

33.0 Township Residential Zone

33.1 Permitted Activities

33.1.1 Unless expressly limited elsewhere and subject to compliance with the conditions applying to Permitted Activities the activities listed below shall be permitted without a resource consent.

- Residential activity provided that only one dwelling house per Certificate of Title is allowed as a Permitted Activity
 - on allotments without reticulated sewerage; and
 - on allotments at Marlborough Ridge.
- Homestay, limited to not more than five visitors.
- Home occupations.
- Parks, reserves (owned and administered by a public authority).
- Grazing for maintenance of open space.
- Temporary buildings.
- Discharges.
- Emergency service activities on sites listed in Appendix G.

Conditions for Permitted Activities

33.1.2 Infrastructure and Services

33.1.2.1 Vehicle Access

33.1.2.1.1 For any proposed activity the owner, occupier or developer shall make provision for on-site all-weather vehicle parking. Any driveway formed on a lot for a permitted activity shall not exceed a gradient of 1 in 6.

33.1.2.1.2 Gradients - Excavation

The gradient of any side cut excavation must not exceed an average of 9.5° (1:6) and must not exceed 11.3° (1:5) along any length of more than 20 metres.

33.1.2.1.3 Water Control and Culverts

Stormwater controls, watertable cut-offs, and culverts are to be installed to ensure that erosion does not occur on the inside edge of the cut. No culvert size less than 300 mm may be used to drain any side-cut excavation.

33.1.2.1.4 Stabilisation

Batters and side castings are to be stabilised by appropriate measures such as retaining, seeding, compacting, drainage and/or other methods of revegetation.

33.1.2.1.5 Run-off

Run-off from watertables or surfaces of side cut excavations is to be directed to stable land areas.

33.1.2.1.6 Crossings

Stream crossings are to be stable and suitable for fish passage.

33.1.2.2 Parking Space Requirements

Refer to Rule 27.2.3.

33.1.3 Amenities

33.1.3.1 Residential Site Density - Residential Activity

The minimum net site area for each residential unit shall be:

- a) Not less than 1000 m² where the site is unsewered, otherwise 450 m²; and
- b) Of such a shape that it will contain a circle of 15 metres in diameter; and
- c) Dedicated for the exclusive use and occupation of the unit and contiguous with it.

33.1.3.2 Open Space - Residential Activity, Home Occupations, Homestays

The maximum percentage of net site area which may be covered by buildings shall be:

- With garage provided - 45%,
- Without garage provided - 45% less 18 m².

33.1.3.3 Maximum Building Height - All Activities

The maximum permitted height of any building or structure shall be 7.5 metres.

33.1.3.4 Sunlight and Privacy for Neighbours - All Activities

33.1.3.4.1 No part of any building shall exceed a height equal to the recession plane angle determined by the application of Figures 2 and 3 of the Definition Chapter. To determine the maximum permitted height in relation to boundaries on the site the diagram in Figure 2 (Recession Plane Indicator) must be viewed within the site, and orientated north. The angle of inclination relative to a particular boundary is determined by the angle on the diagram in Figure 3 adjacent at that boundary.

33.1.3.4.2 Within the Township Residential Zone the angle shall be measured from a starting point 1.8 metres above ground level (x = 1.8 m).

33.1.3.4.3 Except where a site boundary abuts the street or road, no part of any building should exceed a height limit imposed by a line drawn at an angle of 55° from the horizontal and originating and drawn at right angles from a point 2 metres above the boundary of the site where it abuts the street or road.

33.1.3.4.4 Exception for a garage

Any part of the building may intrude into a recession plane, until the recession plane reaches 3 metres in height with reference to the boundary level, to enable the building to be sited up against or nearer to a side or rear boundary provided that:

- a) The continuous or aggregate length of a building or buildings sited on or near to the boundary and intruding into the recession plane may not exceed 9.0 metres.
- b) The exemption can be applied to only one side boundary and one rear boundary.
- c) Any such building shall be sited at least 5.5 metres from the front boundary. This does not apply to side entry garages, where a 90-percentile vehicle can park between the front boundary and the garage entrance.
- d) The maximum height of the building within 1 metre of the boundary does not exceed 3 metres.

33.1.3.5 Siting Requirements for Garages

A minimum standing space of 5.5 metres depth shall be provided for a garage having vehicular access directly from the road or street.

