

Final Draft – PC50 Proposed Rural Provisions

Provision	General Rural	Rural Production	Rural Lifestyle	Settlement Zone
<p><i>Overall Rural Land Use Activities</i></p>	<p><b>Permitted Activities:</b></p> <ul style="list-style-type: none"> <li>Up to two residential units per site, subject to compliance with the bulk and location requirements</li> <li>Primary production, excluding intensive indoor primary production</li> <li>Home business</li> <li>Visitor accommodation</li> <li>Buildings accessory to a permitted activity</li> <li>Building associated with primary production, excluding intensive primary production</li> <li>Relocated buildings associated with a permitted activity</li> <li>Conservation works</li> <li>Reserves, open space, and passive recreation</li> <li>Temporary Military Training Activities</li> </ul> <p><b>Discretionary Activities:</b></p> <ul style="list-style-type: none"> <li>Quarrying</li> <li>Community Facilities</li> <li>Educational Facilities</li> <li>Intensive indoor primary production</li> <li>Rural industry</li> <li>Animal boarding facilities</li> <li>Home business adjoining a State Highway</li> <li></li> </ul> <p><b>Non-Complying Activities:</b></p> <ul style="list-style-type: none"> <li>Any activities that requires an extension of reticulated mains</li> <li>Commercial Activity</li> <li>Commercial Recreational Activities</li> <li>Industrial Activities</li> <li>Any activity not identified as either permitted, controlled, restricted discretionary or discretionary activity.</li> </ul>	<p><b>Permitted Activities:</b></p> <ul style="list-style-type: none"> <li>Up to two residential units per site,, subject to compliance with the bulk and location requirements</li> <li>Primary production, excluding intensive indoor primary production</li> <li>Home business</li> <li>Visitor accommodation</li> <li>Buildings accessory to a permitted activity</li> <li>Building associated with primary production excluding intensive primary production</li> <li>Relocated buildings associated with a permitted activity</li> <li>Conservation works</li> <li>Temporary Military Training Activities</li> </ul> <p><b>Restricted Discretionary Activities:</b></p> <ul style="list-style-type: none"> <li>Animal boarding facilities</li> </ul> <p><b>Discretionary Activities:</b></p> <ul style="list-style-type: none"> <li>Quarrying</li> <li>Intensive indoor primary production</li> <li>Rural industry</li> <li>Community Activity</li> <li>Educational Activity</li> <li>Home business adjoining a State Highway</li> </ul> <p><b>Non-Complying Activities:</b></p> <ul style="list-style-type: none"> <li>Any activities that requires an extension of reticulated mains</li> <li>Industrial Activities</li> <li>Any activity not identified as either permitted, controlled, restricted discretionary or discretionary activity.</li> </ul>	<p><b>Permitted Activities:</b></p> <ul style="list-style-type: none"> <li>Up to two residential units per site,, subject to compliance with the bulk and location requirements</li> <li>Primary production, excluding intensive indoor primary production</li> <li>Home business</li> <li>Visitor accommodation</li> <li>Buildings accessory to a permitted activity</li> <li>Building associated with primary production, excluding intensive primary production</li> <li>Relocated buildings associated with a permitted activity</li> <li>Conservation works</li> <li>Reserves, open space, and passive recreation</li> <li>Community facilities</li> <li>Temporary Military Training Activities</li> </ul> <p><b>Restricted Discretionary Activities:</b></p> <ul style="list-style-type: none"> <li>Animal boarding facilities</li> <li>Commercial Active Recreational Activities</li> <li>Rural Industry</li> </ul> <p><b>Discretionary Activities:</b></p> <ul style="list-style-type: none"> <li>Commercial activities</li> <li>Community Activity</li> <li>Educational Activity</li> <li>Home business adjoining a State Highway</li> </ul> <p><b>Non-Complying Activities:</b></p> <ul style="list-style-type: none"> <li>Any activities that requires an extension of reticulated mains</li> <li>Industrial Activities</li> <li>Any activity not identified as either permitted, controlled, restricted discretionary or discretionary activity.</li> <li>Intensive indoor primary production</li> <li>Quarrying</li> </ul>	<p><b>Permitted Activities:</b></p> <ul style="list-style-type: none"> <li>Up to two residential units per site,, subject to compliance with the bulk and location requirements</li> <li>Primary production, excluding intensive indoor primary production</li> <li>Home business</li> <li>Visitor accommodation</li> <li>Buildings accessory to a permitted activity</li> <li>Building associated with primary production, excluding intensive primary production</li> <li>Relocated buildings associated with permitted activities</li> <li>Conservation works</li> <li>Reserves, open space, and passive recreation</li> <li>Community facilities</li> <li>Educational facilities</li> </ul> <p><b>Controlled Activities</b></p> <ul style="list-style-type: none"> <li>Commercial Active Recreational Activities</li> </ul> <p><b>Controlled Activities – within the Village Precinct:</b></p> <ul style="list-style-type: none"> <li>Commercial Activities</li> </ul> <p><b>Discretionary Activities:</b></p> <ul style="list-style-type: none"> <li>Home business or any other commercial activity adjoining a State Highway</li> <li>Commercial Activities</li> <li>Rural industry</li> </ul> <p><b>Non-Complying Activities:</b></p> <ul style="list-style-type: none"> <li>Any activities that requires an extension of reticulated mains</li> <li>Industrial Activities</li> <li>Any activity not identified as either permitted, controlled, restricted discretionary or discretionary activity.</li> <li>Intensive indoor primary production</li> <li>Animal Boarding</li> <li>Quarrying</li> </ul>

