

## Chapter 37 RURAL CONSERVATION ZONE

### INTRODUCTION

This Chapter contains rules managing land uses in the Rural Conservation Zone. The boundaries of this zone are shown on the Planning Maps.

All rules apply throughout the Rural Conservation Zone unless otherwise stated.

### 37.1 Summary of Rural Conservation Zone Rules

The following is a quick reference guide that summarises the Rural Conservation Zone Activity Table and Condition Table. It is intended to be a guide only and should not be used in place of the Rural Conservation Zone Activity Table and Condition Table elsewhere in this Chapter.

Rule Number and Description		Classification	Page Number
Rule 37.2	Agricultural, horticultural and viticulture activities.	Permitted	2
Rule 37.3	Feedlots.	Permitted	2
Rule 37.4	Reclamation and/or drainage of land.	Permitted	2
Rule 37.5	Residential activity (in a caretaker-type role).	Permitted	2
Rule 37.6	Scheduled sites.	Permitted	3
Rule 37.7	Land development (including subdivision, but excluding Multi Unit Development).	Controlled	3
Rule 37.8	Relocation of a building from another site.	Controlled	3
Rule 37.9	Any subdivision, use or development of land referred to in Rules 37.2 to 37.8 that does not comply with all the relevant conditions, unless stated by a rule elsewhere in this Chapter.	Restricted Discretionary	4
Rule 37.10(a)	Reclamation and/or drainage of land in excess of 0.5 hectares in area.	Discretionary	4
Rule 37.10(b)	Any residential activity that is not accessory to a rural activity.	Discretionary	4
Rule 37.10 (c)	Any boundary adjustment that does not comply with the minimum lot size specified in Chapter 66 of this Plan	Discretionary	4
Rule 37.11(a)	Any subdivision (excluding any boundary adjustment) that does not comply with the minimum lot size specified in Chapter 66 of this plan.	Non-complying	4
Rule 37.11(b)	Any land use that does not comply with Condition 37.12 - Density	Non-complying	5
Rule 37.11(c)	Any land use not identified as a permitted activity, a controlled activity, a restricted discretionary activity, a discretionary activity or a prohibited activity.	Non-complying	5

## RURAL CONSERVATION ZONE – ACTIVITY TABLE

PERMITTED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p><b>37.2 Agricultural, Horticultural and Viticultural Activities</b></p> <p>1. Any agricultural, horticultural and viticultural activity is a permitted activity provided that it complies in all respects with the relevant conditions in the Rural Conservation Zone activity table and condition table.</p>	<p>The Council will restrict its discretion to the matters referred to in Rule 37.9.</p>
<p><b>37.3 Feedlots</b></p> <p>1. A feedlot is a permitted activity provided that:</p> <ol style="list-style-type: none"> <li>The feedlot must not be within 500 metres of the notional boundary of any existing dwelling unit in a rural environment, or the site boundary of any existing dwelling unit in a residential environment or rural settlement zone, other than any dwelling unit on the site of the feedlot.</li> <li>The feedlot must not be within 500 metres of any land administered under the Conservation Act 1987 or any Act referred to in the First Schedule of that Act.</li> <li>The requirements of the Hawke's Bay Regional Council Resource Management Plan must be complied with.</li> <li>The feedlot must comply in all respects with the relevant conditions in the Rural Conservation Zone activity table and condition table.</li> </ol>	<p>The Council will restrict its discretion to the matters referred to in Rule 37.9, including the following:</p> <ul style="list-style-type: none"> <li>- The effects on the character of the area.</li> <li>- The effects of noise.</li> <li>- The effects of odour.</li> <li>- The effects of waste and effluent.</li> <li>- The effects on amenity values.</li> <li>- The effects of traffic generated by the feedlot on the roading network.</li> <li>- The effects on the conservation value of the land and any adjacent land.</li> </ul>
<p><b>37.4 Reclamation and Drainage of Land</b></p> <p>1. The reclamation and/or drainage of land is a permitted activity provided that:</p> <ol style="list-style-type: none"> <li>The area of land being reclaimed or drained must be less than or equal to 0.5 hectares in area in a twelve month period.</li> <li>The drainage and/or reclamation must not significantly affect any significant wetland values or historic or archaeological sites.</li> <li>The drainage and/or reclamation of land complies in all respects with the relevant conditions in the Rural Conservation Zone activity table and condition table.</li> </ol> <p>NOTE: The discharge of drainage into water or onto land is regulated by the Hawke's Bay Regional Council and may require resource consent approval. Consultation with HBRC is advised prior to the commencement of reclamation or drainage.</p>	<p>The Council will restrict its discretion to the matters referred to in Rule 37.9, including the following:</p> <ul style="list-style-type: none"> <li>- The effects of the reclamation or drainage on the character and amenity of the area.</li> <li>- The effects on wetlands and wetland values.</li> <li>- Any adverse effect on indigenous fish migration patterns or habitat of wetland flora and fauna.</li> <li>- The effects on historic sites.</li> <li>- The effects on archaeological sites.</li> </ul>
<p><b>37.5 Residential Activities (in a caretaker-type role)</b></p> <p>1. Any residential activity, unless specified by a rule elsewhere in this Chapter is a permitted activity provided that:</p> <ol style="list-style-type: none"> <li>It complies in all respects with the relevant conditions in the Rural Conservation Zone activity table and condition table.</li> <li>It is accessory to a rural activity on the same site.</li> <li>It is used solely by the owner of the site or any permanent employee undertaking a caretaking function and their immediate relatives.</li> </ol>	<p>The Council will exercise its discretion over the matters referred to in Rule 37.9, including the assessment criteria specified in Chapter 39 of this Plan.</p>