33.1.3.6 Noise

All activities shall be conducted so as to ensure that noise arising from such activities does not exceed the following noise limits at or within the boundary of any other site zoned Township Residential:

55 dBA L_{10}	0700 hrs - 2200 hrs Monday to Friday and 0700 hrs - 1200 hrs Saturday
45 dBA L_{10} , and 70 dBA L_{max}	At all other times including any public holiday

Provided on any day between 0700 hrs - 2200 hrs the L_{max} limit shall not apply.

33.1.4 Heritage

33.1.4.1 Schedule Heritage Resources

Refer to Rule 27.3.

33.1.4.2 Other Sites of Historical, Archaeological or Iwi Significance

Note:

Notwithstanding any permitted activity status herein, an authorisation from the New Zealand Historic Places Trust is required before any person may destroy, damage or modify the whole or part of any historical, cultural or archaeological site.

33.1.5 Flood Protection/Riparian Management

33.1.5.1 All buildings, structures and trees shall be set back a minimum of at least 8 metres from the top of any natural river or stream bank, or wetland, or any stopbank.

33.1.5.2 No building activity shall take place as a Permitted Activity within any area identified as a flood hazard by this Plan.

33.1.6 Earthworks

33.1.6.1 Excavation

33.1.6.1.1 No excavation shall take place within 8 metres of the landward toe of a stopbank and the depth of any excavation may not exceed 20% of the distance from the stopbank.

Exemptions

Filling or excavation associated with the construction or maintenance of flood protection works, including stopbanks or retention basins constructed by or on behalf of the Council.

33.1.6.2 Content

33.1.6.2.1 Material other than rubble, ballast, stones, soily material and demolition material shall not be used as fill or for the filling of land or depressions.

33.1.6.2.2 Fill material shall not contain any putrecible, inflammable or hazardous components.

33.1.6.2.3 Fill material shall contain no more than 5% vegetative material which is not incidental to the cleaning of sites.

33.1.6.3 General

33.1.6.3.1 No woody material of greater than 100 mm diameter shall be left in any permanently flowing river, lake, wetland or the sea as a result of any earthworks.

33.1.6.3.2 All sites subject to excavation or fill are to be stable when subject to a storm event of return frequency of 1 in 10 years or less.

33.1.7 Discharges

33.1.7.1 Domestic Effluent Disposal

Provision must be made for the satisfactory disposal of all effluent and greywater in accordance with the requirements of this Plan. The requirements of this Plan are deemed to have been met where all domestic effluent and greywater is connected to

a public system expressly designed for this purpose or the standards for on-site sewage disposal (Rule 33.1.7.2) are met.

33.1.7.2 On Site Sewage Disposal

The discharge of any contaminant from any domestic on-site wastewater treatment system onto or into land is a Permitted Activity subject to the following conditions:

- 33.1.7.2.1 A public sewer is not located within 60 metres of the lot boundary.
- 33.1.7.2.2 A public sewer does not exist within 60 metres of the closest building on the lot to be serviced.
- 33.1.7.2.3 The discharge is not within any catchment classed NS as defined in Appendix J.
- 33.1.7.2.4 Where discharges are to soil absorption systems (drainage fields) these shall include the following functions:
- a) The effluent must be able to infiltrate the soil.
 - b) The effluent must be able to percolate through a sufficient distance of soil such that it is 'renovated' to have no measurable impact on any surface or ground water body, or any coastal water.
 - c) Any effluent directed to the drainage fields should be of a consistent high quality and meet the following standards:
 - Faecal coliforms < 10,000/100 ml
 - BOD5 < 100 g/m³
 - Suspended solids < 60 g/m³

and not be subject to episodic high values of suspended solids and BOD.
 - d) No stormwater shall enter the treatment system.
 - e) The system shall be maintained in a functional condition at all times.
 - f) The rate of discharge shall not exceed 2 m³/d, averaged over any one week period.
 - g) The discharge shall not be within 30 metres of any surface water body or drainage channel.
 - h) There shall be no surface ponding of any effluent, nor runoff of any contaminant either directly or indirectly into a surface water body.
 - i) The discharge shall be no less than 600 mm above the ground water table at all times.
 - j) The discharge shall not be within 30 metres of any bore drawing ground water from an unconfined aquifer.
 - k) No objectionable odours shall be able to be detected at or beyond the legal boundary of the area of land on which the contaminants are discharged.
 - l) The effluent treatment unit shall be located in a manner that can be readily accessed for periodic servicing.
- 1.7.2.4.1 In the case of a septic tank being utilised that it:
- a) Shall have a minimum design life of fifteen years. (Note: The Building Act 1991 deals with other matters relating to construction and performance.)