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				<ul style="list-style-type: none"> <li>Temporary Military Training Activities</li> </ul>
<i>Subdivision</i>	<p>All subdivisions are a Restricted Discretionary Activity when the following standards are met:</p> <ol style="list-style-type: none"> <li>Minimum allotment size 20 hectares:</li> </ol> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>How the location of a building area or building platform(s) conforms to existing landform;</li> <li>The extent to which boundary locations align with landform;</li> <li>Whether controls are proposed to address visual prominence, including the use of recessive colours and building modulation;</li> <li>How onsite servicing will be provided for at a scale proportionate to anticipated use and ground conditions;</li> <li>Access configuration and formation whereby access formation works are designed to reduce the scale of works and impact on landform;</li> <li>How access utilises existing tracks or whether access utilises an existing formed access;</li> <li>The extent to which vegetation is proposed, including how this builds upon any identified Significant Natural Area and responds to the location of building platform(s), landform, and access location; and</li> <li>Provision of Esplanade Strips or Reserves; and</li> <li>Financial contributions.</li> </ol> <p><b>Restricted Discretionary Activity:</b> All subdivisions are a Restricted Discretionary Activity when the following standards are met:</p> <ol style="list-style-type: none"> <li>Minimum allotment size 10ha to 20ha:</li> </ol>	<p>All subdivisions are a Restricted Discretionary Activity when the following standards are met:</p> <ol style="list-style-type: none"> <li>Minimum allotment size 10 hectares; and</li> <li>50m diameter circle, within boundary setbacks;</li> </ol> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>How the location of a building area or building platform(s) conforms to existing landform;</li> <li>The extent to which boundary locations align with landform;</li> <li>Whether controls are proposed to address visual prominence, including the use of recessive colours and building modulation;</li> <li>How onsite servicing will be provided for at a scale proportionate to anticipated use and ground conditions;</li> <li>Access configuration and formation whereby access formation works are designed to reduce the scale of works and impact on landform and land cover;</li> <li>How access utilises existing tracks or whether access utilises an existing formed access;</li> <li>The extent to which vegetation is proposed, including how this builds upon any identified Significant Natural Area and responds to the location of building platform(s), landform, and access location;</li> <li>Provision of Esplanade Strips or Reserves; and</li> <li>Financial contributions.</li> </ol> <p><b>Discretionary Activity:</b> Subdivision that creates allotments with an area between 5ha and 10ha.</p>	<p>All subdivisions are a Restricted Discretionary Activity when the following standards are met:</p> <ol style="list-style-type: none"> <li>Minimum allotment size of 1ha and achieves an average of 2ha across all allotments as part of the development.</li> <li>40m diameter circle, within boundary setbacks</li> <li>The minimum distance between new accessways onto roads shall be 150m</li> </ol> <p>The Matters of Discretion are limited to</p> <ol style="list-style-type: none"> <li>How the location of a building area or building platform(s) conforms to existing landform;</li> <li>The extent to which boundary locations align with landform;</li> <li>Whether controls are proposed to address visual prominence, including the use of recessive colours and building modulation;</li> <li>How onsite servicing will be provided for at a scale proportionate to anticipated use and ground conditions;</li> <li>Access configuration and formation whereby access formation works are designed to reduce the scale of works and impact on landform and land cover;</li> <li>How access utilises existing tracks or whether access utilises an existing formed access;</li> <li>The extent to which vegetation is proposed, including how this builds upon any identified Significant Natural Area and responds to the location of building platform(s), landform, and access location;</li> <li>Provision of Esplanade Strips or Reserves; and</li> <li>Financial Contributions.</li> </ol>	<p>All subdivisions are a Controlled Activity when the following standards are met:</p> <ol style="list-style-type: none"> <li>Minimum allotment size of 2000m<sup>2</sup>; and</li> <li>There is no extension of the Council Reticulated Three Waters Services</li> <li>20m diameter circle, within boundary setbacks</li> <li>The minimum distance between new accessways onto roads shall be 100m.</li> </ol> <p>The Matters of Control are as follows:</p> <ol style="list-style-type: none"> <li>Identification of a building platform and suitable location for onsite servicing at a scale to accommodate the anticipated use and ground conditions</li> <li>Available capacity of reticulated services, including the degree of upgrade works required to service development;</li> <li>Standard of reticulated connection;</li> <li>How landscaping is used over the site to manage allotment density and to integrate the subdivision into the character of the local environment</li> <li>Any natural hazard risk to people's lives and properties and the measures to reduce this risk;</li> <li>Ensuring any roads and vehicle access to the residential units meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users;</li> <li>Achieving safe and efficient access onto and from state highways.</li> <li>Ensuring infrastructure meets Council standards and has the capacity to accommodate the development</li> </ol>

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	<p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. The perception of density created by the lots and any mitigation measures to reduce the perception of density.</li> <li>2. The impacts on the fragmentation of the lot to accommodate rural activities.</li> <li>3. How the allotment design and location of a building area or building platform(s) integrate with the existing landform;</li> <li>4. The extent to which boundary positions follow with landform;</li> <li>5. Whether controls are proposed to address visual prominence of future buildings</li> <li>6. How onsite servicing will be provided for at a scale to accommodate the anticipated use and ground conditions;</li> <li>7. Access configuration and formation whereby access formation works are designed to reduce the scale of works and impact on landform;</li> <li>8. How access utilises existing tracks or whether access utilises an existing formed access;</li> <li>9. The extent to which vegetation is proposed, including how this builds upon any identified Significant Natural Area and responds to the location of building platform(s), landform, and access location; and</li> <li>10. Provision of Esplanade Strips or Reserves; and</li> <li>11. Financial contributions.</li> </ol> <p><b>Discretionary Activity:</b> Subdivision that creates allotments with an area between 5ha and 10ha.</p> <p><b>Non-Complying Activity:</b> Subdivision that creates an allotments with an area less than 5ha.</p>	<p><b>Non-Complying Activity:</b> Subdivision that creates a allotments with an area less than 5ha.</p>	<p><b>Restricted Discretionary Activity:</b> All subdivisions are a Restricted Discretionary Activity where the minimum allotment size or average standards are met:</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. The perception of density created by the undersized lots and any mitigation measures to reduce the perception of density.</li> <li>2. How effects on landscape are addressed.</li> <li>3. How the location of a building area or building platform(s) integrate with the existing landform;</li> <li>4. The extent to which boundary positions follow with landform;</li> <li>5. Whether controls are proposed to address visual prominence of future buildings</li> <li>6. How onsite servicing will be provided for at a scale to accommodate the anticipated use and ground conditions;</li> <li>7. Access configuration and formation whereby access formation works are designed to reduce the scale of works and impact on natural landscape and vegetation cover;</li> <li>8. The extent to which any additional vegetation planting is proposed, including how this builds upon any identified Significant Natural Area and responds to the location of building platform(s), landform, and access location;</li> <li>9. Provision of Esplanade Strips or Reserves; and</li> <li>10. Financial Contributions.</li> </ol>	<ol style="list-style-type: none"> <li>9. Provision of esplanade reserves or strips; and</li> <li>10. Financial contributions.</li> </ol> <p>Any subdivision that requires the extension of the Council Reticulated Three Waters Services is a Restricted Discretionary Activity.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. Identification of a building platform and suitable location for onsite servicing at a scale to accommodate the anticipated use and ground conditions</li> <li>2. Available capacity of reticulated services, including the degree of upgrade works required to service development;</li> <li>3. Available capacity of reticulated services, including the degree of upgrade works required to service development;</li> <li>4. How landscaping is used over the site to manage allotment density and to integrate the subdivision into the character of the local environment.;</li> <li>5. Any natural hazard risk to people's lives and properties and the measures to reduce this risk;</li> <li>6. Ensuring any roads and vehicle access to the residential units meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users;</li> <li>7. Achieving safe and efficient access onto and from state highways.</li> <li>8. Ensuring infrastructure meets Council standards and has the capacity to accommodate the development</li> <li>9. Provision of esplanade reserves or strips; and</li> <li>10. Financial contributions</li> </ol> <p><b>Discretionary Activity:</b></p>

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				Subdivision that results in allotments that are either: <ol style="list-style-type: none"> <li>1. Less than 2000m<sup>2</sup> in area;</li> <li>2. Cannot accommodate a 20m diameter circle; or</li> <li>3. The minimum distance between new accessways onto roads is less than 100m</li> </ol>
<i>Clustered Development</i>	N./A.	N/A	All Clustered Developments are a Restricted Discretionary Activity where the following standards are met: <ol style="list-style-type: none"> <li>1. The parent site is greater than 10 hectares in size</li> <li>2. No more than 10 lots are clustered together (excluding access lots), with at least 1 balance lot;</li> <li>3. There shall be no more than 1 residential unit on each clustered site;</li> <li>4. No more than 50% of residential units shall have a shared wall with one other unit, with both units having a combined footprint of no greater than 350m<sup>2</sup>;</li> <li>5. Clustered allotments may be no less than 2,000m<sup>2</sup> in area with a balance lot(s) representing at least 70% of total land subdivided; and</li> <li>6. Either building platforms are identified as part of subdivision, or development of each residential unit on each site must be completed prior to issue of titles for the subdivision.</li> </ol> With Council restricting its discretion to: <ol style="list-style-type: none"> <li>1. Whether the location of clustered allotments makes the most efficient use of a site in terms of existing landform, existing vegetation, waterways and identified natural hazards;</li> <li>2. Clustered allotment configuration, diversity, and variation is allotment size;</li> <li>3. The safety and efficiency of the adjoining road;</li> <li>4. Provision for esplanade reserves or strips;</li> </ol>	All Clustered Developments are a Restricted Discretionary Activity where the following standards are met: <ol style="list-style-type: none"> <li>1. The parent site is greater than 6 hectares in size</li> <li>2. No more than 10 lots are clustered together (excluding access lots), with at least 1 balance lot;</li> <li>3. There shall be no more than 1 residential unit on each clustered site;</li> <li>4. No more than 50% of residential units shall have a shared wall with one other unit, with both units having a combined footprint of no greater than 350m<sup>2</sup>;</li> <li>5. Clustered allotments may be no less than 1,500m<sup>2</sup> with a balance lot(s) representing at least 70% of total land subdivided; and</li> <li>6. Either building platforms are identified as part of subdivision, or development of the residential unit on each site must be completed prior to issue of titles for the subdivision.</li> </ol> With Council restricting its discretion to: <ol style="list-style-type: none"> <li>1. How either onsite servicing will be provided for each allotment, or how a community reticulated service would be provided;</li> <li>2. Whether the location of clustered allotments makes the most efficient use of a site in terms of existing landform, existing vegetation, waterways and identified natural hazards;</li> <li>3. Clustered allotment configuration, diversity, and variation is allotment size;</li> </ol>