<p>d) Each residential unit must provide for the exclusive use of the occupants:</p> <ul style="list-style-type: none"> <li>i) A separate entrance and access from the road.</li> <li>ii) A notional garage, garage carport or other vehicle parking space on site for at least one vehicle which complies with Appendices 17 and 18.</li> <li>iii) A service court with the minimum dimension of 3 metres by 3 metres.</li> </ul>	
<p><b>37.6 Scheduled Sites</b></p> <p>1. Any scheduled land use on a scheduled site is permitted provided that:</p> <ul style="list-style-type: none"> <li>a) It complies in all respects with the rules in Chapter 55 (Scheduled Sites).</li> </ul>	<p>The Council will restrict its discretion to the matters referred to in Chapter 55 (Scheduled Sites) of this Plan.</p>
<p><b>CONTROLLED ACTIVITIES</b></p>	<p><b>Matters the Council will restrict its discretion to for restricted discretionary activities.</b></p>
<p><b>37.7 Land Development (Including Subdivision, but excluding Multi Unit Development)</b></p> <p>1. Land development, including subdivision but excluding multi unit development, is a controlled activity provided that:</p> <ul style="list-style-type: none"> <li>a) It complies in all respects with the standards and terms specified in Chapter 66 (Volume II) of this Plan.</li> <li>b) It complies in all respects with the relevant conditions in the Rural Conservation Activity Table and Condition Table.</li> <li>c) It is assessed according to the matters in Chapter 66 (Volume II) over which the Council has reserved its control.</li> </ul> <p>2. Applications for resource consent will not be publicly notified in respect of land development (including subdivision) that fully complies with the standards and terms, and notice of applications need not be served.</p>	<p>The Council will exercise its discretion over the assessment criteria specified in Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development) of this Plan.</p>
<p><b>37.8 Relocation of Buildings</b></p> <p>1. Relocation of a building from another site is a controlled activity provided that:</p> <ul style="list-style-type: none"> <li>a) The relocation of the building complies in all respects with the relevant conditions in the Rural Conservation Zone activity table and condition table.</li> <li>b) A written assessment must be submitted with each application which must: <ul style="list-style-type: none"> <li>i) Include a statement from a building certifier or registered engineer that the building is structurally sound.</li> <li>ii) State the condition of the building and the reinstatement works needed to bring the building up to an external visual appearance that is compatible with other buildings in the vicinity.</li> <li>iii) State the proposed timetable to complete external reinstatement of the building within 12 months from the date of consent.</li> <li>iv) Provide clear photographs of the building in its current state.</li> </ul> </li> </ul>	<p>The Council will restrict its discretion to the matters referred to in Rule 37.9, including the following:</p> <ul style="list-style-type: none"> <li>- The structural integrity of the building.</li> <li>- The imposition of a performance bond.</li> <li>- The timing of reinstatement works.</li> <li>- The effects on the built character of the surrounding area.</li> <li>- The effects on amenity values.</li> <li>- The effects on infrastructural services.</li> </ul>

