

Chapter 40**PRINCIPAL REASONS FOR RULES
(Rural Environments)****40.1 Prohibited Activities**

Part of the Rural Settlement Zone is within the coastal hazard overlay identified on the planning maps. The coastal hazard overlay identifies an area of coast as being subject to coastal erosion and inundation. Within this area, any new structures (with some exceptions) are prohibited, to ensure that the effects of erosion on the land and structure, together with the “flip-side” effects of the structure on the coastal hazard, are appropriately managed.

Within the Jervoistown Zone the prohibition on subdivision of lots to less than 2500m² is an effective method to restrict development in an area that relies solely on on-site services. Implementation of the 2500m² minimum lot size will ensure subdivision is limited to lot sizes that are capable of efficient on-site disposal without adversely affecting the ability of long established residential activities and their on-site services being compromised and unable to function properly. Lot sizes will also be at a level that is consistent with the character of the area thereby protecting and enhancing amenity considerations.

40.2 Land Uses Generally

The general assumption is that in all Rural Environment zones (with the exception of the Jervoistown Zone), any land use that is not listed within the activity table of these zones is considered to be a non-complying activity.

The principal assumption for the Rural Environment differs from that of other Environments (which generally have a permissive assumption) because the Rural Environment is more sensitive to the effects of activities not anticipated by the District Plan.

40.3 Agricultural, Horticultural and Viticultural Activities

The Council recognises the importance of agricultural, horticultural and viticultural activities to the livelihood and economy of the Hawke’s Bay region. Therefore agricultural, horticultural and viticultural activities are permitted throughout the Main Rural and Rural Residential zones, provided that the land use meets the conditions specified in the respective activity table and condition table. However these activities are assessed on a case by case basis in the Rural Commercial, Rural Conservation Jervoistown and Rural Settlement Zones as the potential effects produced by agricultural, horticultural and viticultural activities including noise, spray drift and odour can undermine the amenity and character of these zones.

40.4 Commercial Forestry

The Council recognises the importance of commercial forestry to the livelihood and economy of the Hawke’s Bay region. Commercial forestry is permitted in the Main Rural and Rural Residential, while in the remaining rural zones the Council maintains its discretion to assess commercial forestry on a case by case basis. The Council maintains its discretion in these zones, so that the effects of commercial forestry i.e shading, fire hazard, noise and traffic can be assessed.

40.5 Home Occupations

Many home occupations can be undertaken without any adverse effect on the surrounding environment. However, the potential for adverse effects increases as the scale of the land use increases. Accordingly, it is considered necessary to apply a threshold to home occupations in the Main Rural, Rural Settlement, Jervoistown and Rural Residential zones beyond which the effects of land uses should be assessed on a case by case basis. In all other zones, home occupations are discretionary, so that all actual and potential adverse effects can be assessed.

40.6 Supplementary Units

Residential activities may occur in accessory buildings to meet the social and economic needs of the community such as housing dependent relatives, and/or providing accommodation for paying tenants. The effects of supplementary units is considered not to be significant, unless certain conditions cannot be satisfied to maintain the amenity and character. A limitation is applied to the size of supplementary units to ensure that effects beyond a certain threshold are appropriately managed. A minimum density is required to ensure that servicing the two dwelling units does not have an adverse effect on the environment, including rural amenity.

Jervoisstown however, is a semi-urban settlement that currently has no reticulated services. Stormwater and waste water are discharged to the ground. While new development may be able to meet current building and planning regulations on its own site, adverse effects can still be experienced on other properties where the cumulative impacts of additional development places ever increasing pressure on existing residents means of disposal of effluent and stormwater. Further development, including supplementary units, on sites already at capacity to dispose of effluent and stormwater effectively could result in adverse effects on the environment that over time would erode the existing character and amenity of the area. It is for this reason that full discretion is being placed on supplementary units in the Jervoisstown Zone.

40.7 Travellers' Accommodation and Camping Grounds

Small-scale travellers' accommodation catering for up to five guests, excluding staff are permitted in the Main Rural Zone and Rural Residential Zone. This is due to either the existing infrastructure or low density of existing development being able to accommodate small-scale facilities being permitted in nature.

Larger-scale travellers' accommodation (catering for in excess of 5 guests, excluding staff) are a discretionary activity in the Main Rural and Rural Residential zones. An increase in the scale of accommodation facilities beyond what might generally be anticipated for a dwelling unit, brings with it an increase in the potential for adverse effects on the surrounding area and rural character. Potential adverse effects on the rural environment include increased traffic generation, noise, external appearance of buildings and extra pressure on existing infrastructural services.

