

PART 6 OBJECTIVES AND POLICIES

OBJECTIVES AND POLICIES

6.1 RURAL AREAS

The objectives and policies which apply in the rural areas of Papakura district are wide ranging. They refer not only to the impact of human settlement and activities but also to the management of the natural and physical resources of these areas. They are designed to support the strategy which is outlined in this Plan.

6.1.1 Objectives

- 6.1.1.a** *To retain the rural character of Papakura.*
- 6.1.1.b** *To avoid, mitigate and remedy any adverse effects of rural activities on the natural and physical environment.*
- 6.1.1.c** *To conserve and enhance the natural and physical resources of the rural area.*

Reasons for Objectives

These objectives are necessary because of the need to ensure that the management of the resources of the rural area is carried out in a sustainable manner. Although it is important that the rural area continues to accommodate a variety of legitimate and appropriate activities, it is also necessary that the natural and physical resources on which these activities are based are conserved, so that they will continue to be available in the future.

Policies

- 6.1.2.a** The Council will, in making any decision on an application for resource consent, give consideration to the question of whether and to what extent approval of the application would adversely affect the rural character of the particular area which is the subject of the application. Applications may be declined if the Council considers that the essential elements of the rural character of the particular area would be adversely affected to a significant extent if the application was approved. In implementing its policy the Council will have regard to the guidelines set out in Section 8.29 of the Plan.
- 6.1.2.b** The Council will encourage the retention of all significant indigenous vegetation and appropriate non indigenous vegetation throughout the District and particularly along the margins of the coast, creeks and streams. In particular the Council will encourage:
- the location of stockyards, animal and poultry enclosures well away from streams
 - the location of intensive feed lots, sheep camps and bare ground unable to absorb nutrients from stream edges to avoid nutrient-ridge pollution within the Hays Creek catchment area.

- 6.1.2.c** Where indigenous vegetation exists on a rural property the Council will permit subdivision over and above what is normally permitted provided the area of indigenous vegetation is protected by way of fencing and a covenant on the title, and further provided that, in the opinion of the Council, the vegetation has existing or potential conservation value.
- 6.1.2.d** The Council will, where appropriate, create reserves along the coast, creeks and streams to provide for nutrient stripping zones, public access and wildlife habitats.
- 6.1.2.e** The Council will require that topsoil is retained wherever possible and particularly in areas where subdivision is being carried out in order to promote the sustainable management of the land.
- 6.1.2.f** The Council will not permit development in the rural areas of the District, and particularly in the Hunua foothills and the Takanini area, unless it has been satisfied that potential geo-technical concerns have been investigated and that the design of the development has made proper provision for the geo-technical conditions of the area.
- 6.1.2.g** The activities permitted in the rural area will ensure that:
- i) The groundwater resources in the area are able to sustain such activities, and
 - ii) Groundwater resources will be protected from infiltration of pollutants or any deterioration of groundwater yield or quality.
- 6.1.2.h** Outside the area of the District which is supplied with urban services, on-site treatment and disposal of waste products will be required.

Reasons for Policies

The Council considers that positive action is needed in order to achieve the objectives. Consequently, the policies provide incentives to property owners to protect indigenous bush and statements of the action which the Council will take to ensure that the objectives can be met. Without policies such as these, the Council considers that its objectives would be difficult to achieve.

Anticipated Results

The rate of clearance of indigenous bush will be slowed down and an increasing amount will be protected from future removal.

Objective

- 6.1.2A** *To safeguard the quality and quantity of water in the Hays Creek catchment so long as it remains a water supply catchment.*

Policy

- 6.1.2B** The Council will exercise its responsibilities under the Resource Management Act 1991 to protect the Hays Creek catchment as a source of potable water for the Auckland region and Watercare Services Limited (which is responsible for providing bulk water supplies) in respect of activities in the Hays Creek catchment which are likely to have an adverse effect on water quality in the catchment.

Reasons for Objective and Policy

The Hays Creek water catchment is not protected to the degree that other water catchments are (e.g in the Waitakere and Hunua Ranges). Much of the land in the catchment is still in private ownership. The Council can help to ensure that water quality is protected in appropriate cases by imposing controls on activities which require resource consents. Similarly, the Auckland Regional Council can assess the effect of applications for discharges and can impose controls if necessary. Watercare Services Limited has not, up to the present time, sought to designate the privately owned parts of the catchment, preferring to rely on controls which the Council and the ARC can impose. If these controls prove not to be effective, Watercare Services Limited could seek to become a requiring authority in respect of this area and designate the land.

Objective

- 6.1.3** *To ensure that development does not increase the risk or the consequence of flooding.*

Reasons for Objective

This objective is necessary because parts of the District are prone to flooding and because flooding has a high cost in terms of, or damage to, property, social impact and financial effects.

Policies

- 6.1.4.a** The Council will control the intensity and nature of development and land management practices within the catchments of the Slippery Creek, Papakura Stream and Hingaia Stream in order to minimise the effects of flooding.
- 6.1.4.b** The Council will keep a register of areas in the District which have been identified as flood hazard areas or are suspected of being flood prone.
- 6.1.4c** The Council will keep a register of all fill sites in the District, including flood hazard areas that have been filled.

Reason for Policies

The Council has a responsibility to ensure that information about flood hazard areas is available and that controls are imposed on development which is proposed for these areas.

Anticipated Results

The District will mitigate civil defence emergencies and minimise economic hardship caused by flooding.

Objectives

- 6.1.5.a** *To achieve sustainable primary production in the rural areas of Papakura District.*
- 6.1.5.b** *To retain land having a high actual or potential value for food production for a range of agricultural activities.*

Reasons for Objectives

The rural area of Papakura is subject to pressure for development and change. This change can be accommodated provided it does not adversely impact on the statutory requirement, particularly to sustain the life-supporting capacity of air, water, soil and ecosystems. More generally, the reason for the objective is to comply with the provisions of section 5 of the Resource Management Act 1991. The objectives are necessary to ensure that primary production continues to be a major activity in the rural area.

Policies

- 6.1.6.a** The Council will encourage the continuing productive use of the rural lowlands of Takanini East, Ardmore, Drury, Karaka and Hingaia by permitting a wide range of rural farming activities, and establishing a relationship between the nature of farming activities and minimum subdivision size.
- 6.1.6.b** The Council will, in evaluating any application for an activity which is not a permitted activity, require that the effects of the activity on the physical and cultural environment of the rural area of Papakura are identified. The Council may grant its consent subject to conditions which will, where possible, avoid, mitigate, remedy and minimise its effect on the environment. The Council may also require, in respect of any application which is not a permitted activity, that the feasibility of the activity is demonstrated.
- 6.1.6.c** The Council, in providing for small holdings and part-time farming activities, will do so in such a way as will promote a variety of lot sizes but prevent the possibility of wholesale fragmentation of rural land.
- 6.1.6.d** Home enterprises have been provided for and the Council will impose stringent standards on noise generation particularly at night by home enterprises in the rural area. This is to ensure that this activity does not unduly impinge on the amenity of the rural area.
- 6.1.6.e** The Council in providing for residential activities in the Rural Papakura and Rural Takanini/Drury Zones takes the approach that placement of new dwellings should be such that the productive potential of the rural land is generally not compromised. A residential cartilage area of 2000m² which is to include the placement of the dwelling, associated ancillary buildings and the access ways is provided for in the Rural Papakura and Rural Takanini / Drury Zones.

Reasons for Policies

The Council considers that it is necessary, in order to achieve its objectives, to exercise some control of activities in the rural area which are not classified as permitted activities. This is because activities other than permitted activities are considered to have the potential to affect adversely the achievement of the Council's objectives and for this reason, need to be carefully assessed in terms of their likely impact on the rural environment.

Anticipated Results

A range of activities will be established in the rural area, some of which are directly related to production from rural land and others which, although they may not have a functional need of a rural location, do not detract from the rural character and add to the variety of rural life.

Objective

- 6.1.7** *To conserve and enhance the features of the rural environment that contribute to the natural character of the area.*

Reasons for Objective

The natural character of the rural area of Papakura forms a very important part of the overall character of the District. The link with nature which the rural area provides to the urban part of the District is important psychologically and in a functional sense. It helps to provide a sense of place and historical perspective to the District.

Policies

- 6.1.8.a** The Council will establish a variable minimum size of subdivision in different parts of the rural area of the District which will recognise its existing use, ownership pattern and character, and will help to ensure that the rural character can be retained in future.
- 6.1.8.b** Significant indigenous and exotic trees and areas of bush which contribute to the rural character of the area shall be retained.
Note that, in respect of this policy, significant trees and bush are defined as trees which are over 6 metres tall, and/or bush which contributes to the visual amenity of the area and ecological diversity and which have value because of their age, location and relative scarcity.
- 6.1.8.c** The Council will impose controls on activities so to avoid, minimise, remedy or mitigate off-site impacts of land management practices and activities and to protect and enhance the major components of the natural framework of Papakura District which are waterways, remnant indigenous vegetation and landform.
- 6.1.8.d** Subdivision of land should have regard to existing natural landscape features and where practicable these features should be retained and enhanced.

- 6.1.8.e** In order to protect the rural character of the District the Council will require a reasonable distribution of smaller lots throughout subdivisions and a pattern of subdivision which does not concentrate the smaller lots as front lots on existing roads.

Reasons for Policies

The Council considers that the natural character of the rural area can be conserved and enhanced through controls on subdivision, removal of indigenous vegetation, and land management practices. The policies also recognise that the existing natural character of the rural environment is more sensitive to change in some areas than others and that the policies should reflect this.

Anticipated Results

Land development activity will increasingly take into account and incorporate the features of the natural environment which contribute to the rural character.

Objective

- 6.1.9** *To provide for a range of rural living environments as appropriate for people who wish to live in rural areas.*

Reasons for Objective

The reason for this objective is that the Council is aware that there is a desire for a variety of rural living lifestyles. Some people seek a residential style of site, others seek a site where they can graze a few animals or grow crops. Others again are looking for small to medium sized holdings where farming can be a supplement to their main employment. The Council considers that it is appropriate to provide for a wide range of lifestyles in appropriate areas. The location of rural living environments above or in close proximity to an aggregate resource can make that resource unavailable. Therefore such land is considered to be an inappropriate area for rural living.