- b) The septic tank shall have provisions for 24 hour minimum retention time of average daily flow after three years sludge/scum accumulation at full loading, i.e. sludge/scum accumulation at a rate of 80 litres per person per year as a three year average.

Note:

Sludge accumulation during the first year of operation will be at a higher rate as the biomass of digesting sludge establishes.

33.1.7.2.5 Where discharges are to a surface field (e.g. an irrigation system) the field:

- a) Must not be located in a catchment used for collecting drinking water.
- b) Must be fenced off in a manner to preclude accidental access.
- c) The effluent being discharged shall comply with the standards set out for effluent quality suitable for surface irrigation contained in Appendix O.
- d) The area of the irrigation field shall comply with the manufacturers specifications.
- e) The discharge shall not be within 30 metres of any surface water body or drainage channel.
- f) There shall be no surface ponding of any effluent, nor runoff of any contaminant either directly or indirectly into any surface water body.
- g) The discharge shall not be within 30 metres of any bore drawing ground water from an unconfined aquifer.
- h) No objectionable odours shall be able to be detected at or beyond the legal boundary of the area of land on which the contaminants are discharged.
- i) The effluent treatment unit shall be located in a manner that can be readily accessed for periodic servicing.

33.1.7.2.6 Rule 33.1.7.2 On site sewage disposal at Marlborough Ridge (Township Residential Zone) is not a permitted activity.

33.1.7.3 Incineration

The discharge of contaminants to air from incineration of untreated wood, vegetation newspapers, magazines and cardboard shall be a Permitted Activity provided that:

33.1.7.3.1 The waste is generated on the property where incineration occurs.

33.1.7.3.2 Any vegetative matter is dry.

33.1.7.3.3 The waste being incinerated shall not include:

- a) Car tyres;
- b) Plastic agrichemical containers;
- c) Hazardous substances or containers of hazardous substances;
- d) Oil based products;
- e) Food scraps;
- f) Aerosol cans;
- g) Foam products;
- h) Paper, unless there is a fly ash guard;
- i) All tyres and rubber, and all plastics.

33.1.7.3.4 Weather conditions are such that any nuisance effects from smoke are minimised.

33.1.7.4 Other Discharges to Air

Any discharge of contaminants to air associated with any Permitted Activity is also a Permitted Activity provided:

33.1.7.4.1 There shall be no objectionable or offensive odour to the extent that it causes an adverse effect beyond the boundary of the site of the discharge.

33.1.7.4.2 The discharger at all times, adopts the best practicable option to avoid, remedy or mitigate any adverse effects on the environment.

33.1.7.5 Discharge of Electro Magnetic Radiation (EMR)

33.1.7.5.1 The discharge of EMR (Electric Magnetic Radiation) is a Permitted Activity, provided the level of discharge meets the requirement/limitations of NZS 6609.

33.1.7.6 Application of Agrichemicals

The discharge of a contaminant or contaminants onto land or into air in connection with the spray application of agrichemicals on domestic or residential properties or in domestic quantities on industrial and trade premises is permitted provided that the person responsible for the activity shall:

33.1.7.6.1 Apply sprays strictly in accordance with the manufacturers instructions.

33.1.7.6.2 Notify the Council immediately in the case of accidental discharge into a water body.

33.1.7.6.3 Take all reasonable steps to ensure that no spray drift occurs beyond the boundary of the property.

33.1.7.6.4 Apply sprays in a manner which does not cause or is not likely to cause deposition into surface waters.

33.1.7.6.5 Apply sprays with hand held equipment only.

33.1.8 Rules Applicable to Temporary Buildings

The following temporary buildings shall be a Permitted Activity:

33.1.8.1 Temporary buildings ancillary to a building or construction project, provided that any such building does not exceed 40 m² in area, or remain on the site for longer than the duration of the project or twelve months, whichever is the lesser.

33.1.8.2 Temporary buildings or other structures including tents, ancillary to carnivals, bazaars, and public meetings, provided that such activities or buildings shall not remain on site longer than one month.