Within residential areas in the rural environment, (ie: the Jervoisstown and Rural Settlement Zone), the existing infrastructure cannot necessarily cope with added pressures associated with travellers' accommodation and camping grounds. Similarly, in the Rural Conservation Zone, even small scale travellers' accommodation facilities have the potential to adversely affect the characteristics for which the zone has been identified. Therefore, the Council has maintained discretion in assessing an application for the above facilities to ensure infrastructural servicing services are adequate and that any adverse effect on the character and amenity values of some rural areas are avoided, remedied or mitigated.

40.8 Factory Farming

Factory farming includes poultry, rabbit, pig farms and other like activities that are not dependant of the characteristics of the soil. Provided Main Rural and Rural Residential conditions are met, factory farming is permitted in the Main Rural and Rural Residential zones. Within the Rural Commercial, Rural Conservation and Rural Settlement and Jervoisstown zones factory farming is a discretionary activity, in order to minimise any potential or actual adverse effect of factory farming on these areas, including any offensive odours affecting the amenity of a residential site. The discretionary status of factory farming in these zones also serves the purpose of allowing 'reserve sensitivity' issues to be addressed.

40.9 Feedlots

To a certain extent, feedlots are to be expected in the Main Rural, Rural Residential and Rural Conservation zones. They do however, have the potential for significant adverse

effects on neighbours, particularly in terms of visual amenity, noise and odour. Within the Rural Conservation Zone, the effects of feedlots on conservation values of the area including contamination of ground-water and adverse effects on significant flora and fauna need to be considered.

40.10 Commercial Activities

Commercial activities in the Main Rural and Rural Residential zones can provide important services to residents of the rural environment and can enhance the vibrancy of some areas. However, they can also have a number of adverse effects, including effects on amenity values. The Council retains the discretion to approve or decline applications for such land uses.

Generally, the Council does not wish to see commercial land uses being located within the Rural Conservation Zone. However, it accepts that in some circumstances commercial land uses may be able to establish without compromising the integrity of the zone or having a significant effect on the environment. The Council has therefore provided for such land uses to be assessed on a case by case basis.

40.11 Roadside Stalls

Roadside stalls can be important for established productive land uses on rural holdings. However, they can also have adverse effects, particularly in terms of amenity, rural character and traffic safety. It is considered necessary, therefore, for the Council to retain discretion so that the effects of land uses can be assessed on a case by case basis.

40.12 Industrial Activities,

Although generally not appropriate in the rural environment, industrial activities, may be appropriate in some cases in the Main Rural and Rural Residential zones and have therefore been provided for as a discretionary activity. The potential for adverse effects from industrial activities depends on the nature, scale and location of the particular land use.

40.13 Landfills, Mining and Quarrying

These landuses can have significant community benefits. However, they can also have significant adverse effects on neighbours, the roading network and the natural environment. Mining and quarrying are discretionary in the Rural Environment so that the effects on the environment, including flora and fauna can be assessed fully.

Landfills are permitted in the Main Rural and Rural Residential zones provided that all of the conditions are met, which restricts the size of the landfill, location, and the type of material that is disposed of. In all other zones, landfills are discretionary.

40.14 Rural Processing Industries

Rural processing industries allow production activities to locate close to the where the produce is grown. This would include land uses such as wineries and packhouses. The Council views this as a legitimate rural activity land use as long as the scale and effects on the rural environment are controlled. Conditions are put on this type of industry to control these effects. Although Rural Processing Industries are permitted, other industry is discretionary as the Council is concerned over the cumulative effects on the rural environment.

Rural processing industries are permitted to have an increased height limit, in comparison to other buildings in the zone, however any potential adverse effects are mitigated through the greater separation distances requirement for yards.

40.15 Residential Care Facilities, Day Care Centres, Educational Facilities and Health Care Centres.

Small-scale day care centres, educational facilities and health care centres of up to ten

people, excluding staff are permitted in the, Main Rural Zone and Rural Residential Zone. This is due to either the existing infrastructure or low density of existing development being able to accommodate small-scale facilities being permitted in nature. However, within residential areas in the rural environment, ie: Jervoistown and the Rural Settlement Zone, the existing infrastructure cannot necessarily cope with added pressure. Therefore, the Council has maintained discretion in assessing an application for the above facilities to ensure infrastructural servicing services are adequate and that any adverse effect on amenity levels are avoided, remedied or mitigated.