The objective is aimed at rural living and the Council is aware, in adopting this objective, that many rural activities such as tractor work, spraying, and spreading of silage and noise from animals can be disruptive. While it may be true that the rural environment is generally less noisy and smelly than the city, it is also true that there are a number of legitimate rural activities which have effects which would not be acceptable in the city. Living in the country necessarily requires an acceptance of these effects.

Policies

- 6.1.10.a** Rural residential living shall avoid areas which contain moderate to high quality of soils and shall be directed to land of lower potential productivity and the existing rural residential zones.
- 6.1.10.b** Rural and rural-residential activities will be permitted in appropriate areas provided wastes can be disposed of safely on site and in compliance with relevant regional rules for septic tank discharges and stormwater and land drainage discharges.

6.1.10.c The Council will provide for the creation of residential farm parks so as to enable and encourage larger rural holdings to be retained as productive units within the rural area by means of multiple ownership.

6.1.10.d Rural residential and small-lot rural living shall avoid areas likely to be adversely affected by aggregate extraction activities in the Quarry zone.

Reasons for Policies

The Council considers that direction should be given to the location of different styles of rural lifestyle so that the land which has less productive potential is given a greater priority for rural living than more productive land. The residential farm park concept has the potential to encourage the retention or formation of larger farm units while increasing the choice in respect of rural residential living types and potentially reducing the demand for lifestyle properties of 4 hectares or less.

Residential activity in close proximity to existing quarries and rock resources identified for future quarrying may unduly limit the extraction of valuable aggregate resources. For this reason the Plan's rules include special restrictions on residential activities on land in Hunua Quarry Aggregate Resource Protection Areas which are identified on the District Plan Maps F7, F8, F9, G7, G8 and G9 and explained in Policy 6.6.2.

Anticipated Results

The demand for rural living environments will be met without putting unnecessary pressure on the highest quality land and without unduly limiting the operations of existing quarries or compromising the future ability to extract known potential aggregate resources.

Objective

6.1.10A *To ensure that provision for rural residential activity, in areas where the environmental effects are acceptable, does not lead to incremental expansion of rural residential living in adjacent but less appropriate areas where the effects of rural residential activity would be significant and adverse.*

Reason for Objective

There is sometimes a temptation for owners of land in one zone to speculate that the boundaries of an adjacent zone which allows more intensive development will in time expand to include their land. The objective seeks to make it clear that the boundaries of the rural residential zone are based on environmental factors such as soil quality, topography and location, and that these boundaries are designed to be logical, defensible and able to be administered efficiently. The zone will therefore permit development which is appropriate in terms of sustainable management of natural and physical resources but proximity of other land to that zone will not be sufficient reason for the zoning of that other land to be changed in future.

Objective

- 6.1.10B** *To ensure that in providing for rural residential activity it is recognised that the activity will be located in areas which have a mainly rural rather than an urban focus and that some rural activities have effects such as noise and smell and that these effects are an integral part of living in the country.*

Reasons for Objective

Rural residential living in the Papakura District is clearly intended to be a rural activity rather than a semi urban type of activity. Thus it is important to emphasise that the nature of some rural activities means that they can have some adverse environmental effects. One of the necessary consequences of living in the country, even if it is in a rural residential situation is that the effects of legitimate rural activities will be apparent from time to time.

Policy

- 6.1.10C** The Council will choose boundaries for the Rural Residential Zone which:
- (i) will provide adequately for the anticipated demand for rural residential living and for the sustainable management of the natural and physical resources of the District.
 - (ii) reflect the environmental limitations of the land within the zone to be used for agricultural purposes,
 - (iii) are logical in terms of the existing settlement and roading patterns and are therefore relatively easy to administer.

Objective

- 6.1.11** *To recognise the traditional use of Takanini by the horse industry and the importance of the industry to the local economy.*

Reason for Objective

Much of the character of Takanini is related to the use of the area by the horse industry. This industry is important economically to Papakura and the Council considers that it should continue to be provided for.

Policies

- 6.1.12.a** The Council supports the continued use of the Takanini area for horse breeding and training and will continue to provide for horse training facilities and establishments.
- 6.1.12.b** Provision is made in the Plan to enable the development of a grouping of small/medium scale rural service activities to support the farming activities on Lot 1 DP84684 including horse training and breeding within the Rural Takanini/Drury Zone. The Plan does not envisage industrial activities for which provision has been made elsewhere in the District. The Plan also does not envisage that large scale retail activities will be permitted in this zone. The site concerned is located on the corner of Walters Road and Porchester Road. The development of the land for these purposes is a discretionary activity and the Council will be concerned to ensure that the development creates an

integrated rural service centre rather than a series of independent activities that do not relate to the surrounding area. A Comprehensive Development Plan will be required to be prepared and approved prior to any development taking place. This Plan will need to demonstrate that this policy will be satisfied.

Reason for Policy

The Council considers that horse breeding and training are appropriate activities in this part of the District and help to provide its special character.

Anticipated Results

The horse breeding and training industry should continue to be an important feature of the rural landscape and an important contributor to the economy of the District.

Objective

6.1.13 *To contain urban development within urban areas as defined by urban zoning.*

Reason for Objective

The Council has introduced a strategy for the progressive urbanisation of parts of Hingaia and Takanini, in conformity with the Regional Growth Strategy and Southern Sector Agreement. However it is mindful of the location of Papakura District at the periphery of the Auckland metropolis and the pressure which will continue to be exerted on the Council, for expansion of the urban area. For this reason, the Council feels it is necessary to be specific about its objective in regard to urban expansion.

Policies

6.1.14.a The Council will direct future urban growth of the District into the CBD, Hingaia and Takanini areas, as provided for in Sections One and Three of the Plan.

6.1.14.b Activities will be controlled in such a way as to avoid, mitigate, remedy and/or minimise any adverse environmental effects on farming activities in the rural area.

6.1.14.c Rural zoned land should not be subdivided to urban densities or for urban activities ahead of rezoning for planned urban development.

Reasons for Policies

The Council wishes to ensure that future urban activities are directed to areas which are most suitable for them and which contribute to Regional objectives. The Council also wishes to ensure that farming activities in the rural area are not compromised. That is to say, the Council wishes to maintain the integrity and viability of the rural activities.

Anticipated Results

A clear distinction will continue to exist between town and country in Papakura District, thus meeting regional objectives.

Objective

- 6.1.15** *Activities seeking to become established in the rural zones must demonstrate that they can either achieve sustainable primary production or will result in the efficient use and development of the rural land resource and cannot locate in an urban area.*

Reason for Objective

There are and will be some non-farming activities which may be appropriately located in the rural area. These activities are necessary to help facilitate rural production, and/or have a wider public interest which makes a rural location desirable. Accordingly, the objective recognises this fact.

Policies

- 6.1.16.a** Activities locating in the rural area should not:
- (i) give rise to adverse effects inconsistent with those arising from typical rural activities; and
 - (ii) significantly affect the potential of the land to be returned to rural production unless it can be demonstrated that the activity will result in a use of the land that is as efficient or more efficient than would have been the case if it was used for rural productive purposes.
- 6.1.16.b** Activities locating in the rural area should provide information about alternative locations (including locations in urban areas) that have been considered.
- 6.1.16.c** The Council will require a reserves contribution in respect of subdivision in the rural area.

Reasons for Policies

The reason for the policies is that the Council considers that the sustainable management of rural land requires that uses and activities of a servicing nature are, as far as possible, directed away from areas where soils are of high productivity.

The Council recognises the need to provide for non-farming activities which need a rural location, including those relating to recreation, visitor facilities, care of animals, industry, quarrying, transport, storage, education, religion and other rural services. In cases where activities, while appropriate in the rural area, could be just as appropriate in urban areas such as Papakura and Drury, the Council's policy is to encourage these activities to locate within the urban areas. Where this is not possible, the Council's policy is that these activities should be located as far as possible in areas where the agricultural productivity and/or potential of the land will not be significantly affected or where there is an existing community focus.

The Council also recognises the need to provide for rural related uses which contribute to the rural character of the area such as plant nurseries, produce stalls, packing sheds, provided these activities are not so dominant as to be inconsistent with the rural character of the area.

Anticipated Results

The rural area will accommodate a number of activities which are not directly related to production from the land, but these activities will be subsidiary to the main rural activities and will not compromise the production capacity of land of high value for food production.

Objectives

- 6.1.17.a** *To recognise the Karaka Bloodstock Centre as a facility of national importance and of major economic value to the District.*
- 6.1.17.b** *To provide for the orderly and coherent development of the Centre as a venue for bloodstock and other livestock sales and related activities.*
- 6.1.17.c** *To encourage the growth and development of the bloodstock breeding industry, both within the District and nationally.*
- 6.1.17.d** *To recognise the locational advantages of the land and its ability to accommodate activities complementary to the Centre.*

Reasons for Objectives

The Centre is a unique facility within the District. Every year the bloodstock sales and other activities attract visitors from throughout the country and overseas and this raises the profile of the District. Its highly visible and accessible location, adjacent to the southern motorway assists in this. Land in the vicinity of the Centre has development potential for a range of activities associated with rural and livestock industries. Further, it is envisaged that convenient temporary and ancillary accommodation facilities could be provided for visitors to the Centre without detracting from the rural character of the area.

Policies

- 6.1.18.a** A Karaka Centre Zone will be provided which makes provision for rural land uses and for a range of activities related to the main function of the Karaka Bloodstock Centre.
- 6.1.18.b** Activities which enable the efficient operation of the Karaka Bloodstock Centre and which utilise its facilities are provided for by a concept plan (included in Part 7.5 as part of the Karaka Centre Zone).

Reasons for Policies

The provision of a Karaka Centre Zone enables further activities associated with the bloodstock and equestrian industries to be established. In particular, provisions for travellers' accommodation will enable visitors to the Centre to be accommodated.