33.1.8.3 Where a building is intended for the care of a nominated dependent relative and the maximum site coverage requirement for buildings has already been reached then a building of not more than 65 m² will be permitted subject to the building being relocatable. The landowner shall enter into a bond with the Council to ensure that the building is removed when no longer required for the housing of the nominated dependent relative (the bond shall be registered under the Land Transfer Act 1952 against the Certificate of Title to the land and shall be of a covenant running with the land which binds all subsequent owners of the land).

33.2 Controlled Activities

33.2.1 Application must be made for a resource consent for a Controlled Activity for the following:

- Relocated buildings of greater than 36m² in area.

33.2.2 All Controlled Activities shall be subject to the general conditions applicable to Permitted Activities. In addition the following shall apply to specified activities. An application for a resource consent may be considered without notification or the need to obtain the written approval of affected persons in accordance with Section 94(1)(b) of the Resource Management Act 1991.

33.2.3 Relocated Buildings

33.2.3.1 The relocation of any building is a Controlled Activity provided that the activity conforms to the following Standards and Terms.

33.2.3.2 Standards and Terms

All relocated buildings must comply fully with the rules for permitted activities for the zone and all other relevant rules.

33.2.3.3 Information Requirements

The application is accompanied by an assessment of effects that address the Fourth Schedule of the Act and the following additional matters:

- a) The age and architectural design.
- b) The external appearance of the building and its compatibility with the standard of other buildings in the vicinity of the proposed site.
- c) The effect on the visual amenities of the area in the vicinity of the proposed site.

33.2.3.4 Matters Over Which the Council Will Exercise Control

The Council reserves control over and may impose conditions with respect to:

- a) The external appearance of the building.
- b) Compatibility with buildings in the immediate vicinity.
- c) Reinstatement or restoration works.
- d) Landscaping requirements.
- e) The need for a bond to cover reinstatement work.
- f) A time period for the completion of reinstatement work.

33.3 Limited Discretionary Activities

33.3.1 Minor non-compliance with the standards for Permitted Activities may be allowed to the extent specified below. Application must be made for a resource consent for a Limited Discretionary Activity for the following:

- Buildings exceeding the maximum permitted site coverage up to a maximum of 20% of the specified standard.
- Buildings or structures exceeding the maximum permitted height up to a maximum of 20% of the specified standard.
- Buildings encroaching the height envelope created by the recession plane angles by a maximum of 1 metre in any direction.
- Buildings, structures and trees within 8 metres of any drainage channel or landward toe of any stopbank - up to 100% dispensation.
- Parking requirements.
- Access gradients - up to 5%.

33.3.2 Limits to the Council's Discretion

33.3.2.1 In each of the above cases the Council's discretion shall be limited to a consideration of the adverse effects expected to directly result from the proposed non-compliance; together with such matters listed in Rule 33.3.2.2 below as are relevant to the non-compliance.

33.3.2.2 All applications for minor non-compliance shall be non-notified, however, the Council may require the written approval of every person who may in the Council's judgement be adversely affected by the granting of the consent for non-compliance unless it is considered unreasonable in the circumstances to require such approval.

33.3.3 Matters to which the Council has Restricted the Exercise of its Discretion

In considering any application for minor non-compliance the Council will in the exercise of its discretion have regard to the following matters:

- a) The non-compliance should not diminish the overall residential character of the locality.
- b) The non-compliance should not significantly and adversely obstruct views from nearby residential properties to the surrounding hills and the sea.
- c) The non-compliance should not adversely affect privacy enjoyed on adjoining residential properties.
- d) The non-compliance should not significantly diminish the daylight available to adjoining properties or cause shading of outdoor living areas, service courts, open space or habitable rooms on adjoining properties.
- e) The non-compliance should not significantly reduce the usability or enjoyment of open space, living courts, or service courts on the applicant's site.
- f) The non-compliance should not put at risk any private property from foreseeable flood hazard.
- g) The non-compliance should not interfere with the protection of any natural or any other floodway.

- h) The non-compliance should not adversely affect the hydraulic integrity of any watercourse or stream.
- i) The non-compliance should not adversely affect on-site vehicle manoeuvring or car parking areas or affect the safe flow of traffic on adjoining roads.

33.3.4 Conditions

Any resource consent may include conditions relating to any one or more of the following in addition to those matters contained in Section 108 of the Act:

- a) The bulk and location of buildings and structures, including fences.
- b) The protection of public and private amenity values.
- c) The design and appearance of any buildings.
- d) Landscape design and appearance and site layout.
- e) The location of a building with respect to any floodway.
- f) The minimum floor level required to pass a 50 year flood event.
- g) The protection of the roading network and any traffic impacts.
- h) The construction and surface treatment to any access way.
- i) Bonds or covenants to secure the performance of consent conditions.
- j) The terms of consent.