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			<ol style="list-style-type: none"> <li>5. How the development responds to existing residential units, production areas or industry;</li> <li>6. How onsite servicing will be provided for at a scale to accommodate the anticipated use and ground conditions;</li> <li>7. Access configuration and formation whereby access formation works are designed to reduce the scale of works and impact on natural landscape and vegetation cover;</li> <li>8. Measures to reduce building dominance and prominence through the use of material, recessive colours, and building modulation;</li> <li>9. Any proposed planting and whether this builds upon any identified significant natural areas;</li> <li>10. Financial contributions; and</li> <li>11. Measures to retain the balance lot as a reserve or open space and the prevention of future fragmentation of the parcel.</li> </ol> <p><b>Non-Complying Activity:</b> Any Cluster Development that does not comply with one or more of the Restricted Discretionary Standards.</p>	<ol style="list-style-type: none"> <li>4. The safety and efficiency of the adjoining road;</li> <li>5. Provision for esplanade reserves or strips;</li> <li>6. How the development responds to existing residential units, production areas or industry;</li> <li>7. Access configuration and formation whereby access formation works are designed to reduce the scale of works and impact on natural landscape and vegetation cover;</li> <li>8. Measures to reduce building dominance and prominence through the use of material, recessive colours, and building modulation;</li> <li>9. Any proposed planting and whether this builds upon any identified significant natural areas;</li> <li>10. Financial contributions; and</li> <li>11. Measures to retain the balance lot as a reserve or open space and the prevention of future fragmentation of the parcel.</li> </ol> <p><b>Non-Complying Activity:</b> Any Cluster Development that does not comply with one or more of the Restricted Discretionary Standards.</p>
<i>Clusters allotments land use controls</i>	N/A		<p><b>Clustered allotment land use standards:</b></p> <ol style="list-style-type: none"> <li>1. Any building with a shared wall must not have a combined building footprint greater than 350m<sup>2</sup>.</li> <li>2. The combined total footprint of all other buildings shall be no more than 100m<sup>2</sup>.</li> <li>3. Subject to #1 and #2, Settlement Zone standards apply for any clustered allotment, with underlying zone provisions applying for the balance allotment.</li> </ol>	
<i>Building Coverage standards</i>	Any residential unit shall have a total building coverage not exceeding: <ol style="list-style-type: none"> <li>1. 350m<sup>2</sup> for a primary residential unit; and</li> <li>2. 100m<sup>2</sup> for a secondary residential unit.</li> </ol>	Any residential unit shall have a total building coverage not exceeding: <ol style="list-style-type: none"> <li>1. 350m<sup>2</sup> for a primary residential unit; and</li> <li>2. 100m<sup>2</sup> for a secondary residential unit.</li> </ol>	Any residential unit shall have a total building coverage not exceeding: <ol style="list-style-type: none"> <li>1. 350m<sup>2</sup> for a primary residential unit and any associated accessory buildings; and</li> <li>2. 60m<sup>2</sup> for a secondary residential unit.</li> </ol>	The building coverage for any primary residential unit, and accessory buildings(s) shall not exceed 350m <sup>2</sup> in area per site.  An additional 60m <sup>2</sup> of building coverage is permitted for any non-residential activity or secondary dwelling.

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	<p>The total combined footprint for all non-residential buildings shall not exceed 1,000m<sup>2</sup>.</p> <p>The total building coverage of all buildings per site shall be 1,450m<sup>2</sup>.</p>	<p>The total combined footprint for all non-residential buildings shall not exceed:</p> <ol style="list-style-type: none"> <li>1. A total of 1,000m<sup>2</sup>.</li> </ol> <p>The total building coverage of all buildings per site shall be 1,450m<sup>2</sup>.</p>	<p>The total combined footprint for all non-residential buildings shall not exceed:</p> <ol style="list-style-type: none"> <li>1. A total of 500m<sup>2</sup> of building coverage, of which no more than 60m<sup>2</sup> for buildings associated with roadside or farmgate sales.</li> </ol> <p>Total building coverage of all buildings per site shall not exceed 910m<sup>2</sup>.</p>	<p>The total building coverage of all buildings – 410m<sup>2</sup>.</p>
<p>These standards does not apply to:</p> <ol style="list-style-type: none"> <li>1. Pergola structures not covered by a roof.3m and less in height</li> <li>2. Uncovered decks and uncovered structures no more than 500mm in height above ground level.</li> <li>3. Eaves up to 600mm in depth.</li> <li>4. Fences or standalone walls.</li> </ol> <p>Any non-compliance with the building coverage standard is a <b>Restricted Discretionary Activity</b>;</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. Building bulk and dominance on neighbouring properties;</li> <li>2. The impact on the intended rural character of the local environment based on the zone outcomes;</li> <li>3. Degree of effect on landscape and measures to mitigate any bulk effects; and</li> <li>4. The visual prominence of the building and measures to mitigate the resulting visual amenity effects.</li> </ol>				
<i>Boundary Setbacks</i>	<p>All residential units and associated accessory building or farmgate building with a gross floor area of less than 60m<sup>2</sup> in area shall be located 10m from all boundaries.</p> <p>All other non-residential buildings shall be located 15m from all boundaries.</p>	<p>All residential units and associated accessory building or farmgate building with a gross floor area of less than 60m<sup>2</sup> in area shall be located 10m from all boundaries.</p> <p>All other non-residential buildings shall be located 20m from all boundaries.</p>	<p>All residential units and associated accessory building or farmgate building with a gross floor area of less than 60m<sup>2</sup> in area shall be located 10m from all boundaries.</p> <p>All other non-residential buildings shall be located 15m from all boundaries.</p>	<p>All residential units and associated accessory buildings shall be located 5m from all boundaries.</p> <p>Any front boundary fencing shall only be constructed of post and rail, or post and wire, to a height of no greater than 1.2m.</p>
<p>Any non-compliance with the boundary setback standards are a <b>Restricted Discretionary Activity</b>;</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. The impact on the intended rural character of the local environment based on the zone outcomes</li> <li>2. The visual prominence of the building and measures to mitigate the resulting visual amenity effects</li> <li>3. Building bulk and dominance impacts on neighbouring properties;</li> <li>4. Privacy impacts on neighbouring properties.</li> </ol>				
<i>Recession Planes</i>	<p>A recession plane for all buildings of 45° shall apply from 2.7m above all ground level at boundaries, with the following exception:</p> <ol style="list-style-type: none"> <li>1. Where a boundary of a site abuts an access lot, right of way or accessway,</li> </ol>	<p>A recession plane for all buildings of 45° shall apply from 2.7m above all ground level at boundaries, with the following exception:</p> <ol style="list-style-type: none"> <li>1. Where a boundary of a site abuts an access lot, right of way or accessway,</li> </ol>	<p>A recession plane for all buildings of 45° shall apply from 2.7m above all ground level at boundaries, with the following exception:</p> <ol style="list-style-type: none"> <li>1. Where a boundary of a site abuts an access lot, right of way or accessway,</li> </ol>	<p>A recession plane for all buildings of 45° shall apply from 2.7m above all ground level at boundaries, with the following exception:</p> <ol style="list-style-type: none"> <li>1. Where a boundary of a site abuts an access lot, right of way or accessway,</li> </ol>