Sound sustainable management requires that full use be made of the Centre without compromising its rural character and its primary use as a bloodstock sales centre. This will be achieved primarily by making provision for a limited range of compatible activities which are set out in a concept plan.

The concept plan identifies the dominant activity on the site and provides for further development. The concept plan and associated rules set out development controls.

Anticipated Results

The Centre has potential for further development associated with the bloodstock and equestrian industries.

6.2 MAORI CONCERNS

The Maori people generally and tangata whenua groups in particular form an important part of the culture of the District. Their interests are required to be provided for in terms of the Resource Management Act 1991.

Objective

- 6.2.1** *To recognise and provide for the relationship of the Maori people with their ancestral land, culture and traditions.*

Reasons for Objective

This is a requirement of the Resource Management Act 1991.

Policies

- 6.2.2.a** The Council will, in line with its duties and responsibilities under the Resource Management Act 1991 consult with tangata whenua on a regular basis. The Council will also consult with the tangata whenua and any other Maori interest group prior to any planning initiatives being taken which may affect their interests.
- 6.2.2.b** The Council will require to be satisfied that consultation where appropriate has been carried out with Maori people in respect of any subdivision or development which may affect their interests.
- 6.2.2.c** In accordance with the Resource Management Act 1991 the Council recognises and will provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga. Similarly, the Council will also take into account the principles of the Treaty of Waitangi in exercising its functions and powers under the Resource Management Act 1991.
- 6.2.2.d** The Council recognises Ngai Tai, Ngati Tamaoho, Ngati Akitai, and Ngati Paoa as having particular interests in the area administered by Papakura District Council. It also recognises the Huakina Development Trust as the main point of contact in respect of issues which affect these iwi, with the exception of Ngati Paoa who have asked to be consulted separately and will consult Huakina Development Trust and Ngati Paoa on resource management issues as appropriate.
- 6.2.2.e** Provision is made in this Plan for marae and ancillary uses such as kokiri centres, kaumatua housing, papakainga housing and cultural facilities.
- 6.2.2.f** At the request of tangata whenua, waahi tapu are not specifically identified in this Plan but the Council will act to protect waahi tapu areas where they are brought to its attention.
- 6.2.2.g** In order to give effect to the requirements of the Resource Management Act 1991 and to achieve objective 6.2.1, the Council will, in consultation with tangata whenua, maintain a list of people with recognised expertise in tikanga Maori and Treaty of Waitangi matters so that where appropriate such person will be asked to assist in hearings under the Resource Management Act 1991 where ancestral taonga or tikanga Maori is a significant issue to iwi or hapu.

Reasons for Policies

The Council wishes to ensure that it is culturally sensitive in its dealings with issues which are of concern to the tangata whenua. The Council also wishes, as far as possible, to give effect to the expressed wishes of tangata whenua in respect of its handling of issues of concern to them.

Anticipated Results

The legitimate interests of the tangata whenua will be upheld and protected insofar as they are communicated to the Council.

6.3 NETWORK UTILITIES

The installation and maintenance of network utilities is essential to the well being of the District's inhabitants. The provisions of the Plan are designed to ensure that efficient and effective utilities are provided, maintained, extended or upgraded.

Objective

6.3.1 *To provide for the efficient development, operation and maintenance of network utilities throughout the District while, as far as practicable, minimising potentially adverse environmental impacts.*

Reasons for Objective

This objective is necessary in order to provide for the full range of network utilities which are accepted by modern society as essential to a high standard of living, at the appropriate stage in the development process.

Policies

6.3.2.a The Council recognises the existing network utility infrastructure as vital to the efficient functioning of the District and will provide for network utilities through district-wide provisions with the degree of control depending on the potential effects of the particular activity.

6.3.2.b Subdividers of land will be required to ensure that an adequate standard of network utilities compatible with the network to which they will be connected can and will be made available to the subdivided lots, and will be required to pay for the reasonable cost of providing the necessary utilities including street lighting.

6.3.2.c Network utilities to a subdivision or development may be required to be to a standard that will provide for supply to be extended to the development of adjacent land.

6.3.2.d Network utilities lines shall be required to be underground in rural areas if necessary for safety or operational reasons, or for the conservation of natural or outstanding landscapes.

6.3.2.e Subdividers of land will be required to pay the reasonable cost of any alteration to existing network utilities including the undergrounding of lines which is necessary to enable the subdivision or development to proceed.

- 6.3.2.f** Where existing or new network utilities which are or will be owned by the utility operator, are located outside of vested road reserves, the subdivider will be required to grant access easements in favour of the utility operator at the cost of the subdivider.

Reasons for Policies

Network utilities are essential to the continued functioning of the District. Network utility provisions that provide certainty to the existing infrastructure are essential to its continued operation. Expansion and further development of network utilities will also be required. As some network utilities cross the District and may also cross territorial boundaries consistency of provisions for network utilities is desirable both throughout the District and where appropriate, with adjoining local authorities.

Anticipated Results

Modern network utilities will be provided to the rural area in the most efficient way and at the least cost to the community.

Objective

- 6.3.3** *To provide for the economic and efficient installation and operation of network utilities whilst minimising environmental impacts.*

Reasons for Objective

Some network utilities have the potential to create adverse (mainly visual) environmental impacts. The Council considers that it and other persons and organisations which provide or regulate the provision of utilities should constantly strive to reduce their environmental impact.

Policies

- 6.3.4.a** Any new overhead national grid transmission lines, electric lines, telecommunication and radio communications lines or links or any other utility should be sited, as far as practicable, to minimise environmental impacts.
- 6.3.4.b** The Council will ensure that the operational efficiency of network utilities is not inhibited by other development or by unreasonable planning controls.
- 6.3.4.c** The Council will encourage and co-operate with groups of residents who wish to proceed with undergrounding of network utilities in their road.
- 6.3.4.d** Negotiations will be initiated with local residents and network utility operators for the undergrounding of network utilities in locations where overhead reticulation is a particular detraction from public views.
- 6.3.4.e** Where existing overhead lines are to be replaced, Council will encourage the undergrounding of those lines, if practicable, and if a significant improvement in amenity of the rural area will be achieved.
- 6.3.4.f** Substations and similar works should be of a design and appearance and landscaped and located on the particular site in a manner which is appropriate to the character of the area.

- 6.3.4.g** The Council will require that telecommunication and radio communication works, facilities and operations are designed to have the minimum adverse visual impact consistent with operational efficiency.
- 6.3.4.h** The activities of network utility operators, as defined in the Resource Management Act 1991, will be provided for as permitted or controlled or discretionary activities, as appropriate to the potential environmental effects of the activity, throughout the District, provided that where a network utility operator has designated land for a particular activity that activity may be carried on as though it were a permitted activity.

Reasons for Policies

In order to give effect to the objective, the Council considers that it is necessary to set out the actions which should be taken in order to ensure that the environmental impact of network utilities is minimised.

Anticipated Results

Network utilities will be provided in a way such that any adverse effects on the environment are minimised.

6.4 PUBLIC WORKS

Objectives

- 6.4.1.a** *To support the provision and maintenance of an adequate range of public works for the proper functioning of the District.*
- 6.4.1.b** *To provide for public works in the District by making appropriate provision in this Plan.*

Reasons for Objectives

Public works are a necessary part of providing for the needs of people living and working in the District. The reason for the Council adopting these objectives is to recognise its statutory and administrative responsibility towards providing for public works and to indicate that this is seen to be important in the District.

Policies

- 6.4.2.a** Provided that adverse environmental effects are avoided, remedied, or mitigated, activities which are necessary for or contribute to the efficient and economic development of the District, will be provided for.
- 6.4.2.b** Designated land will be zoned having regard to the activities which would be appropriate if the designation is uplifted.
- 6.4.2.c** The zoning of any land which is designated shall apply to the construction of any building on the land or any activity which is not part of the designated public work.
- 6.4.2.d** Roads are public works. Existing roads are provided for as permitted activities. New roads are discretionary activities so that their effects can be assessed before consent is given for construction.

Reasons for Policies

The reasons for the policies are that public works are usually site specific and planning provision needs to be made both for the specific sites which are known to be required for public works and also for the eventuality that the public works requirement can be removed from time to time and that the Council needs to have made “underlying” provision for activities which may be appropriate on the land.

Anticipated Results

Public works will be provided for in a realistic and convenient manner.

6.5 DESIGNATIONS

Land which is required for a particular purpose by network utility operators, the Crown, or local authorities, is designated in the District Plan and the location of the land so designated is shown on the Planning Map. Where appropriate, details of designations are contained in the following schedule.

6.5.1 Schedule of Designations

MAP REF	DESCRIPTION		DESIGNATING AUTHORITY
1	(Refer Section Three, Urban Papakura, Designation 235)		
2	Defence Purposes		Minister of Defence
	Comprising approximately 671.2615 hectares and described as follows:		
	Allots 146, 147, 148, 149, 150, 151, 152 Opaheke Parish		
	Pt Allot 139, Opaheke Parish	1.1711	
	Allot 153, Opaheke Parish	11.0277	
	Allot 237, Opaheke Parish	13.7416	
	Pt Allots 238 and 239, Opaheke Parish	9.8212	
	Allot 235, Opaheke Parish Allot 33, Pt N 171 Hunua Parish	25.9454 84.9081	
	Lot 1 DP15356	31.0799	
	Lot 2 DP15356	18.6054	
	Lot 3 DP15356	69.1886	
	Lot 4 DP15356	34.6006	
	Pt Lot 5 DP15356	56.4916	