Elsewhere in the Rural Environment, these activities are also classified as discretionary activities. This is to ensure that the potential effects of such land uses are adequately assessed. Potential adverse effects on the rural environment include increased traffic generation, noise, external appearance of buildings and extra pressure on existing infrastructural services.”

40.16 Places of Assembly

Places of assembly are considered to be an important aspect of life in the rural environment and can have positive effects for the community. However, the effects generated by having large numbers of people gathering together in one location, such as traffic and noise, has the potential to detract from the amenities of the surrounding rural or rural residential area. In addition, parking on-site and in surrounding roads can detract from the visual amenity of an area. Accordingly, the Council reserves the discretion to approve or decline such proposals in the Rural Environment.

40.17 Scheduled Sites

The Council recognises that there are some existing uses within the Rural Environment that provide a valuable service to the community. These land uses require recognition in the Plan as a number are not specifically provided for within the rules for permitted activities in the respective zone. In addition, the method of scheduling sites provides an opportunity for on-site expansion and modification within certain limits. This is potentially more liberal than the existing use rights that the Act provides in Sections 10, 10A and 10B.

Scheduled Site S120 at 126 Meeanee Road has been added to the table of scheduled sites as a place of religious worship. The church is not an existing activity on the site but has obtained resource consent from the Council to establish subject to various conditions. The Council considered that the church was an appropriate activity but remain concerned about the potential effects of other development on the site because the access is on to an arterial road in close proximity to the Napier/Hastings Expressway interchange.

As the Jervoistown Zone rules will not prevent this site from being developed for residential activities scheduling will allow careful assessment of proposals other than for places of religious worship. This will provide the Council with the opportunity to consider the suitability of the site for the intended use, the impact of any other proposal on adjacent residents and importantly to this site, access on to a main arterial road in very close proximity to the Napier/Hastings Expressway interchange.

40.18 Licensed Premises

Licensed premises can enhance the vitality of the Rural Commercial Zone but can also have adverse effects on the surrounding environment, particularly in respect of traffic generation, parking and noise. The Council therefore reserves the discretion to approve or decline applications for licensed premises (or extensions of existing licensed premises) on their merits.

40.19 Reclamation and Drainage of Land

The drainage or reclamation of significant areas of land can adversely affect the conservation values of a wider area. The Council therefore retains the discretion to approve or decline such proposals.

40.20 Land Development including Subdivision

The rules are based on the premise that there is a strong interrelationship between subdivision and land use. Subdivision of land can have marked effects on land use expectations. Adequate provision of access, water, sewerage, open space, and other requirements is essential to ensure development following subdivision does not have adverse effects on the environment.

Subdivisions not meeting the minimum lot size (excluding boundary adjustments) require resource consent as a non-complying activity, while those not meeting the other standards, terms and conditions require resource consent as a restricted discretionary activity. The reason for this difference is that the effects of under-size lots are cumulative in nature, and effects on amenity and character can be difficult to quantify.

Likewise, the effects of land development need to be carefully managed, particularly in relation to provision of services. The provisions for financial contributions and the Code of Practice for Subdivision and Land Development also contribute to these outcomes.

40.21 Relocation of Buildings

To ensure that relocated buildings are reinstated in a timely manner and are consistent with the built characteristics of the surrounding environment, the Council intends to exercise some control over the relocation of buildings throughout most of the rural environment.

The Council wishes to retain control over relocated buildings in the rural environment (other than minor accessory buildings) to ensure that they are finished or not left unfinished such that their external appearance will not detract from the visual amenity of the surrounding area.

It is recognised that relocated buildings in some instances, can have a positive effect on the City's mix of building styles and contribute to the sustainable management of the physical resources of the City.

40.22 Density

The restriction on the number of dwellings per site is to safeguard the rural character, land versatility and amenity of the Main Rural, Rural Residential, Rural Conservation Jervoistown and Rural Settlement zones. The provision for one supplementary unit per site is intended to meet a social need but is not designed to encourage multiple dwellings on a site.

The maximum density in these zones has been set at one dwelling per site, provided the net site area is at least 2,500m² (which at the time of writing is consistent with the rules under the Hawke's Bay Regional Resource Management Plan for discharges from domestic sewage disposal systems). The density condition aims to maintain the rural character and reduce the likelihood of reverse sensitivity. Sustainability of the productive land is managed by minimum lot size criteria for subdivision, which allows for flexibility of land use.