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	<p>the recession plan shall instead be measured from the furthest boundary of the access lot, right of way or accessway;</p> <p>2. Any boundary of the site shared with legal road</p> <p>Any non-compliance with recession plane standards are a <b>Restricted Discretionary Activity</b>:</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. Building bulk and dominance impacts on neighbouring properties;</li> <li>2. Privacy impacts on neighbouring properties;</li> <li>3. Shading impacts on the neighbouring properties.</li> </ol>	<p>the recession plan shall instead be measured from the furthest boundary of the access lot, right of way or accessway;</p> <p>2. Any boundary of the site shared with legal road</p> <p>Any non-compliance with recession plane standards are a <b>Restricted Discretionary Activity</b>:</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. Building bulk and dominance impacts on neighbouring properties;</li> <li>2. Privacy impacts on neighbouring properties;</li> <li>3. Shading impacts on the neighbouring properties.</li> </ol>	<p>the recession plan shall instead be measured from the furthest boundary of the access lot, right of way or accessway;</p> <p>2. Where buildings on an adjoining site have a common wall as a result of a Clustered Development, no recession plane shall apply.</p> <p>3. Any boundary of the site shared with legal road</p> <p>Any non-compliance with recession plane standards are a <b>Restricted Discretionary Activity</b>:</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. Building bulk and dominance impacts on neighbouring properties;</li> <li>2. Privacy impacts on neighbouring properties;</li> <li>3. Shading impacts on the neighbouring properties.</li> </ol>	<p>the recession plan shall instead be measured from the furthest boundary of the access lot, right of way or accessway;</p> <p>2. Where buildings on an adjoining site have a common wall, as part of the Clustered Development, no recession plane shall apply.</p> <p>3. Any boundary of the site shared with legal road</p> <p>Any non-compliance with recession plane standards are a <b>Restricted Discretionary Activity</b>:</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. Building bulk and dominance impacts on neighbouring properties;</li> <li>2. Privacy impacts on neighbouring properties;</li> <li>3. Shading impacts on the neighbouring properties.</li> </ol>
<i>Building Reflectivity</i>	Buildings shall be finished in recessive colours that achieves a Light Reflectance Value of 30% or less, excluding unfinished timber or natural stone building elements.	Buildings shall be finished in recessive colours that achieves a Light Reflectance Value of 30% or less, excluding unfinished timber or natural stone building elements.	Buildings shall be finished in recessive colours that achieves a Light Reflectance Value of 30% or less, excluding unfinished timber or natural stone building elements.	N/A
	<p>Any non-compliance with Light Reflectivity Standards are a <b>Restricted Discretionary Activity</b>:</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. Reflectivity levels of exterior claddings colours (of the roof and facades);</li> <li>2. Degree of effect on landscape and measures to mitigate the landscape effects.</li> <li>3. The visual prominence of the building and measures to mitigate the resulting visual amenity effects</li> </ol>			N/A
<i>Building height &amp; design standards</i>	<p>The maximum building height when measured above ground level shall be:</p> <ol style="list-style-type: none"> <li>1. 8m for residential buildings and associated accessory buildings; and</li> <li>2. 10m for non-residential buildings or building required for primary production activities.</li> </ol>	<p>The maximum building height when measured above ground level shall be:</p> <ol style="list-style-type: none"> <li>1. 8m for residential buildings and associated accessory buildings; and</li> <li>2. 10m for non-residential buildings or building required for primary production activities.</li> </ol>	<p>The maximum building height when measured above ground level for all buildings shall be 8m.</p>	<p>The maximum building height when measured above ground level for all buildings shall be 8m</p>

Provision	General Rural	Rural Production	Rural Lifestyle	Settlement Zone
	<p>Any non-compliance with Building Height Standards are a <b>Restricted Discretionary Activity</b>:</p> <p>The Matters of Discretion are limited to</p> <ol style="list-style-type: none"> <li>1. Reflectivity levels of exterior cladding colours (of the roof and facades);</li> <li>2. The location of the building on a site and impacts upon, or relationship to, any primary production or rural industry; and</li> <li>3. Degree of effect on landscape and measures to mitigate the landscape effects.</li> <li>4. The visual prominence of the building and measures to mitigate the resulting visual amenity effects</li> <li>5. Privacy impacts on neighbouring properties</li> </ol>			
<p><i>Minor residential units &amp; Secondary Residential units</i></p>	<p>The construction of a minor residential unit is permitted on a site, subject to compliance with the following standards:</p> <ol style="list-style-type: none"> <li>1. The maximum gross floor area is 100m<sup>2</sup></li> <li>2. The maximum number of minor residential units per site is one</li> <li>3. The minor residential unit shares the same access arrangements as the Principal Residential Unit;</li> <li>4. The minor residential unit is located between 50m and 100m from the Principal Residential Unit.</li> </ol> <p>Any non-compliance with any of the standards is a <b>Restricted Discretionary Activity</b>.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. Building bulk and dominance effects on neighbouring properties;</li> <li>2. Privacy effects on neighbouring properties</li> <li>3. Impact on the rural character and any mitigation measures to reduce this effects;</li> <li>4. Effects on the natural landscape and any mitigation measures to reduce this effect</li> <li>5. The effect of fragmentation of the site to accommodate rural activities.</li> </ol> <p>The construction of a second residential unit on a site is a Discretionary Activity.</p>	<p>The construction of a minor residential unit is permitted on a site, subject to compliance with the following standards:</p> <ol style="list-style-type: none"> <li>1. The maximum gross floor area is 100m<sup>2</sup></li> <li>2. The maximum number of minor residential units per site is one</li> <li>3. The minor residential unit shares the same access arrangements as the Principal Residential Unit;</li> <li>4. The minor residential unit is located between 50m and 100m from the Principal Residential Unit.</li> </ol> <p>Any non-compliance with any of the standards is a <b>Restricted Discretionary Activity</b>.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. Building bulk and dominance effects on neighbouring properties;</li> <li>2. Privacy effects on neighbouring properties</li> <li>3. Impact on the rural character and any mitigation measures to reduce this effects;.</li> <li>4. Effects on the natural landscape and any mitigation measures to reduce this effect</li> <li>5. The effect of fragmentation of the site to accommodate rural activities.</li> </ol> <p>The construction of a second residential unit on a site is a Discretionary Activity.</p>	<p>The construction of a minor residential unit is permitted on a site, subject to compliance with the following standards:</p> <ol style="list-style-type: none"> <li>1. The maximum gross floor area is 60m<sup>2</sup></li> <li>2. The maximum number of minor residential units per site is one</li> </ol> <p>Any non-compliance with any of the standards is a <b>Restricted Discretionary Activity</b>.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. Building bulk and dominance effects on neighbouring properties;</li> <li>2. Privacy effects on neighbouring properties</li> <li>3. Impact on the rural character and any mitigation measures to reduce this effects;.</li> <li>4. Effects on the natural landscape and any mitigation measures to reduce this effect</li> <li>5. The effect of fragmentation of the site to accommodate rural activities.</li> </ol> <p>The construction of a second residential unit on a site is a Discretionary Activity.</p>	<p>The construction of a minor residential unit is permitted on a site, subject to compliance with the following standards:</p> <ol style="list-style-type: none"> <li>1. The maximum gross floor area is 100m<sup>2</sup></li> <li>2. The maximum number of minor residential units per site is one</li> <li>3. There is no non-residential building already present on the site</li> </ol> <p>Any non-compliance with any of the standards is a <b>Restricted Discretionary Activity</b>.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. Building bulk and dominance effects on neighbouring properties;</li> <li>2. Privacy effects on neighbouring properties</li> <li>3. Impact on the rural character and any mitigation measures to reduce this effects;.</li> <li>4. Effects on the natural landscape and any mitigation measures to reduce this effect</li> <li>5. The effect of fragmentation of the site to accommodate rural activities.</li> </ol> <p>The construction of a second residential unit on a site is a Discretionary Activity.</p>