MAP REF	DESCRIPTION		DESIGNATING AUTHORITY
	Allot 137, 167, Hunua Parish	34.1454	
	Closed Road	0.0455	
	Closed Road	7.5879	
	Closed Road	4.1986	
	Pt Allot 32, Hunua Parish	33.0148	
	Pt Allot 32, Hunua Parish)	
		0.8229)	
	Pt Allot 35, Hunua Parish)	
	Pt Allot 32, Hunua Parish	0.1876	
	Closed Road	0.2555	
	Closed Road	1.2383	
	Pt Allot 32, Hunua Parish	1.3072	
	Pt Allot 32, Hunua Parish	0.7696	
	Pt Allot 8, Hunua Parish	2.3595	
	Pt Allot 32, Hunua Parish	0.2091	
	Pt Allot 35, Hunua Parish	12.3800	
	Pt Allot 8, Hunua Parish	2.5495	
	Pt Allot 8, Hunua Parish	8.2961	
	Pt Allot 77, Hunua Parish	12.3935	
3	Defence Purposes (Refer Section Three, Urban Papakura, Designation 205)		Minister of Defence
4	Ardmore Primary School Pt Allot 53 Parish of Papakura		Minister of Education
5	Water Supply Purposes on land at Hays Creek include a dam, spillways, impounded reservoir of water, intake and outlet structures, overhead power supply and telemetry, aeration equipment (including compressors), production forestry, noxious plant and pest control, and recreation plus utility services.		Watercare Services Ltd
	Part Allot 119 CT 4C/988, Part Allot 120 CT 4C/988, Part Allot 168 CT 89C/68,		

MAP REF	DESCRIPTION	DESIGNATING AUTHORITY
	Part Allot 168 CT 30A/60, Part Allot N170 CT 4C/1298, Part Allot M170 CT 4C/988, Part Allot S 170 CT 89C/70, Part Allot 177 CT 1349/84, Part Allot 177 CT 13D/673, Part Allot SW 178 CT 89C/69 and Lots 1 and 9 DP30541 CT 14D/319, and Lots 1 and 2 DP65410 CT 30A/60.	
6	Water Supply Purposes on this land at Kaipara Road include a reservoir (tank) and pumping station plus utility services	Watercare Services Ltd
	Lot 1 DP79740 CT 36C/262	
7	Water Supply Purposes on this land at Hunua Gorge Road include a water treatment plant, stand-by power generation, depot and office, and water storage reservoir plus utility services	Watercare Services Ltd
	Lot 1 DP59100 CT 31A/842, Lot 1 DP43063 CT 31A/842, and Pt Lot 1 DP34331 CT 919/274	
8	Water Supply Purposes on this land at Creightons Road include a single residence on that parcel of land which is legally described as Part Lot 1 DP43534 and comprised in Certificate of Title 1302/14, and production forestry from the adjacent Ardmore Station on that parcel of land which is legally described as Part Lot 2 DP21088 and described in Gazette Notice 1977 Page 2193	Watercare Services Ltd
	Lot 2 DP21088 CT 1198/14 and Part Lot 1 DP 43534 CT 1302/14	
9	Water Supply Purposes on this land near the corner of Creightons and Jones Road include part of the Hays Creek reservoir	Watercare Services Ltd
	Part Allot 177 Hunua Parish, CT 35B/368 and road reserve	
10	Electrical Works (substation) Lot 1 DP39638	Mercury Energy
11	Railway Purposes North Island Main Trunk Railway	New Zealand Railways Corporation
12	Ardmore Aerodrome Height Restrictions	Ardmore Airport Limited

MAP REF	DESCRIPTION	DESIGNATING AUTHORITY
13	Sewage Treatment Plant	Watercare Services Ltd
14	Rubbish Dump Pt Allot 52, Hunua Parish	Papakura District Council
15	Rubbish Dump Lot 1 DP55769	Papakura District Council
16	Electrical Supply Substation Allot 301, Opaheke Parish; Section 1 Survey Office Plan 41081 (CT205324); Part of Section 1 Survey Office Plan 326417 (CT 231658)	Counties Power Ltd
17	State Highway One	Transit NZ
18	State Highway Twenty Two	Transit NZ
19	Alfriston Primary School Pt Allot 17 Parish of Papakura Pt Lot 1 DP 94453	Minister of Education

Conditions for Designation 16: Electrical Supply Substation

Sutton Road Future Road widening

1. The Substation security fence shall be setback at least 14m from the Sutton Road/western boundary (being the location of this boundary as it existed in the Notice of Requirement).

Advice Note: *In future the Council may require up to 12m of the site to widen Sutton Road of which 4m can be landscaped. (Refer diagram Figure 1 prepared by Papakura District Council).*

Noise

2. The substation must be operated in such a manner as to comply with the following noise emission standards. The noise level measured within the notional boundary of any existing dwelling shall not exceed the following limits:

Daytime	0700-2000	L10 = 50dBA
Night-time	2000-0700	L10 = 40dBA

The noise levels must be measured and assessed in accordance with the requirements of NZ6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

Earthworks Associated with Any Site Development

3. All retaining walls, earthworks, reinforcements and stability works must be constructed and completed immediately after cutting and or prior to filling to minimize the likelihood of any instability.

4. Prior to commencing any earthworks the requiring authority must install all the necessary erosion and sediment control measures as shown in the Auckland Regional Councils TP 90 and be responsible for preventing, controlling and stopping the loss of soil and silt and any damage caused by the earthworks on adjacent properties. All necessary erosion and sediment measures once installed are to be maintained to ensure continual operation until the development has been completed and the site fully stabilized.
5. The requiring authority must control runoff, mitigate and prevent soil erosion, sediment loss and trap pollutants from entering adjacent lands, street curb and channels/ natural and artificial water bodies.
6. All existing drainage systems must be protected from any release of silt, accidental or otherwise from the site. This also involves measures to prevent soil being spread onto the road and access way.
7. All earthworks and areas of bare earth shall be re-vegetated or re-grassed within 3 months of completion of the earthworks. Where regeneration of the grass is not sufficient, areas of bare soil shall be “hydro-seeded” or otherwise sown with the appropriate ground cover vegetation.
8. The requiring authority must limit the dispersal of dust from the earthworks to adjacent sites by implementing a watering regime in order to ensure that the areas of bare soil are dampened (up until the bare soil is revegetated).
9. In the event of any excavated material being spilled on a public road, the requiring authority must take immediate action at their cost to clean/repair the road or reimburse the Papakura District Council the expenses of cleaning and/or reinstating the damaged road.
10. All earthworks must occur between the hours of 7.00am and 6.00pm Monday to Saturday.

Overland Flow

11. The finished land level and grade of the earthworks and land forming must be such that it does not impede, restrict or block the existing overland flow from adjacent properties and that an adequate flow path over the site shall be maintained.
12. The finished land level and grade of the earthworks and land forming must be such that it does not divert, redirect and concentrate runoff onto adjacent properties.

Noise during Construction

13. The requiring authority must comply with the noise standards set out in Acoustic Construction Noise NZS 16803:1999 at all times while any construction works are being conducted on site.

Site Access during Construction

14. The site must be secure from unauthorised public access during construction.

Lighting

15. All exterior on-site lighting must be positioned and aimed within the site, away from adjacent properties and public roads so as to minimise the level of spill light and glare.

Hazardous Substances

16. The requiring authority must ensure that any transformer oil storage areas are bunded. Bunds shall be sufficient capacity to contain the release from the total volume of all storage vessels located in each bunded area.

Surface Water

17. The requiring authority must maintain and regularly clean all storm water catch pits, channels, grates, pipes and other storm water collection systems to ensure they operate in an effective manner.

Electrical Interference

18. The requiring authority must make every reasonable effort to ensure that the electrical supply substation is operated, managed and controlled so that there is no electrical interference with television or radio reception at any adjacent property including complying with the requirements of the Radiocommunications Act 1989, the Radiocommunications Regulations 2001, the Ministry of Economic Development's Radio Spectrum Management "Compliance Guide" (November 2004), and relevant Gazetted Notices.

Condition relating to Establishment of Substation on Site

19. The Outline Plan of Works for the establishment of the substation on site must comply with the following:

- a) The works to give effect to the designation must be undertaken in general accordance with the plans, amended plans and information submitted by Counties Power in support of the Notice of Requirement contained in the document 'Assessment of Environmental Effects' ref. BM A01104-034 (February 2005) and drawing numbered 01104-300 dated 15/8/05 and titled 'Indicative Planting Plan' all being Council ref. 7847.

Advice Note: 'General Accordance' shall take into account the implications of complying with Condition 1 above.

- b) The Outline Plan of Works to be submitted pursuant to Section 176A RMA to establish the substation on site shall include the following:
- i) Construction Management Plan
 - ii) Traffic Management Plan
 - iii) Property and Landscape Management Plan

Advice Note: Items (i) and (iii) shall be reviewed by the Manager Resource Consents and item (ii) by the Development Control Engineer.

Advice Note: If the requiring authority proposes to install any guard rails, signage or other measures to protect the safety of the designated site from vehicles, the details of these measures shall be submitted with the Outline Plan required under Section 176A. The requiring authority must provide an as built plan of any such measures including the running distance from the centre line of Ponga Road down the centre line of Sutton Road to define the position of such signs for inclusion in the Council's RAMM data base.

- c) The Construction Management Plan to be submitted pursuant to Section 176A and required by Condition 19(b) must include:
- i) Indicative plan/report for the sequence of activities (inclusive of earthworks and volumes) proposed
 - ii) The timing of the activities
 - iii) The name and contact details of project manager and site owner
 - iv) The expected duration of the works.

The requiring authority must also circulate the Construction Management Plan prior to construction commencing to the occupiers of 285 & 300 Sutton Road; 216, 231 and 235 Opaheke Road; and 28, 36, 48, 61 and 101 Ponga Road.

- d) The Traffic Management Plan to be submitted pursuant to Section 176A and required by Condition 19(b) must be prepared by a suitably qualified person for the purposes of working on, or in close proximity to roads and public places.
- e) The Property and Landscape Management Plan to be submitted pursuant to Section 176A and required by Condition 19(b) shall detail species, gardening and maintenance specifications and be designed with reference to Section Three, Part 13 of the District Plan. The Property and Landscape Management Plan must ensure that visibility is maintained from a point 9m from the Give Way limit line on Sutton Road to a point 100m from the centre line of Sutton Road, east along the Ponga Road edge of seal. The Property and Landscape Management Plan must incorporate the following elements:
- i) identification of all hard and soft landscape works (including fences) and how landscaping will provide a buffer between the activity and adjacent dwellings and roads;
 - ii) details of the intended species, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged, established and maintained;
 - iii) a commitment to replacing planting if the initial work fails;
 - iv) provisions and methods to ensure landscaping works do not unduly interfere with any overland flow path;
 - v) the existing indigenous vegetation of the Ponga area;
 - vi) a water supply to ensure that all plantings are maintained in perpetuity;
 - vii) a landmark to promote Sutton /Ponga Road corner as the gateway to Ponga Hills;
 - viii) a colour scheme to mitigate adverse visual effects and ensure low reflectivity of external surfaces of structures on the site;
 - ix) the grassing/temporary landscaping of the area 8 metres from the existing Sutton Road boundary to the future Sutton Road boundary (*Refer to diagram Figure 1 prepared by Papakura District Council*);

- x) maintenance and upkeep of structures.