<p>v) Provide such plans and elevations of the building as are necessary to illustrate the new site location and likely external design and appearance of the building as a result of reinstatement work.</p> <p>The Council shall exercise its control over the following:</p> <p>c) The design, materials and timetable of the proposed reinstatement works.</p> <p>d) The imposition of any financial contributions in accordance with Chapter 65 (Financial Contributions) of this Plan.</p> <p>e) The imposition of a performance bond to complete the reinstatement of the building.</p> <p>2. Applications for resource consent will not be publicly notified in respect of relocated buildings that fully comply with the standards and terms, and notice of applications need not be served.</p>	
<p><b>RESTRICTED DISCRETIONARY ACTIVITIES</b></p>	<p><b>Matters the Council will restrict its discretion to for restricted discretionary activities.</b></p>
<p><b>37.9 Land Uses Not Complying With Conditions</b></p> <p>1. Any subdivision, use or development of land in rules 37.2 to 37.8 that does not comply with all of the relevant conditions in the Rural Conservation Zone activity table and condition table, is a restricted discretionary activity, unless stated by a Rule elsewhere in this Chapter.</p> <p>NOTE: Any subdivision that does not comply with the minimum Lot size specified in Chapter 66 of this plan is a Non-Complying Activity under Rule 37.11(1)(a). Any boundary adjustment that does not comply with the minimum lot size specified in Chapter 66 of the plan is a Discretionary Activity under Rule 37.10(c).</p> <p>NOTE: Refer to Chapter 53 Network Utilities for Subdivision for the Purposes of a Network Utility Operation.</p>	<p>The Council will have regard to the relevant objectives and policies of the Plan and will restrict its discretion to:</p> <ul style="list-style-type: none"> <li>- The matters identified in the second column of the Rural Conservation Zone activity table and/or condition table.</li> <li>- The cumulative effect of non-compliance with more than one condition.</li> <li>- In respect of a controlled activity failing to comply with all of the relevant conditions, those matters the Council had reserved its control over.</li> <li>- The matters set out in Chapter 1.6.5.</li> <li>- The assessment criteria in Chapter 39 of this Plan where applicable.</li> </ul>
<p><b>DISCRETIONARY ACTIVITIES</b></p>	
<p><b>37.10 Discretionary Activities</b></p> <p>1. The following land uses are discretionary activities. A resource consent application must be made and consent may be declined or granted with or without conditions. The Council will have regard to the objectives and policies of this Plan and the assessment criteria in Chapter 39. The Council's discretion is unrestricted.</p> <p>a) Any reclamation and/or drainage of land in excess of 0.5 hectares in area.</p> <p>b) Any residential activity that is not accessory to a rural activity.</p> <p>c) Any boundary adjustment that does not comply with the minimum lot size specified in Chapter 66 of the Plan.</p>	
<p><b>NON-COMPLYING ACTIVITIES</b></p>	
<p><b>37.11 Non-Complying Activities</b></p> <p>1. The following are non-complying activities.</p> <p>a) Any subdivision (excluding any boundary adjustment) that does not comply with the minimum lot size specified in Chapter 66 of this Plan</p> <p>b) Any land use that does not comply with Condition 37.13 – Density</p>	

<p>c) Any land use not identified in this Plan as a permitted activity, a controlled activity, a restricted discretionary activity, a discretionary activity, or a prohibited activity.</p>	
<p><b>PROHIBITED ACTIVITIES</b></p>	
<p><b>37.12 Prohibited Activities</b></p> <p>1. There are no land uses that are a prohibited activity within the Rural Conservation Zone.</p>	