Provision	General Rural	Rural Production	Rural Lifestyle	Settlement Zone
<i>Home business</i>	<p>Any Home Business shall comply with the following standards:</p> <ol style="list-style-type: none"> <li>1. No more than two full time equivalent person employed in addition to permanent resident(s);</li> <li>2. Up to 100m<sup>2</sup> of net floor area of a building can be used;</li> <li>3. Hours of operation are 7am-10pm, sale of goods between 7am-7pm (excluding visitor accommodation);</li> <li>4. None of the following is undertaken:               <ol style="list-style-type: none"> <li>a. Repairs to motor vehicles for a tariff;</li> <li>b. Sale of motor vehicles for profit;</li> <li>c. Animal boarding;</li> <li>d. Metal work, wrought iron work or its manufacture for profit;</li> <li>e. Landfill or rubbish collection;</li> </ol> </li> <li>5. Ancillary retail activities:               <ol style="list-style-type: none"> <li>a. Majority of products or goods produced entirely on-site</li> <li>b. Entrance to retail site located at least 200m from State Highway intersection or at least 100m from any other intersection</li> </ol> </li> <li>6. Maximum vehicle movements shall be no more than 30 vehicle movements during the hours of operation.</li> <li>7. No lighting of the business shall occur at night (1hr after sunset and before sunrise), excludes primary production activity</li> <li>8. Any dedicated parking area shall meet building setback requirements for non-residential buildings;</li> <li>9. A minimum landscaping strip of 5m in depth shall be established around the parking area when it is located between the building and the front boundary.</li> </ol>	<p>Any Home Business shall comply with the following standards:</p> <ol style="list-style-type: none"> <li>1. No more than two full time equivalent person employed in addition to permanent resident(s);</li> <li>2. Up to 100m<sup>2</sup> of net floor area of a building can be used;</li> <li>3. Hours of operation are 7am-10pm, sale of goods between 7am-7pm (excluding visitor accommodation);</li> <li>4. None of the following is undertaken:               <ol style="list-style-type: none"> <li>a. Repairs to motor vehicles for a tariff;</li> <li>b. Sale of motor vehicles for profit;</li> <li>c. Animal boarding;</li> <li>d. Metal work, wrought iron work or its manufacture for profit;</li> <li>e. Landfill or rubbish collection;</li> </ol> </li> <li>5. Ancillary retail activities:               <ol style="list-style-type: none"> <li>a. Majority of products or goods produced entirely on-site</li> <li>b. Entrance to retail site located at least 200m from State Highway intersection or at least 100m from any other intersection</li> </ol> </li> <li>6. Maximum vehicle movements shall be no more than 30 vehicle movements during the hours of operation.</li> <li>7. No lighting of the business shall occur at night (1hr after sunset and before sunrise), excludes primary production activity</li> <li>8. Any dedicated parking area shall meet building setback requirements for non-residential buildings,.</li> <li>9. A minimum landscaping strip of 5m in depth shall be established around the parking area when it is located between the building and the front boundary.</li> </ol>	<p>Any Home Business shall comply with the following standards:</p> <ol style="list-style-type: none"> <li>1. No more than two full time equivalent person employed in addition to permanent resident(s);</li> <li>2. Up to 60m<sup>2</sup> of net floor area of a building can be used;</li> <li>3. Hours of operation are 7am-10pm, sale of goods between 7am-7pm (excluding visitor accommodation);</li> <li>4. None of the following is undertaken:               <ol style="list-style-type: none"> <li>a. Repairs to motor vehicles for a tariff;</li> <li>b. Sale of motor vehicles for profit;</li> <li>c. Animal boarding;</li> <li>d. Metal work, wrought iron work or its manufacture for profit;</li> <li>e. Landfill or rubbish collection;</li> </ol> </li> <li>5. Ancillary retail activities:               <ol style="list-style-type: none"> <li>a. Majority of products or goods produced entirely on-site</li> <li>b. Entrance to retail site located at least 200m from State Highway intersection or at least 100m from any other intersection</li> </ol> </li> <li>6. Maximum vehicle movements shall be no more than 30 vehicle movements during the hours of operation.</li> <li>7. No lighting of the business shall occur at night (1hr after sunset and before sunrise), excludes primary production activity</li> <li>8. Any dedicated parking area shall meet building setback requirements for non-residential buildings</li> <li>9. A minimum landscaping strip of 5m in depth shall be established around the parking area when it is located between the building and the front boundary.</li> </ol>	<p>Any Home Business shall comply with the following standards:</p> <ol style="list-style-type: none"> <li>1. No more than two full time equivalent person employed in addition to permanent resident(s);</li> <li>2. Up to 60m<sup>2</sup> of net floor area of a building can be used;</li> <li>3. Hours of operation are 7am-10pm, sale of goods between 7am-7pm (excluding visitor accommodation);</li> <li>4. None of the following is undertaken:               <ol style="list-style-type: none"> <li>a. Repairs to motor vehicles for a tariff;</li> <li>b. Sale of motor vehicles for profit;</li> <li>c. Animal boarding;</li> <li>d. Metal work, wrought iron work or its manufacture for profit;</li> <li>e. Landfill or rubbish collection;</li> </ol> </li> <li>5. Ancillary retail activities:               <ol style="list-style-type: none"> <li>a. Majority of products or goods produced entirely on-site</li> <li>b. Entrance to retail site located at least 200m from State Highway intersection or at least 100m from any other intersection</li> </ol> </li> <li>6. Maximum vehicle movements shall be no more than 30 vehicle movements during the hours of operation.</li> <li>7. No lighting of the business shall occur at night (1hr after sunset and before sunrise), excludes primary production activity</li> <li>8. Any dedicated parking area shall meet building setback requirements for non-residential buildings.</li> <li>9. A minimum landscaping strip of 5m in depth shall be established around the parking area when it is located between the building and the front boundary.</li> </ol>
<p>Any non-compliance with any of the standards is a <b>Restricted Discretionary Activity</b>.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. How the scale of the activity is anticipated in the zone objective;</li> <li>2. Noise mitigation measures</li> <li>3. Traffic safety effects;</li> <li>4. Cumulative effect of residential occupation and business on the neighbouring properties;</li> </ol>				