Advice Note: *The nature of the landmark is to be determined by the requiring authority, following consultation with the community.*

The Property and Landscape Management Plan must commence in the first planting season following the completion of the works on the site. The landscaping must be irrigated and maintained for the life of the sub station.

- f) The requiring authority must contact the Papakura District Council Monitoring and Compliance officer at the commencement of the works in accordance with the Outline Plan of Works so that a monitoring programme can commence. A monitoring fee will be charged prior to works commencing.
- g) The requiring authority shall submit a written confirmation from a suitably qualified person within 2 years after the operational date of the new substation to identify any hazard including soil contamination which is or is likely to have resulted from previous use of the site, to enable the Council to update their hazard record.

Advice Note: *The guidelines, methodology, procedure, tests and acceptable levels of contaminants for testing would need to meet the requirements of ARC, ADHB, Ministry of Health and Ministry of Environment.*

Advice Note: *A file note will be placed on the property file seeking to establish a building restriction line on the land adjoining the substation common boundary in the event of future subdivision.*

- h) The substation must be designed and constructed in such a manner as to comply with the following noise emission standards:

The noise level measured within the notional boundary of any existing dwelling shall not exceed the following limits:

Daytime	0700-2000	L10 = 50dBA
Night-time	2000-0700	L10 = 40dBA

The noise levels must be measured and assessed in accordance with the requirements of NZ6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

- i) The requiring authority must submit, to Papakura District Council within three months of commissioning the substation, an acoustic design certificate provided by a qualified acoustic engineer confirming that the design will ensure compliance with the performance standard set out in condition 19(h).

Condition relating to Decommissioning of Existing Substation

20. The existing substation must be decommissioned in accordance with a decommissioning plan within 2 years of the operational date of the new substation. The Decommissioning Plan to be submitted pursuant to Section 176A must include:

- i) Confirmation that all utilities equipment will be removed from the site.
- ii) Any existing site resources to be retained.

- iii) The top soiling and grassing of any areas of seal or utilities to be removed.
- iv) A report from a suitably qualified person which confirms that the site has been assessed for hazardous substances including soil contamination to enable the Council to update their hazard record and any proposed site rehabilitation resulting from any recommendation in such a report.

Advice Note: The guidelines, methodology, procedure, tests and acceptable levels of contaminants for testing would need to meet the requirements of ARC, ADHB, Ministry of Health and Ministry of Environment.

Advice Note: The Decommissioning Plan shall be reviewed by the Manager Resource Consents.

DIAGRAM FIGURE 1 LU7847

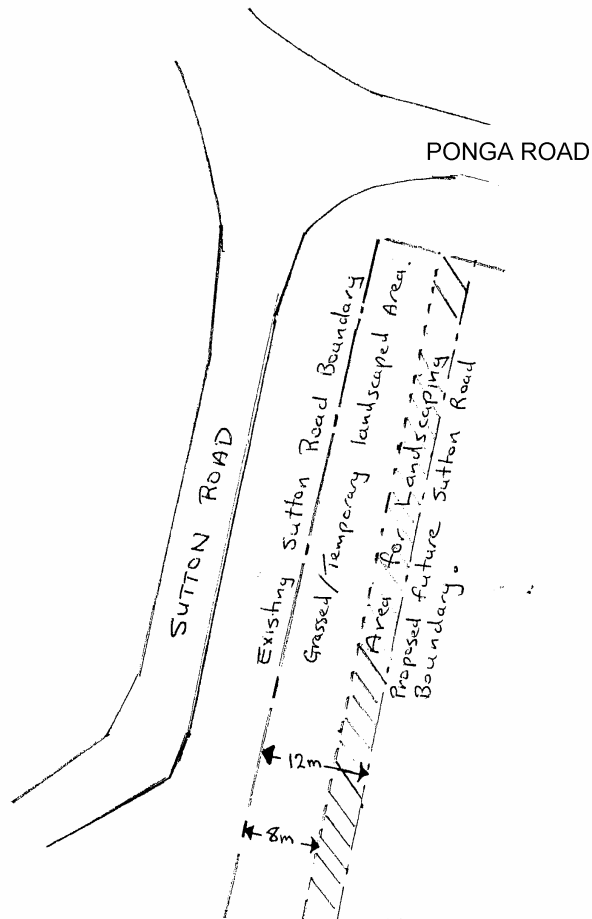


DIAGRAM FIGURE 1
This diagram relates to
Conditions 1 and 19(e)(ix)

0 5 10m
SCALE

6.6 QUARRYING/MINERAL EXTRACTION

The Hunua Range constitutes a valuable natural and physical resource in the District and the Auckland Region. Among other attributes it constitutes a major source of aggregate for the region. As quarries nearer the centre of the metropolitan area are worked out the potential for the Hunuas to supply the demand for aggregate will assume even greater significance.

Quarrying and mineral extraction can have significant effects on the environment. Not only do these activities change permanently the physical form of the land on which they are situated. They can also have off-site effects which include noise, dust, traffic, contamination of ground and surface water and visual detracting.

Other activities including residential and community activity can be sensitive to noise and vibration generated during quarrying and to adverse visual effects. The location of such sensitive activity in proximity to an aggregate resource can unduly limit the ability to extract the resource.

The Papakura District Plan – Section Three, *Urban Papakura*, makes specific provision for existing quarries. It is accepted however that there may be a need and demand to develop new quarries or mineral extraction activities in future. Any new mineral extraction activity shall require a change to the District Plan or a resource consent.

Objective

- 6.6.1** *To promote the development of the mineral resources of the Hunua area in an environmentally and culturally sensitive manner and to ensure that the extraction of mineral resources is not unnecessarily compromised by other activities which would be detrimentally affected by extraction and processing activities.*

Reasons for Objective

Papakura District contains important mineral resources, particularly rock aggregate which it is important to recognise and protect, and in respect of which it is important to determine whether they are to be exploited or to be preserved.

Policies

- 6.6.2** The Council will support the development of mineral resources in the Hunua area provided that:
- (a) Any proposal is fully documented as to its likely effect on the environment and measures proposed to mitigate any adverse environmental effect;
 - (b) Any proposal recognises and provides for the relationship of Maori and their culture and tradition with their ancestral lands, water, sites, waahi tapu and other taonga;
 - (c) Any proposal will not cause unreasonable extra demands or burdens on the community in terms of factors such as road construction or reconstruction, traffic safety, or provision of utility services;

- (d) Any proposal to develop mineral resources undertake a comprehensive assessment to determine whether or not historic places or areas, waahi tapu, or waahi tapu areas are present.
- (e) Mineral resources shall not be compromised by the encroachment of activities which would be detrimentally affected by extraction and processing activities which would, in turn, unduly limit quarry operations of the ability to extract in the future.

Reasons for Policies

The Council has determined that the development of its mineral resources is appropriate with respect to its duties to sustainably manage the resources of the District. Further, the policies are necessary to regulate extraction and to avoid, remedy or mitigate any adverse effects from quarrying or from the encroachment of residential, educational and community activities on significant mineral resources. Aggregate minerals are a finite and non-renewable resource. The location of mineral extraction activities is limited to where the minerals are found. Development in close proximity to existing or future quarries may create conflicts which impede the efficient long-term extraction of aggregate resources. For these reasons the planning maps show Aggregate Resource Protection Areas in which rock resources will be protected by limiting other activities in a buffer area surrounding land planned for quarry activity in the Quarry zone in Hunua Gorge Road.

The Plan's rules include special restrictions on residential, educational and community activities on land in Aggregate Resource Protection Areas.

Anticipated Results

Mineral exploitation in Papakura will occur only as a result of thorough investigation and assessment of its effects and a decision that these effects are acceptable or can be sufficiently mitigated. Important aggregate resources will not be compromised.

6.7 AMENITIES

Papakura rural residents are fortunate in having a pleasant visual environment in which to live. The visual appeal of the District depends in part on the individual actions of citizens that comprise the community and more specifically, by the activities which they undertake on their land, by the way they manage their land, and by the way they design and maintain their buildings and landscape their sites.

The policies and actions of Council, Local Authorities and Government Departments operating within the District will also have an effect on the visual environment.

The following amenity matters are dealt with in this part of the Plan:

- preservation and conservation of buildings and objects;
- preservation and conservation of trees and areas of bush;
- conservation of the landscape;
- design and external appearance of buildings and maintenance of land and buildings;
- landscape design;
- signs;
- coastal environment;

- reserves and recreation.

6.7.1 Preservation and Conservation of Places, Areas, Buildings and Objects

The Council seeks to recognise and provide permanent protection and retention of those places, areas, buildings and objects which are of historical and/or cultural significance. These are listed in schedule 6.7.1.3. It is acknowledged that the schedule is not complete and will be added to from time to time.

Objective

6.7.1.1 *To preserve, protect and retain places, areas, buildings and objects of architectural, historic, cultural, archaeological, scientific or other interest or of visual appeal in accordance with the Historic Places Act 1993.*

Reasons for Objective

The heritage of Papakura includes buildings and objects having some particular interest or appeal. The objective recognises that this heritage is important and worth preserving.

Policies

- 6.7.1.2.a** The Council will promote the identification and management of places and areas of historic and cultural significance and will include these in schedule 6.7.1.3.
- 6.7.1.2.b** All significant buildings and objects of architectural, historic, scientific or other interest or of visual appeal are listed in a schedule for protection and preservation in this Plan. This schedule may be added to from time to time.
- 6.7.1.2.c** In some cases the question of public acquisition or partial financial compensation may arise and will be considered by Council as part of its decision on the application.