33.4 Discretionary Activities

33.4.1

Application must be made for a resource consent for a Discretionary Activity for the following:

- Activities listed as Permitted or Controlled Activities which do not comply with standards and/or conditions or with the provisions for minor non-compliance dealt with as Limited Discretionary Activities. Except that this provision shall not apply to activities listed as Non-Complying or Prohibited Activities.
- Visitor accommodation, including camping grounds.
- Community facilities and activities, places of assembly, religious institutions.
- Recreational facilities (other than parks and reserves).
- Retail facilities.
- Educational facilities.
- Professional offices.
- Integrated Residential Development.
- Marae and marae-based activities.
- Hazardous facilities having an effects ratio no greater than 1.0.

- Emergency service activities.
- Family Flats (Marlborough Ridge).

33.4.2 General Assessment Criteria (Pursuant to Sections 67(1)(k) and 75(1)(k) of the Resource Management Act 1991)

Any application for a Discretionary or Non-Complying Activity shall generally comply with the standards for Permitted Activities. In addition they shall be considered in terms of the following assessment criteria. For some activities specific standards and criteria also apply.

33.4.2.1 Matters the Subject of Assessment

33.4.2.1.1 Any relevant objective, policies and rules of this Plan.

33.4.2.1.2 Any relevant policies of the New Zealand Coastal Policy Statement.

33.4.2.1.3 Any relevant objectives, policies and methods of the Marlborough Regional Policy Statement.

33.4.2.1.4 The likely effects of the proposal on the amenities of the area and in particular that it does not have any significant detrimental effects on:

- a) Any view or vista which contributes to the aesthetic coherence of a locality.
- b) The privacy and residential amenities enjoyed on nearby residential properties and on the applicant's own site.
- c) Daylight and shading of adjoining properties.
- d) The usual background noise characteristics of the locality and the likely extent and significance of any increase in noise.
- e) Roading, traffic movement, road safety or cycle and pedestrian movement and safety.
- f) Local air quality.

33.4.2.1.5 The likely effects of the proposal on the visual character of residential area, and in particular:

- a) Whether the activity is appropriate within its setting.
- b) The extent to which the design and appearance of new buildings reflect residential forms as far as practicable.
- c) The use of landscaping and site treatment proposed with the application to soften the appearance of the development and reduce the effects upon neighbouring properties.

33.4.2.1.6 The likely effects of the proposal on any significant natural values and features and in particular that the proposal:

- a) Does not adversely impact on any habitat of any indigenous species.
- b) Safeguards the life supporting capacity of ecosystems.
- c) Preserves the natural character of the coastal environment, wetlands, lakes, rivers and their margins.

33.4.2.1.7 The likely effects of the proposal on any cultural heritage or iwi values, and in particular that the proposal:

- a) Does not have an adverse impact on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
- b) Does not have an adverse impact on any historic, archaeological site or waahi tapu.
- c) Contributes to the character of the residential township and helps maintain the cultural values of the community.

33.4.2.1.8 The likelihood of the proposal to increase any risk from natural hazards.

33.4.2.1.9 The likely effects of the proposal on water quality, in particular that the activity does not reduce water quality.

33.4.3 Particular Standards and Criteria Applicable to Listed Discretionary Activities (Pursuant to Sections 67(1)(k) and 75 (1)(k) of the Resource Management Act 1991)

The criteria specified for any particular Discretionary Activity as listed below shall be considered in addition to the General Assessment Criteria set out in Rule 33.4.2.

33.4.3.1 Visitor Accommodation

33.4.3.1.1 Assessment Criteria

- a) Any adverse effects of the activity in terms of noise, vibration and lighting from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a low-density residential environment.
- b) The extent to which any proposed buildings will be compatible with character and scale of development in the township.
- c) Any actual or potential adverse effects of the activity in terms of traffic congestion, traffic safety and pedestrian safety.
- d) The ability to provide adequate vehicle parking and manoeuvring space on site.
- e) The ability of the activity to supply water, and dispose of sewage, stormwater and other wastes in a manner which avoids or mitigates any adverse effects.