## RURAL CONSERVATION ZONE – CONDITION TABLE

CONDITIONS FOR PERMITTED ACTIVITIES AND CONTROLLED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>37.13 <b>Density</b></p> <p>1. The following density condition shall apply to all land uses:</p> <p>a) The maximum density must not exceed one dwelling unit per site provided that the net site area is not less than 2500m<sup>2</sup>.</p>	<p>Matters:</p> <ul style="list-style-type: none"> <li>- The effects on rural character and amenity values of the area.</li> <li>- The effects on infrastructural servicing.</li> </ul>
<p>37.14 <b>Yards</b></p> <p>1. The following yard conditions shall apply to all land uses:</p> <p>a) Front Yard:</p> <p>i) Any part of any building (including eaves and guttering) must not be erected closer than 7.5 metres to the road boundary.</p> <p>b) Side and Rear Yards</p> <p>i) Any part of any building (including eaves and guttering) must not be erected closer than 6 metres to any side or rear site boundary.</p> <p>ii) Any building, fence, permanently fixed structure or part thereof must not be erected closer than 6 metres from the top of the bank of any watercourse or open drain.</p> <p>Provided that:</p> <p>iii) There must be no building located within 30 metres of the landward toe of any stopbank.</p>	<p>Matters:</p> <ul style="list-style-type: none"> <li>- The effects on the amenity values of the rural area.</li> <li>- The effects of noise.</li> <li>- The effects of odour.</li> <li>- The visual effects.</li> <li>- The effects on conservation values.</li> <li>- The effects on the safety of people and property.</li> <li>- The effects on the maintenance, use and development of a watercourse or open drain.</li> </ul>
<p>37.15 <b>Height</b></p> <p>1. The following maximum height conditions shall apply to all land uses, other than aeriels, lines and support structures:</p> <p>a) Any part of a building or structure must not exceed 9 metres in height.</p> <p>b) Any part of a building, structure or tree must not exceed the Airport Height Control Designation in Appendix 7.</p> <p>c) Where there is conflict between any of the height control lines or limits above, the lowest height must prevail.</p> <p>d) Where the Airport Height Control Designation prevails in accordance with Rule 37.14.1(c):</p> <p>i) Any application for a building consent must be accompanied by a registered surveyor's certificate verifying that the building plans meet the Airport Height Control Designation in Appendix 7.</p> <p>ii) Prior to a person requesting a Certificate of Compliance, a registered surveyor's certificate must be supplied, verifying compliance with the Airport Height Control Designation in Appendix 7.</p> <p>e) Height must be measured using the rolling height method.</p>	<p>Matters:</p> <ul style="list-style-type: none"> <li>- The scale and bulk of the building in relation to the site.</li> <li>- The built characteristic of the neighbourhood.</li> <li>- The extent to which the effects of the height can be mitigated by setbacks, planting, design or topography of the site.</li> <li>- The effects on landscape values.</li> <li>- The effects of shading.</li> <li>- The effects on amenity values.</li> <li>- The effects on air traffic safety.</li> </ul>