Reasons for Policies

The Council considers that by itemising and listing places and objects which it knows about, this will increase public awareness of their heritage value. The reason for specifying criteria and a planning process in relation to places and objects of interest and appeal is so that the Council can be transparent about what it intends to do. Without the ability to take the action which is foreshadowed by the policies, the Council could not achieve its objective.

Anticipated Results

The further destruction of places and objects which are important parts of Papakura's heritage will be subject to critical scrutiny and assessment. Greater community awareness of the value of heritage is a desired result.

6.7.1.3 Schedule of Places and Objects and Significant Natural Areas which are to be Protected

MAP REF	DESCRIPTION	COMMENT
P1	St James Church Church Road	Historic/architectural value. Includes interior.
P2	Christ Church Alfriston Road	Historic/architectural/visual appeal. Interior also.
P3	Kahikateas adjoining Sutton Road, Drury	Requires protection.
P4	Magnolia grandiflora	Requires protection. Pope's Road.
P5	Hunua Gorge Bush	Has scenic and biological importance.
P6	Takanini Pumicite (Map Reference R12 550 810)	Is of national significance.
P7	Red Hills Scenic Reserve (Map Reference R12 863572)	A complex volcanic centre.
P8	Ponga Road Volcanic Core (Map Reference R12 864547)	Is vulnerable to complete destruction or major modification
P9	Mt Calm Volcanic Centre (Map Reference R12 867561)	Poorly defined and vulnerable to destruction
P10	Ardmore Bush	Has a mosaic of differing forest types
P11	Appleby Road Bush	Has a good regeneration potential.
P12	Middleton Road (Ponga Road) Bush	A large area with good sized blocks or regenerating forest
P13	Estate Bush	Good example of podocarp forest.
P14	Papakura Reservoir (Hunua Road Dam)	Open water with limited swampland margins. Good habitat.
P15	Pahurehure Inlet west of the Motorway and Drury Creek	Valuable estuarine habitat. It is noted however that most is below mean high water mark and is therefore outside the District.

MAP REF	DESCRIPTION	COMMENT
P16	Rings Redoubt (Map Reference R11 881612)	Important historic site and relic of the NZ Wars
P17	Aroha Cottage Jesmond Road Lot 1 DP111110 Blk VII Drury SD	Registered as Category II under s22 of the Historic Places Act 1993
P18	Alfriston Hall Mill Road, Alfriston	Historic. Includes interior.

6.7.2 Preservation and Conservation of Trees and Areas of Bush

The District contains many trees and areas of indigenous bush which are of historic interest or visual appeal. It is in the interest of the community and in accordance with the sustainable management of natural and physical resources that as many of those areas of bush and trees as possible be retained.

Objective

6.7.2.1 *To preserve significant trees (both exotic and indigenous) and areas of indigenous vegetation which are of scientific, wildlife, botanical or historical interest or of visual appeal or recreational value.*

Reasons for Objective

Part of the attraction and natural character of the Papakura District is its vegetative cover. The reason for the objective is to focus attention on this and to indicate that the Council considers that it is important to preserve the vegetative cover of the District.

Policies

6.7.2.2.a Significant areas of indigenous vegetation shall be retained for their scientific, wildlife, botanical or historical interest, visual or recreational appeal and where appropriate, trees, bush, plants or landscape will be included in a Nature Conservation Zone or in a schedule for specific protection.

6.7.2.2.b Significant areas of indigenous vegetation will be preserved where they will contribute to the amenities of a locality or where preservation is necessary to prevent the instability or erosion of land.

6.7.2.2.c The removal, damage or destruction of indigenous trees and vegetation in the Nature Conservation Zone or of any item contained in the schedule of trees and bush to be protected will not be permitted without the Council's consent.

6.7.2.2.d Every effort will be made to retain the specific items listed in the Schedule. However, where a conflict between the aims of an owner and the Council arises, the owner may make an application to Council for approval to remove, destroy, modify or trim the tree or area of bush.

6.7.2.2.e The Council may add to the schedule from time to time.

6.7.2.2.f The Council may allow or disallow the application and may make its decision subject to conditions.

6.7.2.2.g The Council recognises the powers of certain statutory authorities to carry out work authorised by a statutory provision and that will be taken into account in cases where the statutory authority needs to trim or remove a schedule tree.

Reasons for Policies

The Council considers that it is necessary, in order to achieve its objective, to indicate that trees and areas of bush are to be conserved. It also considers that it is necessary to indicate the process which will be followed if people wish to remove bush and trees which have been identified as being of particular value.

Anticipated Results

Greater community awareness of the desirability of protecting trees and bush.

A more effective programme of incentives and regulation in respect of preserving trees and bush.

6.7.3 Conservation of the Landscape

Objective

6.7.3.1 *To conserve those features of the physical landscape which contribute significantly to the visual amenity of the District.*

Reasons for Objective

The Council considers that the rural character of the District should be protected and that the physical form of the land is an important part of that character. Change to the physical form may have visual effects which could adversely affect the character of the area.

Policies

6.7.3.2.a Buildings and structures in the rural area should be designed in a manner that complements the rural character of a site.

6.7.3.2.b As far as practicable buildings shall be sited away from ridges and knolls and shall not encroach upon the foreshore or areas immediately adjoining the foreshore, in order that the amenities and character of the locality are retained, and the environment is not dominated by unimaginative siting or size of buildings.

Reasons for Policies

The visual character of an area is particularly influenced by structures and buildings. Sensitive design and location can help to minimise any adverse effects.

Anticipated Results

The physical form of the Papakura rural area will be maintained and enhanced even though it is subject to development.

6.7.4 Design and External Appearance of Buildings and Maintenance of Land and Buildings

Whilst accepting that individual freedom of property design and appearance is an important tenet of our lifestyle, there remains an argument for the community to establish a minimum standard with respect to the impact a property may have on the amenities of a neighbourhood.

Council therefore considers it appropriate to include controls in the rural section of the District Plan which will enable it to prevent property deteriorating (due to lack of maintenance) to the point that it detrimentally affects the amenities of the rural area.

Objective

6.7.4.1 *To ensure an acceptable minimum standard of design and external appearance of buildings and land in the rural area.*

Reasons for Objective

Design and appearance of buildings can influence the visual amenity of the rural landscape.

Policies

6.7.4.2.a Buildings which are grossly out of character with other properties in the rural area or which would detract from the amenities thereof should not be constructed.

6.7.4.2.b The appearance of buildings and surrounds should be maintained in such condition so as not to detract significantly from the amenities of the rural area.

Reasons for Policies

The Council considers that it should be prepared to intervene in the development process if necessary to ensure that development is appropriate to the area.

Anticipated Results

A reasonable minimum aesthetic standard of design and maintenance of buildings and properties and removal of rubbish.

6.7.5 Landscape Design

It is a requirement of the Plan that landscaping be carried out in association with various types of development. Good landscaping is one way of enhancing the rural character of development.

Objective

- 6.7.5.1** *To ensure, where appropriate, that landscaping is undertaken as an integral part of development and re-development so as to enhance the appearance of the property.*

Reason for Objective

The reason for this objective is that the Council recognises the ability to achieve an enhancement or mitigation of the visual environment through landscape planting.

Policies

- 6.7.5.2.a** Where required by this Plan a Landscape Plan will accompany the general development plan for a property.
- 6.7.5.2.b** The Landscape Plan will provide details of the layout, types of plants and a maintenance plan.
- 6.7.5.2.c** The Landscape Plan shall be to the satisfaction of the Director of Regulation and Planning. Where the Director does not approve the Landscape Plan, the applicant shall have the right of appeal to the Council and may make submissions thereto.
- 6.7.5.2.d** Where appropriate, the applicant may be required to provide some trees that will grow to a height in excess of 6 metres.

Reason for Policies

The landscape plan provides certainty that the visual character of the rural area can be protected or that adverse effects can be mitigated.

Anticipated Results

A rural area which is visually enhanced as a result of development rather than otherwise.

6.7.6 Signs

Signs are an essential part of the cultural environment. They provide important public information and can, if sensitively designed, contribute significantly to the enhancement of visual amenities. In many instances, however, signs are not sensitively designed and detract from the visual qualities of an area. As a consequence the Council is concerned to develop a co-ordinated approach to the control of signs to ensure that they are visually compatible with other elements of the environment in which they are located.

Objective

- 6.7.6.1** *To ensure that signs used for advertising and identification will not detrimentally affect the amenities of the rural area nor be visually incompatible with the character of the rural environment.*

Reason for Objective

Signs have an important role in providing information but can be visually obtrusive and distracting. The objective seeks to ensure that signs are appropriate to the area.

Policies

- 6.7.6.2.a** The Council will control the size, placement, design and appearance of signs to protect the amenities of the neighbourhood.
- 6.7.6.2.b** Signs shall generally relate to the activities of the site on which they are situated.
- 6.7.6.2.c** Signs are to be used for purposes of identifying business premises, buildings or land use activities. General advertising signs will not generally be approved.

Reasons for Policies

Regulation of signs is necessary in order to prevent the proliferation of signs which are inappropriate in a rural area and to protect the natural character of that area.

Anticipated Results

Signs will not be obtrusive or unnecessary.

6.7.7 Coastal Environment

The Pahurehure Inlet of the Manukau Harbour forms the District's western boundary. The easternmost part of the inlet has been severed from the Harbour by a causeway which forms part of the Auckland to Hamilton motorway.

Although the Pahurehure Inlet comes within the territory administered by the Auckland Regional Council, its management is also of interest to the Papakura District Council, since activities on the land affect the inlet.

An esplanade reserve and associated walkway has been provided around most of the foreshore of the urban part of Pahurehure Inlet. This will be continued in the rural area as subdivision of the coastal area proceeds.

The Council considers that some form of management plan for the inlet and its surrounds is desirable and should be undertaken.