Provision	General Rural	Rural Production	Rural Lifestyle	Settlement Zone
	5. The impact on the vitality and viability of existing commercial areas from the proposed business; 6. Level of site occupation; and 7. Use of landscaping to retain the rural character.			
<i>Animal boarding facilities</i>	<b>Discretionary Activity.</b>	<b>Restricted Discretionary Activity:</b> The establishment of new animal boarding facilities is the Restricted Discretionary Activity.  The Matters of Discretion are limited to <ol style="list-style-type: none"> <li>1. The number and type of animals that are able to be kept;</li> <li>2. The relationship to primary rural production;</li> <li>3. How the safety and efficiency of the roading environment is managed;</li> <li>4. The potential for objectionable noise, odour, or lighting;</li> <li>5. Availability for ancillary onsite servicing;</li> <li>6. The location of boarding facilities in relation to neighbouring residential units;</li> <li>7. The design, scale, and location of buildings in relation to the rural character; and</li> <li>8. Whether additional planting is proposed to mitigate the visual effects from any building.</li> </ol>	<b>Restricted Discretionary Activity:</b> The establishment of new animal boarding facilities, with matters of discretion being: <ol style="list-style-type: none"> <li>1. The number and type of animals that are able to be kept;</li> <li>2. and efficiency of the roading environment is managed;</li> <li>3. The potential for objectionable noise, odour, or lighting;</li> <li>4. Availability for ancillary onsite servicing;</li> <li>5. The location of boarding facilities in relation to neighbouring residential units;</li> <li>6. The design, scale, and location of buildings in relation to the rural character; and</li> <li>7. Whether additional planting is proposed to mitigate the visual effects from any building.</li> </ol>	<b>Non-Complying Activity.</b>
<i>Commercial Recreational Activities</i>	The establishment of any commercial recreation activities, including the construction or expansion of any building is a Restricted Discretionary Activity.  The Matters of Discretion are limited to <ol style="list-style-type: none"> <li>1. How the increase in traffic and transport effects are managed;</li> <li>2. How parking areas will be managed to maintain traffic safety and the rural character of the local environment;</li> <li>3. Any proposed upgrades or financial contributions made to the safety and efficiency of supporting roading infrastructure;</li> </ol>	<b>Non-Complying Activity.</b>	The establishment of any commercial recreation activities, including the construction or expansion of any building with discretion is a Restricted Discretionary Activity.  The Matters of Discretion are limited to <ol style="list-style-type: none"> <li>1. How the increase in traffic and transport effects are managed;</li> <li>2. How parking areas will be managed to maintain traffic safety and the rural character of the local environment;</li> <li>3. Any proposed upgrades or financial contributions made to the safety and efficiency of supporting roading infrastructure;</li> </ol>	<b>Controlled Activity:</b> The establishment of any commercial recreation activities, including the construction or expansion of any building is a Controlled Activity when the following standards are met: <ol style="list-style-type: none"> <li>1. Hours of business operation are limited to 7am to 7pm; and</li> <li>2. All ancillary servicing must be provided on site.</li> </ol> The Matters of Control are limited to: <ol style="list-style-type: none"> <li>1. How the increase in traffic and transport effects are managed;</li> <li>2. How parking areas will be managed to maintain traffic safety and the rural character of the local environment;</li> </ol>

Provision	General Rural	Rural Production	Rural Lifestyle	Settlement Zone
	<ol style="list-style-type: none"> <li>4. The design, scale, and location of buildings in relation to the natural landform</li> <li>5. Impacts on the amenity values to the adjoining rural properties</li> <li>6. Degree of effect on landscape and measures to mitigate the landscape effects.</li> <li>7. The visual prominence of the building and measures to mitigate the resulting visual amenity effects.</li> <li>8. How onsite servicing will be provided for at a scale proportionate to anticipated use and ground conditions;</li> </ol>		<ol style="list-style-type: none"> <li>4. The design, scale, and location of buildings in relation to the natural landform</li> <li>5. Impacts on the amenity values to the adjoining rural properties</li> <li>6. Degree of effect on landscape and measures to mitigate the landscape effects.</li> <li>7. The visual prominence of the building and measures to mitigate the resulting visual amenity effects.</li> <li>8. How onsite servicing will be provided for at a scale proportionate to anticipated use and ground conditions;</li> </ol>	<ol style="list-style-type: none"> <li>3. Any proposed upgrades or financial contributions made to the safety and efficiency of supporting roading infrastructure;</li> <li>4. Impacts on the amenity values to the adjoining rural properties</li> <li>5. How onsite servicing will be provided for at a scale proportionate to anticipated use and ground conditions;</li> </ol> <p><b>Restricted Discretionary Activity:</b> The construction or expansion of any building associated with any commercial recreation activity is a Restricted Discretionary Activity when the following standards are met:</p> <ol style="list-style-type: none"> <li>1. Any building related commercial activity or commercial recreational activities must meet the boundary setback, recession plane, and building height standards of the underlying zone;</li> <li>2. Total building footprint does not exceed 350m<sup>2</sup> in area;</li> </ol> <p>The Matters of Discretion are:</p> <ol style="list-style-type: none"> <li>1. How the increase in traffic and transport effects is managed;</li> <li>2. Whether established parking areas will be reduced;</li> <li>3. Any proposed upgrades or financial contributions made to the safety and efficiency of supporting roading infrastructure;</li> <li>4. Whether the works are ancillary in nature and not anticipated to increase traffic; and</li> <li>5. The design, scale, and appearance of buildings.</li> <li>6. Degree of effect on landscape and measures to mitigate the landscape effects.</li> <li>7. The visual prominence of the building and measures to mitigate the resulting visual amenity effects.</li> </ol>

Provision	General Rural	Rural Production	Rural Lifestyle	Settlement Zone
				<p>8. How onsite servicing will be provided for at a scale proportionate to anticipated use and ground conditions;</p> <p><b>Discretionary Activity:</b> Any commercial recreation activity that does not comply with the Controlled Activity or Restricted Discretionary Standards is a Discretionary Activity.</p>
<i>Visitor accommodation</i>	<p>Providing visitor accommodation in any zone is a <b>permitted activity</b> subject to the following standards:</p> <ol style="list-style-type: none"> <li>1. Occupation is ancillary to permanent residence;</li> <li>2. Maximum stay of a guest is up to three months continuously over a 12-month period; and</li> <li>3. Total permissible guests shall be calculated on the basis of two guests per bedroom, or six total guests, whichever is lesser; but does not include accommodating persons employed as part of a complying primary production activity or rural industry.</li> </ol> <p>Any non-compliance with any of the standards is a <b>Restricted Discretionary Activity</b>.</p> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. How the scale of the activity is anticipated in the zone objective;</li> <li>2. Traffic safety effects;</li> <li>3. Impacts on the amenity values to the adjoining rural properties</li> <li>4. Level of site occupation; and</li> <li>5. Use of landscaping to retain the rural character.</li> </ol>			

**DEFINITIONS:**

Commercial Active Recreation Activities:

*Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity.*

Provision	Village Precinct
<i>Commercial Activities or Rural Industry</i>	<p><b>Standards:</b> In addition to the underlying zone standards, the following additional standards and rules apply to activities within the Village Precinct</p> <ol style="list-style-type: none"> <li>1. The combined maximum building footprint of any building related commercial activity or commercial active recreational activities shall be no greater than 350m<sup>2</sup> per site</li> <li>2. Hours of business operation are limited to 7am to 7pm.</li> <li>3. All servicing must be provided on site.</li> <li>4. Any parking must be provided at the rear of a building.</li> <li>5. Any business premises must only be located on a site that fronts a road with the entrance to a business premises and pedestrian access to any business premises must be provided at the building frontage.</li> </ol>

