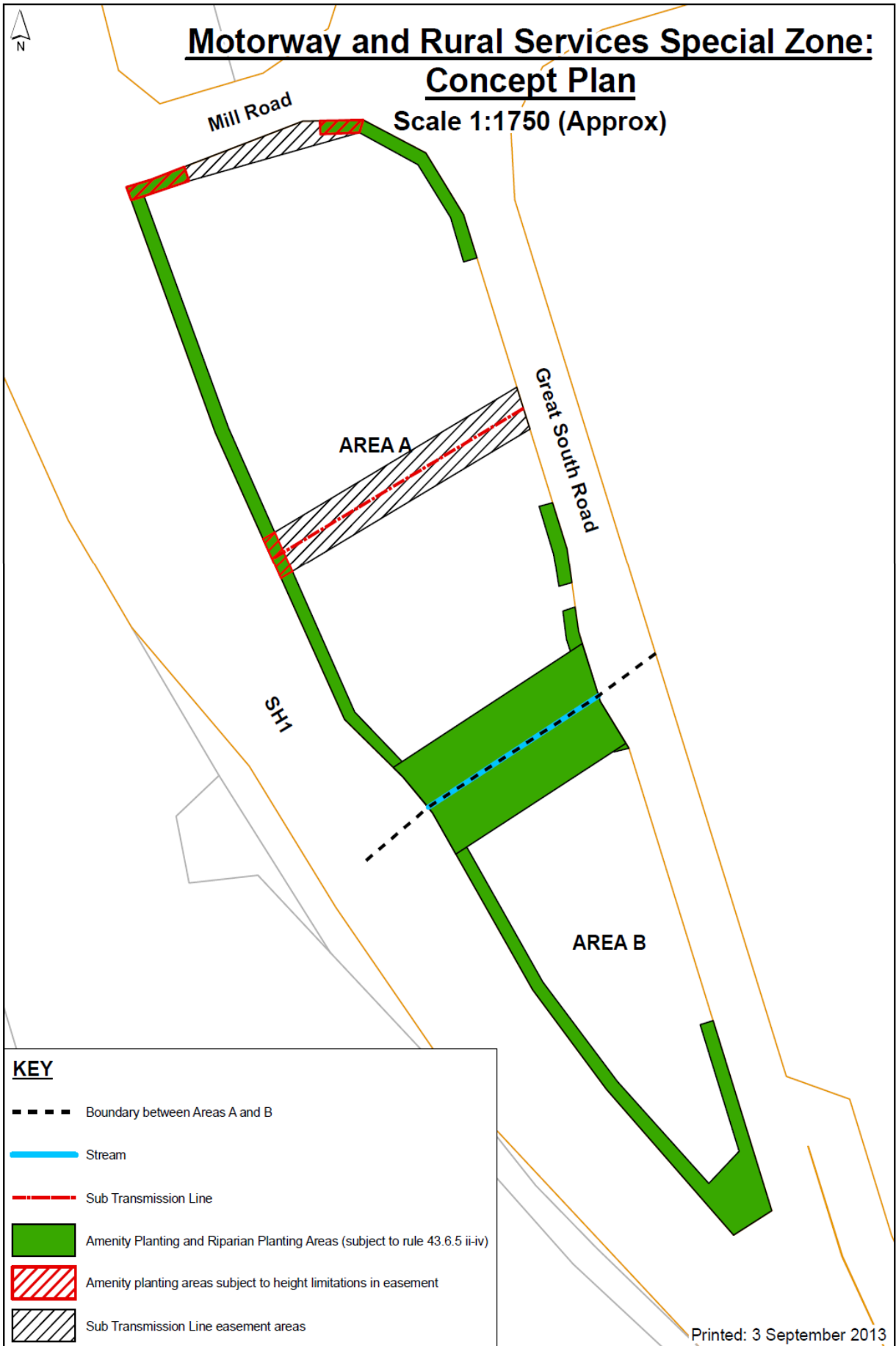
The Council's authority to grant or decline consent and to impose conditions on the consent is restricted to the following matters:

1. Those matters over which control is reserved in Rule 43.8;
2. Parking and maneuvering space provision;
3. Hours of operation;
4. Traffic generation;
5. Storage of HAZARDOUS SUBSTANCES;
6. Odour;
7. Dust;
8. Noise; and
9. Waste treatment and disposal methods.

**Assessment Criteria**

When considering an application the Council will have regard to the following criteria:

1. The criteria set out under Rule 43.8;
2. Whether adequate on-site carparking can be provided;
3. If parking at the rates specified in rule 43.6.4 cannot be provided, whether parking demand occurs at a different time from another activity located within the zone;
4. The extent to which the hours of operation reflect the sensitivity, character and amenity of the surrounding environment and those residing in it;
5. Whether traffic generation from the activity will affect the safe and efficient operation of the roading network including the State Highway;
6. Whether Hazardous Substances can be safely stored on the site without adversely affecting groundwater or public safety;
7. Whether odour can be appropriately managed to avoid nuisance to adjoining activities and residences;
8. Whether the activity includes adequate measures to control dust nuisance;
9. Whether noise will have adverse effects on the amenity values of adjacent sites; and
10. Whether there are adequate measures to control and dispose of waste material generated from the processing of raw materials, natural resources or produce.



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