Some residents of the Rural Settlement and Jervoistown Zones have expressed a desire to retain the existing level of amenity values resulting in part from the larger sites in the zone. The density condition has been set at a level that will retain that character whilst providing for a reasonable level of development if or when the areas are serviced with stormwater and sewerage systems. This will provide the opportunity to make more efficient use of those services and thereby lower the cost per household.

40.23 Yards

Front yard requirements provide a minimum level of amenity and helps to maintain the open rural character of the Main Rural, Rural Residential and Rural Conservation zones. Front yard requirements also provide an alternative for the parking of vehicles and machinery on roads adjacent to buildings. Side and rear yards serve a similar purpose to the front yard requirements. The front yard setback condition in the Jervoistown and Rural Settlement

zone ensures that new buildings and additions to existing buildings recognise the surrounding streetscape character while the front yard landscaping condition is intended to maintain a reasonable level of amenity in the surrounding area.

Building to the boundary facilitates the efficient use of a site. However, it can also have adverse effects on the amenity of adjacent properties. The "other yard" rule will help to balance the efficiency/amenity trade-off.

The Jervoistown Zone prescribes a variable side and rear yard depending on the size of the site. Sites greater than 1500m² would benefit from a larger minimum side and rear yard without reducing development options on those sites. It will also provide a degree of separation between buildings on adjoining sites, commensurate with the semi-rural amenity of the area. Conversely it is considered that owners of sites 1500m² or less in area would be disadvantaged by a 3m side and rear yard. In this instance the 1m minimum provides a realistic separation between adjacent buildings on these smaller sites and does not unduly limit development potential.

It is noted that a number of sites in the Jervoistown and Rural Settlement zone have public drains in the vicinity of their side and rear yards. This may prevent building to the boundary on these sites. Property owners are therefore advised to consult with the Council prior to designing new buildings or additions.

The existing development in the Rural Commercial zone tends to be built up to the front boundary. The front yard provision acknowledges this existing situation. The purpose of the side and rear yard rule is to retain a degree of amenity for adjacent residential sites.

40.24 Height

Height conditions are necessary to retain the amenity of the Main Rural, Rural Residential and Rural Conservation zones, to prevent adverse effects on adjacent properties and to ensure compliance with aviation flight path requirements applicable throughout the City.

It is considered that in the Jervoistown and Rural Settlement Zone, of all the factors contributing to amenity values and/or the special character of a neighbourhood, building height can have some of the most significant effects.

The default height limits in the Jervoistown and Rural Settlement Zone are intended to reflect the community's expectations in terms of site development while recognising the physical qualities, characteristics and aesthetic coherence of the areas to which they have been applied.

The default height limit allows two storey development. The streetscape height control recognises that developments will usually be able to exceed the default height limits without having a significant effect on the environment where the existing development on adjacent sites already exceeds the default limits.

The maximum height condition in the Rural Commercial Zone provides for two-storey development consistent with the level of development permitted in the surrounding area. This limit is necessary to maintain the "village" scale of the Rural Commercial Zone.

Within the areas of land covered by aviation flight paths, the height of buildings, structures and trees are restricted to ensure the operational requirements of the Hawke's Bay Airport and aircraft movements are clear of obstructions and remain safe for use.

40.25 Height in Relation to Boundary

The height in relation to boundary condition is intended to prevent buildings from physically dominating adjacent sites and to maintain sunlight access to areas of private open space which, for most people, is essential to their sense of health and wellbeing. The height in relation to boundary condition does not concern itself with protecting the amenity of

entrance strips or access ways as the function of these is limited and their use transitory. The height in relation to boundary condition can have the effect of protecting sunlight access to the windows of buildings.

In general, building to the boundary allows more efficient use to be made of a site. Accordingly, the recession planes start at a level that will allow a single storey building to be built up to the boundary of most sites without having to go through a resource consent process for this aspect of the development (note: this is subject to the rules relating to yards).

40.26 Site Coverage

The site coverage restrictions seek to retain the rural character and amenity of the Main Rural, Rural Residential and Rural Conservation zones.

The application of a site coverage limit in previous planning documents has created a spacious setting throughout the Rural Settlement zone, which is appreciated by the resident community, while still allowing a reasonable level of development to occur.