33.4.3.2 Retail Facilities

33.4.3.2.1 Standards

The area of floor space dedicated to retail activity shall not exceed 200 m².

33.4.3.2.2 Assessment Criteria

- a) The reasons why siting in a Township Residential Zone is considered appropriate or necessary and the extent to which alternative locations have been considered including sites in business or rural township zones.
- b) Any adverse effects of the activity on residential amenity values including noise, dust, glare and discharges.
- c) Any actual or potential adverse effects of the activity in terms of traffic congestion, traffic safety and pedestrian safety.

- d) Any cumulative effects of the activity including the likely potential for other retail activities to congregate nearby.

33.4.3.3 Integrated Residential Development

33.4.3.3.1 Standards

- a) The minimum net site area for each residential unit shall not be less than 300 m².
- b) The net site area shall be such that an area of at least 150 m², north facing with a minimum dimension of 3 metres is available as outdoor living space for the exclusive use of the unit.

33.4.3.3.2 Assessment Criteria

- a) The ability to provided adequate useable open space on site.
- b) The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination as a result of building coverage which is out of character with the local environment.
- c) The ability to provide adequate vehicle parking and manoeuvring space on site.
- d) Whether the residential units are to be used for elderly persons housing and the extent to which the development will adequately provide for the needs of the activities on the site.
- e) Whether the residential development will result in adverse effects on neighbouring sites in terms of amenity values, loss of privacy and shading effects.

33.4.3.4 Hazardous Facilities (District Function)

33.4.3.4.1 Assessment Criteria

- a) The location of any special natural features, or other environmentally sensitive areas, to be protected.
- b) The possibility of exposure to natural hazards.
- c) The density of surrounding development.
- d) The availability of and access to suitable transport routes.
- e) The risks associated with transportation to or from the site.
- f) Compliance with any relevant Codes of Practice or guidelines.
- g) Specific requirements may be imposed to ensure that any undue risk posed by the facility is avoided or mitigated. Particular regard will be given to site layout, site management and emergency procedures and monitoring systems.
- h) Consideration will be given, as appropriate, to issues such as: The equipment relating to the particular risk posed by the facility; Stormwater detention and treatment; Sustainable treatment and disposal methods for hazardous waste; Adherence to management systems such as the NZCIC Responsible Care Programme or recognised Standards for Environmental Management Systems.
- i) Provision for site management (operational) plans, emergency plans and site security systems.

- j) Proposals for monitoring the storage, use and transportation of hazardous substances.
- k) Consideration of practicable alternative operating methods or sites.

33.4.4 Resource Consent Conditions

Any resource consent may include conditions relating to one or more of the following in addition to those matters contained in Section 108 of the Act:

- a) The bulk and location of buildings.
- b) The protection or enhancement of amenity values.
- c) The protection or enhancement of the quality and quantity of natural waters or water systems.
- d) The protection of any significant environmental feature.
- e) The design and appearance of any buildings.
- f) Landscape design and appearance, and site layout.
- g) The protection of future roading options and the management of traffic impacts.
- h) The hours of operation.
- i) The scale of development.
- j) Financial contributions in accordance with the requirements of the Plan.
- k) Bonds or covenants to secure the performance of consent conditions.

33.5 Non-Complying Activities

33.5.1 Application must be made for a resource consent for a Non-Complying Activity for the following:

- Any activity not provided for as a Permitted, Controlled, Limited Discretionary, Discretionary or Prohibited Activity shall be deemed to be a Non-Complying Activity.
- Any non-compliance with Rule 33.1.3.1 (Residential Site Density). This does not apply to Integrated Residential Development provided for as a Discretionary Activity.
- Within any area identified as a Flood Hazard on the Planning Maps the following are Non-Complying Activities:
 - Any building.
 - Construction of stopbanks, modification of existing stopbanks or deposition of material in ephemeral channels.
 - Construction of impermeable walls, fences or similar structures which would divert water.
 - Any excavation.

33.6 Prohibited Activities

33.6.1 The following are Prohibited Activities for which no resource consent shall be granted:

- The disposal of hazardous waste substances to land or water.
- The combustion of:
 - Materials associated with the recovery of metals from insulated electrical cables in the open; or
 - Materials and metals used in motor vehicles in the open; or
 - Any other PVC plastic, or rubber tyres, waste oils, treated timber, or agricultural chemical wastes in the open.

Note:

In the open means other than in an enclosed incineration device with a chimney.