The Plan identifies the locations or circumstances in which an esplanade reserve or an esplanade strip or access strip will be required. In developing an esplanade strategy the Council has been guided by the following matters:

- the location of existing esplanade reserves within the District – particularly where there are significant stretches or pockets of publicly owned land that could provide the basis for developing continuous and useable stretches of reserve.
- important conservation values associated with particular parts of the coastline or rivers and streams – including areas that are sensitive to degradation in water quality or subject to erosion.

- the importance of public access to particular parts of the coastline and rivers and streams, taking into account their recreational value and usage.
- bodies of water that are of particular importance to local Maori for spiritual and cultural reasons – including the need to provide continued traditional access to gather food and plant resources.
- the need for Council to own the land in order to undertake recreational or reserves development or ensure the protection of conservation values.

Objective

6.7.7.1 *To provide for the sustainable management of the Pahurehure Inlet by controlling the landward activities that adversely affect the Inlet and to provide for the protection of its natural character, and to improve the recreational use and visual appearance of the inlet and its surrounding shoreline.*

Reasons for Objective

The Council considers that the coastal environment is an area of transition where the objectives which apply throughout the rest of the District need some more specific focus.

Policy

6.7.7.2 The Council will promote and will consult with the Auckland Regional Council on the idea of a joint management plan for the Pahurehure Inlet and its surrounds.

Reasons for Policies

The integrated management of the Pahurehure Inlet and its surrounds is desirable because what happens below the high water spring tide level affects the adjoining land area and vice versa.

Anticipated Results

Management measures would be proposed, for action by Papakura District Council and the Auckland Regional Council, to achieve agreed goals for the future of the inlet.

Objective

6.7.7.3 *To protect the conservation values of the coastal marine area, rivers and their margins.*

Policies

6.7.7.4.a The Council will require esplanade reserves or esplanade strips to be set aside or created where this is necessary and is the most appropriate means to protect significant conservation values.

- 6.7.7.4.b** The Council will restrict public access over esplanade reserves or esplanade strips where conservation values would be adversely affected by such access.
- 6.7.7.4.c** The Council will waive the requirement for, or reduce the width of, an esplanade reserve or esplanade strip where it will be unnecessary or inappropriate for the purposes of protecting conservation values or where it will conflict with an existing dwelling on the land involved.
- 6.7.7.4.d** The Council may restrict public access over esplanade reserves or esplanade strips where there would be a conflict with established rural activities.

Reasons

The land comprising an esplanade reserve or strip acts as a 'buffer' between bodies of water and the effects of adjoining activities. Subject to restrictions on public access and other activities, such a buffer helps to maintain water quality and hence aquatic habitats, preserves vegetation along the margins of the coast and rivers, and in turn minimises the potential for erosion along these margins. Public access can result in adverse effects on the conservation values sought to be protected along a particular part of the coastline or a river.

The preservation of the natural character of the coastal environment, rivers and their margins and the protection of them from inappropriate subdivision, use and development is a matter of national importance under the Resource Management Act 1991.

In certain circumstances it is not appropriate to take the full 20 metres or even take an esplanade reserve or strip at all. This is particularly so where it will conflict with an existing dwelling.

Anticipated Results

The protection of significant conservation values along the coastline and rivers.

Objective

- 6.7.7.5** *To maintain and improve public access to, and recreational opportunities along, the margins of the coast and rivers while seeking to preserve the natural character and cultural values of the coastal environment.*

Policies

- 6.7.7.6.a** The Council will require esplanade reserves or strips or access strips to be set aside or created where they will improve access to or allow the further development of existing reserves.
- 6.7.7.6.b** The Council will give priority to linking existing esplanade reserves in locations where continuous coastal access will provide the greatest public benefit and conservation values will not be threatened.

- 6.7.7.6.c** The Council will waive the requirement for, or reduce the width of, an esplanade reserve or esplanade strip or access strip where it will be unnecessary or inappropriate for the purposes of enabling public access and recreational use of the land and water involved, or where it will conflict with an existing dwelling on the land involved.

Reasons

Maintaining and enhancing public access to, and along, the coastal marine area and rivers is a matter of national importance under the Resource Management Act 1991.

The Council may restrict public access over esplanade reserves or esplanade strips where there would be a conflict with established seasonal rural activities, such as lambing.

Continuous and useable stretches of reserve are generally of more benefit to the public than small isolated pockets of reserve that may not have access.

Anticipated Results

Better public access to, and recreational opportunities along, the margins of the coast and rivers.

Objective

- 6.7.7.7** *To maintain and enhance the natural character and landscape values, public access, ecology and landforms of the natural coastal environment which is a matter of national importance.*

Policies

- 6.7.7.8.a** To protect significant natural features and ecological values of the coastal environment, including water quality and habitats.
- 6.7.7.8.b** To protect the natural character of the coastal margin, including the physical landform, natural features and vegetation.
- 6.7.7.8.c** To protect the value the coastline has to tangata whenua.
- 6.7.7.8.d** To provide for the operation of naturally occurring processes.
- 6.7.7.8.e** To protect the existing and foreseeable opportunities for future esplanade reserves in situations where no esplanade reserve currently exists.
- 6.7.7.8.f** To maintain and enhance the natural character, landscape and amenity values of the coastal environment.
- 6.7.7.8.g** To ensure that facilities and structures are located so as to avoid the need for future coastal works in order to mitigate the effects of coastal erosion.

6.7.8 Reserves and Recreation

The rural area of Papakura District contains a relatively small area of land which is used for recreation or reserve purposes. Some of this is freehold land which has been purchased by the Council for the purposes of providing for public recreation. Some is land which is reserve under the Reserves Act 1977 and for which the Council is the administering authority. Some is land acquired for esplanade reserves.

Reserves under the Reserves Act 1977 (except for Local Purpose Reserves) are controlled as to their use by the statutory requirement that a management plan is

produced. The use of other recreation land can be controlled by objectives and policies which the Council may adopt from time to time. The Council therefore sees no need to designate recreation land which it controls. Instead, the zoning of rural land provides that recreation is a permitted activity.

Objective

6.7.8.1 *To ensure that the recreational needs of the rural inhabitants of Papakura District are provided for.*

Reasons for Objective

Opportunities for outdoor recreation are essential to the well-being of the citizens of Papakura and the Council has a role to play in ensuring the provision of adequate facilities and opportunities.

Policies

6.7.8.2.a The Council will continue to acquire and develop appropriate areas of land for recreation purposes where a need has been demonstrated.

6.7.8.2.b The Council will, in developing or allowing the development of land for recreational activities, ensure that there is no significant adverse effect on the environment.

6.7.8.2.c The Council will seek, where appropriate, to improve public access to areas of reserve and other recreation areas which are available to the public. In the case of applications for subdivision the Council may implement this policy through Rules contained in Part 8.2 of the Plan. Otherwise, the Council will implement the policy by negotiating with landowners.

Reasons for Policies

The Council has resources for the provision of, and a responsibility to provide, recreation opportunities for the citizens of Papakura.

Anticipated Results

Adequate recreation opportunities will be provided for the inhabitants of the rural area of Papakura.

6.7.9 Financial Contributions

The Resource Management Act 1991 provides that the Council may require financial contributions as a condition attaching to resource consents. The contribution may be in the form of cash or land or works or services. These contributions are necessary in order to meet the continuing community needs for utility services, recreational and cultural facilities, and social and economic development. The three main components of development impact fees are reserve contributions, levies on new development and esplanade reserves. The fees are justifiable on the basis of sustainable resource management. They are seen by the Council as enabling the Council to mitigate the

adverse effects of development and as having positive effects in relation to the progressive development of the District.

Objective

6.7.9.1 *To ensure that community facilities and amenities and the protection of the natural environment are provided for as a consequence of the continuing development of the rural area of Papakura District.*

Reason for Objective

The Council considers that the provision of community facilities and amenities and the protection of the natural environment are part of its corporate responsibility to the citizens of Papakura.

Policies

6.7.9.2.a New development will be required to pay its fair share of existing or additional community facilities and amenities proportional to the benefits provided by such facilities to the development concerned.

6.7.9.2.b Financial contributions will be required at the earliest possible stage in the development process. In most cases this will be when land is first subdivided.

6.7.9.2.c The level of financial contributions which are imposed by the Council will relate to the level of benefit received by the developer paying the fee.

Reasons for Policies

The reasons for the policies are that the demand for new facilities and amenities is caused by the influx of people to the District which results from development. The Council does not consider it appropriate that existing residents should be required to pay for this demand.

Anticipated Results

The community facilities and amenities serving new rural residents of Papakura will be available when they are needed.

6.8 ARDMORE AERODROME

Objectives

6.8.1.a *To provide for the co-ordinated comprehensive development of Ardmore Aerodrome as a base for commercial and recreational operations including:*

- *aeroclubs' activities and competitions*
- *aerial topdressing*
- *charter and private flights*
- *emergency services*
- *flying schools*
- *gliders*

- *helicopters*
 - *industries associated with aviation, including assembly, repair and maintenance of aircraft*
 - *scheduled flights*
- 6.8.1.b** *To achieve the compatible use and/or development of the land surrounding the aerodrome in relative harmony with the airport operations*

Reasons for Objectives

Ardmore Aerodrome is a major air transport facility in the Auckland Region which has local, regional and national significance. It also has value as a commercial facility and contributes to the economic base of the region. It is also an educational and recreational facility. Its future operation must be protected from inappropriate activities in its vicinity.

Policies

- 6.8.2.a** The land surrounding the aerodrome shall be used and/or developed in a manner compatible with the safe, efficient and economic operation of the aerodrome.
- 6.8.2.b** Access to and from the aerodrome will be adequately maintained and improved where necessary to minimise conflict between local traffic and traffic generated by the aerodrome.
- 6.8.2.c** Liaison will be maintained with the operator of the Ardmore Aerodrome in order to ensure its co-ordinated comprehensive development.

Reasons for Policies

Specific provisions for the management of resources on the Aerodrome site itself are contained in the urban Section of the District Plan. The policies and rules in this part of the Plan relate to the off-site effects of the Aerodrome. In general terms, areas which are close to the airport may experience some restriction of activities due to noise or for safety reasons.