The site coverage limit specified in the Rural Settlement Zone is imposed to contain increases in stormwater load on the drainage system and to limit building bulk to a level that will maintain the visual amenity of the surrounding area.

The site coverage limits specified in the Jervoistown Zone are designed specifically to cater for existing sites of less than 1500m² as well as larger sites resulting from future subdivision. This will limit building bulk to a level in both scenarios that will maintain the visual amenity of the surrounding area and provide a means in which to manage increases in stormwater load on the drainage system.

Within the Rural Commercial zone the existing land uses generally cover all of the site. It would therefore be impracticable to attempt to limit site coverage.

40.27 Landscaped Area

The minimum landscaped area condition is intended to complement and reinforce the site coverage condition. The condition will help to contain increases in stormwater load and ensure that sufficient area is available for planting, to improve a site's appearance and cumulatively maintain amenity values in the Jervoistown and Rural Settlement Zone.

40.28 Open Space

Open space contributes greatly to the liveability of dwellings. Private open space provides space for children to play, space to entertain guests, space for a garden, an area for clothes drying and storage, and a variety of other functions.

The open space rule in the Jervoistown and Rural Settlement Zones address Rural Settlement Zone addresses both the quantity and quality of the private open space, with the quality of the space being determined by its relationship to the dwelling, usability, and dimension to adjacent walls or fences.

40.29 Noise

Noise is one of the factors that can affect the appreciation of amenity. It can have an effect on people's health in a psychological sense. It may interfere with communication and disturb concentration. A high level of amenity in respect of noise is required to meet the expectations of the rural zones. Section 16 of the Resource Management Act shall apply to noise generated by all land uses in rural areas. This approach ensures that rural character is maintained and that any noise generated is assessed on its merits (for example, timing, duration, sound levels, and the compatibility of the noise with the neighbourhood etc).

Noise from regionally significant infrastructure (e.g. State Highways, Airport, Port) has the potential to create issues of reverse sensitivity. It is for this reason that the State Highway Noise Boundary is included in the structure plans for the Jervoistown Zone. An acoustic

noise condition rule in the Jervoistown Zone and Main Rural Zone will ensure that any noise effects in relation to new dwellings can be mitigated against the effects of noise.

40.30 Light Spill

Lighting can interfere with the enjoyment of a property and the sleep of occupants. Direct light spill and glare are consequences of outdoor lighting used to illuminate property. The effect of this rule is to state lighting levels that are compatible with the existing character of the rural areas, while maintaining traffic and personal safety.

40.31 Vibration

Vibration has nuisance and health effects and can have major adverse effects on people's enjoyment of their property. This is particularly so for residential properties. Therefore the rule is based upon the generation of any unreasonable vibration, given the possible effects on people's amenity values, health and safety, together with effects on the structural integrity of buildings.

40.32 Odour and Dust

Discharges to air are regulated by the Hawke's Bay Regional Council. This note is included in the Plan as advice and information for Plan users.

40.33 Fencing

The Council sees little need to control side and rear fencing up to two metres in height and front yard fences up to 1.2 metres in the Rural Settlement Zone. However, higher fences can detract from amenity and reduce the feeling of open space. The condition ensures residential amenity in the Rural Settlement Zone is not adversely affected by excessively high structures on or near the boundary, but it must also be recognised that fences are an effective means of mitigating noise and visual effects of nearby land uses, particularly traffic. The front fence rule in the newly created Jervoistown Zone is a compromise between the height permitted in the Main Rural Zone (2m) and the Rural Settlement Zone (1.2m), being the two zones from which the Jervoistown Zone was formed. Fencing in all other rural environment zones is a permitted activity, recognising the need for fences for rural land use activities, including the keeping of animals.

40.34 Aerials, Lines and Support Structures

The number of aerials, masts, towers, poles and similar support structures is limited to prevent a proliferation of such structures upon any one site, while allowing for the needs of the community to receive television and radio signals, and electricity. The number and size of dish antenna is limited as these tend to be more visually intrusive than other aerials. Due to the visual intrusion or dominance that aerials can have, their location is also controlled.

40.35 Trees

Trees are a valuable resource throughout in the rural environment. They provide amenity benefits, ecological benefits, shading, land stabilisation and can act as a buffer between adjacent land uses. The Council currently protects a number of notable public trees. As education and awareness of the community increases, as to the benefits of protecting trees, private trees may also be added to the notable tree schedule. It is important that the City is aware of which trees are scheduled as notable, so that the relevant conditions can be complied with. A number of avenues for protecting private trees are available if the owners so desire. Some of these are via regulatory mechanisms, while others include private initiatives.