	<ol style="list-style-type: none"> <li>6. No signage shall be placed on or within glazed surfaces.</li> <li>7. A landscaped area at least 2m deep shall be provided along the front boundary, providing: <ol style="list-style-type: none"> <li>a. A clear stemmed tree capable of reaching a height of at least 6m at maturity along every 10m of road frontage; and</li> <li>b. Under planting of shrubs beneath and between trees.</li> </ol> </li> </ol> <p><b>Controlled Activity:</b> The construction or expansion of any building associated with any commercial activity that meets standards for the Village Precinct, with Council able to impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. How the increase in traffic and transport effects is managed;</li> <li>2. Any proposed upgrades or financial contributions made to the safety and efficiency of supporting roading infrastructure;</li> <li>3. The design, scale, and appearance of buildings;</li> <li>4. Formation standards of any pedestrian or vehicle access.</li> <li>5. How onsite servicing will be provided for at a scale proportionate to anticipated use and ground conditions.</li> </ol> <p><b>Restricted Discretionary Activity:</b> Any commercial activity or rural industrial activity that does not comply with the Controlled Activity Standards, with discretion limited to:</p> <ol style="list-style-type: none"> <li>1. How the increase in traffic and transport effects is managed;</li> <li>2. How landscape outcomes anticipated by the zone will be provided for;</li> <li>3. Any proposed upgrades made to the safety and efficiency of supporting roading infrastructure;</li> <li>4. Whether the activity related to primary production activity; and</li> <li>5. The design, scale, and appearance of buildings.</li> <li>6. How onsite servicing will be provided for at a scale proportionate to anticipated use and ground conditions.</li> </ol>
<p><i>Subdivision</i></p>	<p><b>Controlled Activity:</b> Subdivision of land where:</p> <ol style="list-style-type: none"> <li>1. The average net site area of 2,000m<sup>2</sup> with a minimum allotment size of no less than 1,000m<sup>2</sup>;</li> <li>2. Where at least 10% of the site is planted before titles are issued;</li> <li>3. Any proposed accessways shall remain unsealed.</li> </ol> <p>With Council able to impose conditions on the following matters:</p> <ol style="list-style-type: none"> <li>1. Onsite servicing for each allotment, or for sites less than 2,000m<sup>2</sup>, how a community reticulated service would be provided;</li> <li>2. Building platform location;</li> <li>3. Measures to control the scale and design of future buildings;</li> <li>4. The number vehicle access points onto the site so to limit new accessways onto Mangaroa Valley Road, Parkes Line Road, or Maymorn Road;</li> <li>5. Financial contributions;</li> <li>6. Provision of any esplanade reserves and strips.</li> <li>7. How landscaping is used over the site to manage allotment density and to integrate the subdivision into the character of the local environment</li> <li>8. Any natural hazard risk to people's lives and properties and the measures to reduce this risk;</li> </ol> <p><b>Discretionary Activity</b> Any subdivision that does not comply with the Controlled Activity Standards.</p>

Provision	Staglands Precinct
<p><i>Commercial Activities</i></p> <p><i>And</i></p> <p><i>Commercial Active Recreational Activities</i></p>	<p><b>Standards:</b> In addition to the underlying zone standards, the following additional standards and rules apply to activities within the Staglands Precinct</p> <ol style="list-style-type: none"> <li>1. Hours of business operation are limited to 7am to 7pm.</li> <li>2. All servicing must be provided on site.</li> </ol> <p><b>Permitted Activities:</b> Any commercial activity or associated buildings lawfully established prior to [date of PC50 notification].</p> <p><b>Restricted Discretionary Activity:</b> The construction or expansion of any building associated with any commercial activity or Commercial Active Recreational Activities with discretion limited to:</p> <ol style="list-style-type: none"> <li>1. How the increase in traffic and transport effects is managed;</li> <li>2. Whether established parking areas will be reduced;</li> <li>3. Any proposed upgrades made to the safety and efficiency of supporting roading infrastructure;</li> <li>4. Whether construction works are ancillary in nature and not anticipated to increase traffic; and</li> <li>5. The design, scale, and appearance of buildings.</li> </ol>

Provision	Hutt Valley Clay Target Club Acoustic Buffer
<p><i>Any residential activities within precinct extent</i></p>	<p>Any new dwelling, or extension to dwellings containing habitable rooms, within the precinct must meet the following standards:</p> <ol style="list-style-type: none"> <li>1. Designed and constructed so that noise from activities from sources do not exceed internal sound design levels being: <ol style="list-style-type: none"> <li>a. 35 dB LAeq(1h) for bedrooms; and</li> <li>b. 40 dB LAeq(1h) in other habitable rooms.</li> </ol> </li> <li>2. Provide a ventilation system that meets the following standards: <ol style="list-style-type: none"> <li>a. Mechanical ventilation that satisfies Clause G4 of the New Zealand Building Code; and</li> <li>b. Achieves a minimum of 7.5 litres of air per second per person; and</li> <li>c. A noise output not exceeding 35 dB LAeq(30s) at night time in bedrooms when measured 1m away from any grille or diffuser; and</li> <li>d. A noise output not exceeding 40 dB LAeq(30s) in any other space when measured 1m away from any grille or diffuser.</li> </ol> </li> </ol> <p>Any non-compliance is a <b>Restricted Discretionary Activity</b>, with Council's discretion limited to:</p> <ol style="list-style-type: none"> <li>1. How effects associated with the specific breach will be managed;</li> <li>2. How residential amenity will be provided within habitable internal rooms;</li> <li>3. Any built form restrictions required to achieve the standard;</li> <li>4. Provision of any supplementary ventilation measures and its ability to operate without increased exposure to potential noise effects;</li> <li>5. Whether there is a reduced risk of noise transmission from the potential source(s);</li> <li>6. Any private legal arrangements to manage the potential noise impact on the future residents; and</li> <li>7. Topographical features that may further reduce the potential for the transmission of noise.</li> </ol>

Provision	Gabites Farm Development Area
<i>Access formation</i>	<p><b>Permitted Activity Standards:</b></p> <ol style="list-style-type: none"> <li>1. No additional private vehicle access shall be established to Maymorn Road.</li> <li>2. No more than two new roads shall enter onto Maymorn Road.</li> </ol> <p><b>Restricted Discretionary Activity:</b> Where the proposal does not comply with</p> <ol style="list-style-type: none"> <li>1. the number of road connections onto Maymorn Road or</li> <li>2. the private access connection requirements</li> </ol> <p>The matters Council has restricted its discretion to are:</p> <ol style="list-style-type: none"> <li>a) Impacts on the rural character of the local environment from the additional road or vehicle crossings;</li> <li>b) Traffic safety impacts of the additional road or vehicle crossings.</li> </ol>
<i>Landscaping</i>	<p><b>Standards:</b></p> <ol style="list-style-type: none"> <li>1. An area of at least 5m deep shall be planted along the front boundary adjoining Maymorn Road, providing at a minimum: <ol style="list-style-type: none"> <li>a. A clear stemmed tree capable of reaching a height of at least 6m at maturity within every 10m of road frontage; and</li> <li>b. Under planting of shrubs beneath and in between trees.</li> </ol> </li> </ol> <p>Non-compliance with the landscaping standard is a <b>Restricted Discretionary Activity</b>, with Council’s discretion limited to:</p> <ol style="list-style-type: none"> <li>1. The impacts of the landscaping design on the rural character of the local environment;</li> <li>2. Any site specific reasons that an alternative landscaping design is required; and</li> <li>3. Any resulting streetscape impacts onto Maymorn Road</li> </ol>
<i>Fencing</i>	<p><b>Standards:</b></p> <ol style="list-style-type: none"> <li>1. Any fencing on any boundary shall only be constructed of post and rail, or post and wire, to a height of no greater than 1.2m.</li> </ol> <p>Non-compliance with the fencing standard is a <b>Restricted Discretionary Activity</b>, with Council’s discretion limited to:</p> <ol style="list-style-type: none"> <li>1. The impacts of the fence design on the rural character of the local environment; and</li> <li>2. Any site specific reasons that an alternative fencing design is required.</li> </ol>
<i>Buildings</i>	<p><b>Standards:</b> The bulk and location provisions pertaining to the settlement zone shall apply to the new buildings, with the following exceptions:</p> <ol style="list-style-type: none"> <li>1. Any non-residential buildings construction on the site; or</li> <li>2. Any residential units constructed on the upper plateau shall comply with the following: <ol style="list-style-type: none"> <li>a. Buildings shall be finished in recessive colours pallet that achieves a Light Reflectance Value of 30% or less, excluding unfinished timber of natural stone building elements; and</li> <li>b. All buildings shall be setback at least 7m from any boundary shared with Maymorn Road.</li> </ol> </li> </ol> <p>Non-compliance with the building reflectivity standard is a <b>Restricted Discretionary Activity</b>, with Council’s discretion limited to:</p> <ol style="list-style-type: none"> <li>1. Reflectivity levels of exterior cladding colours (of the roof and facades);</li> <li>2. Degree of effect on landscape and measures to mitigate the landscape effects.</li> <li>3. The visual prominence of the building and measures to mitigate the resulting visual amenity effects</li> </ol>