Anticipated Results

Ardmore Aerodrome will continue to be a significant land use in the District and a significant contributor to the economic base of the District. Uses and activities in the vicinity of the aerodrome will be affected by it and will have some limitations placed on them because of the aerodrome.

The Ministry of Transport and the Papakura District Council have jointly funded an investigation of fixed wing and rotor blade aircraft noise which will result in fixed wing aircraft noise contours being established. These contours will be used by the Council as the basis for rules controlling development so as to ensure that the operation of the aerodrome does not significantly affect people living in the area and the activities carried out in the vicinity of the aerodrome will not adversely affect the operations of the aerodrome.

6.9 EDUCATION DEVELOPMENT – HINGAIA PENINSULA

6.9.1 Issues

- Strathallan College is a substantial emerging education resource on the western tip of Hingaia Peninsula. Stage I of the development is well advanced having secured resource consent in 1999, which came into effect in April 2000 after withdrawal of references to the Environment Court. Full development of the site for education purposes will take several years and efficient planning and development is best achieved by specific recognition of this resource in the District Plan.
- A large number of primary and secondary aged children are travelling from the southern suburbs and rural areas to educational facilities on the Auckland Isthmus.
- There is a need to ensure that development of social infrastructure is closely integrated with other strategies for land use and urban growth in the Papakura area.
- Population growth and demand is such that significant investment in social infrastructure, including educational facilities, will be needed.
- There is a need to carefully manage development on the western tip of the Hingaia Peninsula to protect the natural character of the coastal environment and to integrate development with adjacent land use activities and potential future land use change.

Objective

- 6.9.2** *To enable educational facilities to be developed on the western tip of Hingaia Peninsula as one means of enhancing social infrastructure in Papakura District.*

Reason for Objective

Development of Stage I of the Strathallan Preparatory School and College is well advanced, establishing an educational facility within the Hingaia Growth Area. Further development of this important District resource will occur over several years and the District Plan should provide for developing educational facilities in an efficient manner given the benefits this social infrastructure offers to the District and wider hinterland.

Policies

- 6.9.3.a** To focus the development of an education precinct on land with suitable site size, contour and characteristics, on the south-western tip of Hingaia Peninsula.
- 6.9.3.b** To facilitate flexible use and staged development of the Hingaia Education Zone within the context of a Site Concept Plan to optimise use of the available land with suitable size and characteristics for educational development.
- 6.9.3.c** To ensure that development of the Hingaia Education Zone has regard to existing land use and potential future land use change including the potential for urban residential growth of surrounding land.

Reasons for Policies

The policies seek to make efficient use of the site by providing for staged and flexible development in a manner that provides certainty for both the college and surrounding residents and is also compatible with potential land use change in the area. Whilst the primary activity of the zone will be the Strathallan Preparatory School and College, a range of ancillary activities can be appropriately located within the zone.

Objective

6.9.4 *To recognise the existing rural locality and the natural character and landscape values of the coastal environment surrounding the Hingaia Education Zone and to take into account the potential for urban development on Hingaia Peninsula.*

Reason for Objective

The site has an attractive coastal peninsula setting with rural outlook to the west. Development should be sensitive to this natural character and should also have regard to the potential for urban growth elsewhere on the Hingaia Peninsula.

Policies

6.9.5.a To ensure that the scale, coverage and intensity of development and the bulk of buildings is compatible with activities in the rural environment.

6.9.5.b To ensure that buildings are sensitively located having regard to adjacent activities and to any future urban activities.

6.9.5.c To ensure sensitive treatment and management along the coastal zone edge.

6.9.5.d To maintain and enhance the natural character and landscape values of the coastal environment of the Hingaia Education Zone and its immediate area.

6.9.5.e To enhance the potential for public access to the coast.

6.9.5.f To maintain the amenity of the surrounding rural environment.

Reason for Policies

The policies seek to maintain and enhance the natural character and amenity of the site and environs through careful management of the scale and location of development, treatment of the sensitive coastal edge and landscape enhancement and to promote public access to the foreshore at the time of development.

Objective

6.9.6 *To avoid, remedy or mitigate actual and potential adverse effects of development and activities within the Hingaia Education Zone.*

Reason for Objective

This objective recognises the potential for adverse effects on the unique physical environment of the Hingaia Peninsula, particularly in relation to the Pahurehure Inlet. The potential effects in a social context, both current and future are also recognised through this objective.

Policies

- 6.9.7.a** To undertake earthworks and site development works in a manner which avoids, remedies or mitigates adverse effects on neighbouring properties and on the coast and the coastal marine area.
- 6.9.7.b** To provide sufficient car and bus parking on-site to cater for the demand generated by activities.
- 6.9.7.c** To manage traffic flow to, through and from the site to minimise any adverse effects on the local street network.
- 6.9.7.d** To establish and maintain landscaping and screen planting to enhance the amenity of the site and immediate neighbourhood and to enhance and restore natural character and landscape values of the coastal environment.
- 6.9.7.e** To achieve minimal adverse off-site environmental effects resulting from noise, light spill or glare generated by educational facilities.
- 6.9.7.f** To protect any sensitive archaeological or ecological features during earthworks and site development works.
- 6.9.7.g** To provide infrastructure including water supply, sewage disposal and stormwater disposal systems to ensure there are no adverse effects on the surrounding rural and coastal environment.
- 6.9.7.h** To ensure that the facilities and structures are located and designed so they avoid the need for future coastal works or structures in order to mitigate the effects of coastal erosion.
- 6.9.7.i** To include planting and landscaping in such a way so as to enhance and maintain the features of the natural coastal environment.

Reason for Policies

The policies address the management of a range of potential effects of development within the zone. Most of these issues were well canvassed at the time of the Stage I resource consents for Strathallan and the on-going development of the zone should continue to address these environmental effects in a similar appropriate manner.

6.9.8 Methods

To achieve the above objectives and policies a range of methods are proposed:

Stage I Resource Consent

Land use resource consent has been secured for Stage I of the development within the zone boundaries. This development is now well advanced including all bulk earthworks, construction and operation of a junior school and early childhood centre and the provision of traffic access and parking for full development of the site. Conditions of resource consent are consistent with those adopted in the zone provisions and rules.

Site Concept Plan

A Site Concept Plan will be maintained (refer 7.7.6 of this Section of the Plan) which will guide the general nature and direction of development within the zone. Activities not generally consistent with the Site Concept Plan will require resource consent.

Site Management Plan

A Site Management Plan guides and manages the earthworks activity and establishment of activities within the zone.

Other methods

Specific aspects of development and amenity within the zone will be controlled by management plans and programs developed for the whole site as part of the Stage I consent for Strathallan College. These plans are secured by consent conditions and give guidance to the landscaping, esplanade reserve development and mitigation planting proposed for ultimate development of the site and include:

Landscape and Visual Mitigation Planting Plan

Landscape and Visual Mitigation Monitoring Programme

Reserve Management Plan

Rules

Within the context of the Site Concept Plan a range of bulk and location controls and environmental performance standards will control the scale, location and intensity of development.

6.10 CO-ORDINATION WITH ADJOINING LOCAL AUTHORITIES

Objective

6.10.1 *To ensure that the objectives, policies and rules proposed for the rural area of Papakura District are, as far as practicable, consistent with objectives, policies and rules which apply in the adjoining districts of Manukau City and Franklin District.*

Reasons for Objective

Papakura District does not exist in isolation. The effects of events in the District can have implications for adjoining districts.

Policies

6.10.2.a The Council wishes to achieve the co-ordinated resource management of the South Auckland area. Insofar as Papakura District occupies a significant part of this area, the Council will endeavour to ensure that its actions in respect of managing the resources of the Papakura District are compatible with the objectives, policies and rules of the adjoining resource management agencies, namely Franklin District Council, Manukau City Council, and the Auckland Regional Council.

6.10.2.b The Council will seek to establish a forum in which resource management issues which affect the other local authorities having jurisdiction in South Auckland, can be discussed on a regular basis. The object of the forum will be to achieve the co-ordinated management of the resources of South Auckland. The Council will, if it proves to be desirable as a result of these forums, initiate changes to the District Plan or otherwise amend the rules, instruments and procedures which it uses in managing the resources of the District.

The Council will have discussions with the adjoining local authorities on important cross boundary resource management issues. If there are significant resource management issues resulting from those discussions the Council will consult with the public.

Reasons for Policies

Although Papakura District Council has the right and duty to implement a Plan for the District, the effective management of resources requires co-ordination between adjoining authorities to ensure that a consistent approach to the management of resources which cross the borders between authorities is taken.

Anticipated Results

Although different approaches to the management of resources in different districts may occur, there will be liaison and co-operation in respect of the effects of management measures where these will cross the boundaries between districts.

6.11 INFORMATION, MONITORING, RECORDS

Objective

16.11.1 *To ensure that the management of the resources of the rural part of the Papakura District is informed and effective.*

Reasons for Objective

The Resource Management Act 1991 contains quite onerous duties on local authorities to collect information to monitor and to keep records. By carrying out these duties the Council will be able to determine at any time whether changes to the District Plan or to any others of its resource management procedures are necessary.

Similarly, the public will be able to inform themselves about resource management issues in the District and the degree to which the current rule and policies are achieving the objectives.

Policies

- 6.11.2.a** The Council will undertake, from time to time, studies of the state of part or all of the rural environment and resources of Papakura where it is aware of issues relating to its functions or these are brought to its attention.
- 6.11.2.b** The Council will review on a regular basis the effectiveness and suitability of the provisions of the rural part of the District Plan in terms of its resource management objectives and will, if necessary, promote a change to the Plan to improve its effectiveness or suitability.
- 6.11.2.c** The Council will collect and make publicly available, information relating to the administration of policy statements and plans, resource consents and current issues relating to the environment of the rural area.

Reasons for Policies

It is considered that these policies are general enough to cover all of the situations where information is likely to be required, yet specific enough to guide the Council and the public in respect of the information which is to be collected.

Anticipated Results

Over time a comprehensive and integrated database will develop for the benefit of the Council and the community it represents.

The result will be a planning process which is more effective and efficient and more transparent. It will emphasise the fact that everyone and everything is part of, and has a stake in, the environment.

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