The purpose of the condition relating to trees on road boundaries is to minimise traffic safety risks through reduced visibility or shading of roads and to ensure compliance with aviation flight path requirements.

40.36 Heritage

Development in an area has the potential to have a negative impact on heritage. The effects of development can often ignore the value of the heritage element and alter the character

of the area. Within this Plan, individual and groups of heritage elements (including buildings, structures, archaeological sites, and places of significance to Maori) have been identified to ensure that the heritage values and character of historic areas is not adversely affected by modern development. In addition, refer to Chapter 56 (Heritage).

40.37 Signs

Signs have the potential to severely affect the visual amenity of Napier's rural areas. They are therefore strictly controlled in the rural zones with limited provision for signs associated with land uses occurring on-site. In addition, refer to Chapter 58 (Signs).

40.38 Transport

The roading network can have significant effects on the environment. New roads or the upgrading of existing ones have a multitude of effects from physical effects to the effects on the amenity of a neighbourhood by way of increased noise levels. In order to reduce the need for road upgrading, the Council has imposed requirements relating to on-site car parking and manoeuvring, to mitigate the effects of road congestion.

The reduction of on-road parking has positive effects for the amenity of neighbourhoods and improves the efficiency of the roading network. The provision of on-site manoeuvring also reduces the level of reversing vehicles, creating a safer environment for traffic and pedestrians. In addition, refer to Chapter 61 (Transport).

40.39 Natural Hazards

Napier is at risk from a wide range of natural hazards. Conditions are required to ensure that development is well managed in the most at risk areas, and that buildings and infrastructure in other areas is designed to a standard appropriate for the actual level of risk in those areas. Those hazards which present a district-wide risk (for example, wind hazards, liquefaction and earthquake amplification) are not intended to be identified in the district plan. However such information will be recorded on the Council's property file system, and used in the preparation of LIMs and PIMs etc. In addition, refer to Chapter 62 (Natural Hazards).

40.40 Hazardous Substances

Controls on the use and storage of hazardous substances are required to avoid adverse effects on people's health and wellbeing. The use of hazardous substances and genetically modified organisms in New Zealand is primarily managed by the Hazardous Substances and New Organisms Act 1996 (HSNO). The purpose of the HSNO Act is to 'protect the environment, and the health and safety of people and communities by preventing or managing the adverse effects of hazardous substances and new organisms'. The HSNO Act is administered by the Ministry for the Environment and implemented by the Environmental Protection Authority. The new Ministry of Business, Innovation and Employment are also involved with enforcement in terms of hazardous substances. In addition, refer to Chapter 63 (Hazardous Substances).

40.41 Contaminated Sites

Controls regarding contaminated sites now fall under The National Environment Standards (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health which came into effect on January 2012. In addition, refer to Chapter 64 (Contaminated Sites).

40.42 Financial Contributions

The City's existing amenities and utilities represent a major community investment which should be utilised and protected. Promoting the efficient use of the City's network of essential services, community services, utilities, roads and other infrastructural components will aid in reducing the environmental costs of development for present and future generations and sustain the future potential of resources. Financial contributions have a very real environmental benefit in avoiding, remedying or mitigating the adverse effects of land uses resulting from subdivision and land development as the contributions are directly applied to that part of the environment which is affected. In addition, refer to Chapter 65

(Financial Contributions).

40.43 Code of Practice for Subdivision and Land Development

There is a strong interrelationship between land development, subdivision and future land use. In order to manage the effects of subdivision and land development, particularly effects relating to the provision of services, the Council has prepared a document setting out conditions, engineering performance criteria and engineering standards. These conditions and engineering details, due to their technical nature are supplementary to the rule table conditions of the respective zone. In addition, refer to Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development).

40.44 Multi Unit Development in the Jervoistown Zone

Adequate provision of appropriate access, water, sewer, open space and other requirements is essential to ensure development does not have adverse effects on the environment. The effects of multi unit development need to be carefully managed, particularly in relation to provision of services. Multi unit development is not considered appropriate in Jervoistown due to the lack of reticulated services, stormwater and sewer in particular. The discretionary activity status has therefore been imposed to discourage multi unit development in the absence of fully reticulated services and is an effective method of assessing the appropriateness of any proposal.