<p><i>Subdivision</i></p>	<p><b>Controlled Activity:</b>  Subdivision of land creating allotments where the following standards are met:</p> <ol style="list-style-type: none"> <li>1. The minimum allotment size is not less than 2000m<sup>2</sup></li> <li>2. There are no more than two new road connections onto Maymorn Road</li> <li>3. There are no private access connections to individual lots onto Maymorn Road</li> <li>4. There are no building platforms or buildings within the portion of the property (escarpment) that is within the General Rural Zone</li> </ol> <p>The matters Council seek to control:</p> <ol style="list-style-type: none"> <li>1. Identification of a building platform and suitable location for on-site servicing;</li> <li>2. If on-site servicing is being provided – then how the on-site servicing will be provided for at a scale proportionate to anticipated use and ground conditions</li> <li>3. If off-site servicing is being provided - Available capacity of reticulated services, including the degree of upgrade works required to service development;</li> <li>4. How landscaping is used over the site to manage allotment density and to integrate the subdivision into the character of the local environment</li> <li>5. Any natural hazard risk to people's lives and properties and the measures to reduce this risk;</li> <li>6. Protection of the vegetated escarpment and any areas of vegetation that meets the thresholds to be a Significant Natural Area;</li> <li>7. The location and number of road connections onto Maymorn Road;</li> <li>8. The design and location of any street lighting and measures to maintain the rural character of the local environment</li> <li>9. Access location and formation;</li> <li>10. Provision of esplanade reserves or strips; and</li> <li>11. Financial contributions.</li> </ol> <p><b>Restricted Discretionary Activity:</b>  Where the proposal does not comply with</p> <ol style="list-style-type: none"> <li>1. the number of road connections onto Maymorn Road or</li> <li>2. the private access connection requirements</li> </ol> <p>The matters Council has restricted its discretion to include:</p> <ol style="list-style-type: none"> <li>1. Identification of a building platform and suitable location for on-site servicing;</li> <li>2. If on-site servicing is being provided – then how the on-site servicing will be provided for at a scale proportionate to anticipated use and ground conditions</li> <li>3. If off-site servicing is being provided - Available capacity of reticulated services, including the degree of upgrade works required to service development;</li> <li>4. How landscaping is used over the site to manage allotment density and to integrate the subdivision into the character of the local environment</li> <li>5. Any natural hazard risk to people's lives and properties and the measures to reduce this risk;</li> <li>6. Protection of the vegetated escarpment and any areas of vegetation that meets the thresholds to be a Significant Natural Area;</li> <li>7. The design and location of any street lighting and measures to maintain the rural character of the local environment</li> <li>8. Access location and formation;</li> <li>9. Provision of esplanade reserves or strips; and</li> <li>10. Financial contributions.</li> <li>11. Impacts on the rural character of the local environment from the additional road or vehicle crossings;</li> <li>12. Traffic safety impacts of the additional road or vehicle crossings.</li> </ol> <p>Where the proposal does not comply with the following standard, the subdivision is a Restricted Discretionary Activity</p> <ol style="list-style-type: none"> <li>1. Buildings on the escarpment requirements which are within the General Rural Zone portion of the site</li> </ol>
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	<p>The Matters of Discretionary are limited to:</p> <ol style="list-style-type: none"> <li>1. The matters of control from (1) – (9);</li> <li>2. Impacts on the rural character of the local environment from buildings on the escarpment; and</li> <li>3. The visual amenity and landscape impacts from any vegetation removal, earthworks and buildings and measures to mitigate these visual and landscape impacts.</li> </ol> <p>Where the proposed lots do not comply with the 2,000m<sup>2</sup> minimum allotment size requirements then the subdivision is a Discretionary Activity</p>
<p><i>Clustered Residential Development</i></p>	<p>Rural-residential subdivision and land use combined on sites of 6ha or greater shall be in a clustered form is a Restricted Discretionary Activity when the following standards are met::</p> <ol style="list-style-type: none"> <li>1. No more than 10 lots are clustered together (excluding access lots), with at least 1 balance lot;</li> <li>2. There shall be no more than 1 residential unit on each allotment;</li> <li>3. No more than 50% of residential units may have a shared wall with one other unit, having a combined footprint of no greater than 350m<sup>2</sup>;</li> <li>4. Clustered allotments may be no less than 1,500m<sup>2</sup> with a balance lot(s) representing at least 70% of total land subdivided;</li> <li>5. Either building platforms are identified as part of subdivision or development of the residential unit on each site must be completed prior to issue of titles for the subdivision;</li> <li>6. There are no private access connections from individual lots onto Maymorn Road; and</li> <li>7. There are no building platforms or buildings within the portion of the property (escarpment) that is within the General Rural Zone.</li> </ol> <p>The Matters of Discretion are limited to:</p> <ol style="list-style-type: none"> <li>1. How either onsite servicing will be provided for each allotment, or how a community reticulated service would be provided;</li> <li>2. If on-site servicing is being provided – then how the on-site servicing will be provided for at a scale proportionate to anticipated use and ground conditions;</li> <li>3. If off-site servicing is being provided - Available capacity of reticulated services, including the degree of upgrade works required to service development;</li> <li>4. Whether the location of clustered allotments makes the most efficient use of a site in terms of existing landform, existing vegetation, waterways and identified natural hazards;</li> <li>5. Clustered allotment configuration, diversity, and variation is allotment size;</li> <li>6. The safety and efficiency of the adjoining road;</li> <li>7. Landscaping use over the site to mitigate the effects from future buildings;</li> <li>8. Protection of the vegetated escarpment and any areas of vegetation that meets the thresholds to be a Significant Natural Area;</li> <li>9. The location and number of road connections onto Maymorn Road;</li> <li>10. The design and location of any street lighting and measures to maintain the rural character of the local environment;</li> <li>11. Measures to reduce building dominance and prominence through the use of material, recessive colours, and building modulation;</li> <li>12. The design and location of any street lighting and measures to maintain the rural character of the local environment;</li> <li>13. Access location and formation;</li> <li>14. Provision of esplanade reserves or strips;</li> <li>15. Measures to retain the balance lot as a reserve or open space and the prevention of future fragmentation of the parcel; and</li> <li>16. Financial contributions.</li> </ol> <p><b>Non-Complying Activity:</b> The breach of any standard relating to clustered rural-residential development.</p>