<p><b>37.16 Site Coverage</b></p> <p>1. The following site coverage conditions shall apply to all land uses:</p> <p>a) The maximum site coverage (measured from gross building area) is 1000m<sup>2</sup> or 10% of the net site area, whichever is the lesser.</p>	<p>Matters:</p> <ul style="list-style-type: none"> <li>- The effects on the amenity values of the area.</li> <li>- The control of stormwater runoff.</li> <li>- The existing built density of the area.</li> </ul>										
<p><b>37.17 Noise</b></p> <p>1. The following noise conditions shall apply to all land uses, other than aircraft operations, RNZAF movements, emergency flights and those exempted in Rule 57.9:</p> <p>a) The following noise limits must not be exceeded at any point within the notional boundary of any dwelling unit on any other site within a rural environment, or at any point within any Residential Environment, Rural Settlement Zone, Lifestyle Character Zone or Jervoistown Zone, except where expressly provided for elsewhere in this Plan:</p> <table border="0" style="margin-left: 40px;"> <tr> <td style="padding-right: 20px;">Control Hours</td> <td>Noise Level</td> </tr> <tr> <td>0700 to 1900 hours</td> <td>55 dB L<sub>Aeq</sub> (15 min)</td> </tr> <tr> <td>1900 to 2200 hours</td> <td>50 dB L<sub>Aeq</sub> (15 min)</td> </tr> <tr> <td>2200 to 0700 hours the following day</td> <td>45 dB L<sub>Aeq</sub> (15 min)</td> </tr> <tr> <td>2200 to 0700 hours the following day</td> <td>75 dB L<sub>AFmax</sub></td> </tr> </table> <p>b) Audible Bird Scaring Devices – Refer to Rule 57.17.</p> <p>c) All land uses must comply in all respects with the relevant conditions in Chapter 57 (Noise) of this Plan.</p> <p>2. The following noise conditions shall apply to aircraft operations:</p> <p>a) Aircraft must be operated so that noise produced by aircraft operations does not exceed 55 dBA L<sub>dn</sub> at any point beyond the Airport Noise Boundary as shown on the planning maps.</p> <p>b) The daily L<sub>dn</sub> must be measured in accordance with New Zealand Standard 6805:1992 “Airport Noise Management and Land Use Planning” and must be averaged logarithmically over a three month period.</p> <p>c) For the purpose of this Rule, aircraft operations include aircraft take-offs, landings and taxiing, but does not include airport ground-based activities, RNZAF movements or emergency flights.</p> <p>3. The following acoustic insulation conditions shall apply to the addition of a habitable space to an existing building used for a noise sensitive activity located within the Airport Noise Boundary:</p> <p>a) The habitable space must be adequately insulated from aircraft operations associated with the Hawke’s Bay Airport.</p> <p>b) Adequate sound insulation must be achieved by constructing the habitable space to achieve a spatial average indoor design sound level of 40dBA L<sub>eq</sub> in any room used for sleeping or 45 dBA L<sub>eq</sub> in any other habitable space. The indoor design level must be achieved with windows and doors open unless adequate alternative ventilation means is provided, used and maintained in operating order.</p> <p>c) The owner must produce to the Council an acoustic design report prior to the commencement of the use. The acoustic design report must be prepared by a person qualified and experienced in acoustics. The report must indicate the means by which the sound levels specified in this rule will be complied with and must contain a certificate by its author that the means given therein will be adequate to ensure compliance with the sound levels specified in this rule.</p>	Control Hours	Noise Level	0700 to 1900 hours	55 dB L <sub>Aeq</sub> (15 min)	1900 to 2200 hours	50 dB L <sub>Aeq</sub> (15 min)	2200 to 0700 hours the following day	45 dB L <sub>Aeq</sub> (15 min)	2200 to 0700 hours the following day	75 dB L <sub>AFmax</sub>	<p>Matters:</p> <ul style="list-style-type: none"> <li>- The sound level likely to be generated.</li> <li>- The nature and frequency of the noise including any special audible characteristics.</li> <li>- The compatibility within the neighbourhood.</li> <li>- The effects of noise on amenity values.</li> <li>- The length of time for which specified noise levels is exceeded, especially at night.</li> <li>- The likely adverse effects on-site and beyond the site.</li> <li>- The mitigation measures to reduce noise generation.</li> <li>- Matters referred to in Chapter 57 (Noise).</li> </ul>
Control Hours	Noise Level										
0700 to 1900 hours	55 dB L <sub>Aeq</sub> (15 min)										
1900 to 2200 hours	50 dB L <sub>Aeq</sub> (15 min)										
2200 to 0700 hours the following day	45 dB L <sub>Aeq</sub> (15 min)										
2200 to 0700 hours the following day	75 dB L <sub>AFmax</sub>										

<p>d) Prior to any person requesting a Certificate of Compliance, an acoustic design certificate prepared by a person qualified and experienced in acoustics must be provided to the Council, verifying compliance with this rule as outlined above.</p> <p>e) For the purposes of this rule, addition of a habitable space includes the addition of a whole, entire habitable space. It does not include the extension of an existing habitable space where that extension is not entirely self-contained.</p> <p>4. Where any new noise sensitive activity is established within the airport noise boundary as shown on the planning maps:</p> <p>a) All habitable spaces within the building must be adequately insulated from noise arising from aircraft operations associated with the Hawke’s Bay Airport.</p> <p>b) Adequate sound insulation must be achieved by constructing any building to achieve a spatial average indoor design sound level of 40 dBA <math>L_{eq}</math> in any room used for sleeping and 45 dBA <math>L_{eq}</math> in all other habitable spaces. The indoor design level must be achieved with windows and doors open unless adequate alternative ventilation means is provided, used and maintained in operating order.</p> <p>c) The owner must produce to the Council an acoustic design report prior to the commencement of the use. The acoustic design report must be prepared by a person qualified and experienced in acoustics. The report is to indicate the means by which the noise limits specified in this rule will be complied with and is to contain a certificate by its author that the means given therein will be adequate to ensure compliance with the noise limits specified in this rule.</p> <p>d) Prior to any person requesting a Certificate of Compliance, and acoustic design certificate prepared by a person qualified and experienced in acoustics must be supplied, verifying compliance with the rule in 4(b) above.</p> <p>e) It will be a condition of subdivision of land (as defined in the Act) that a consent notice issued under Section 221 of the Act must be entered into before the issue of a Section 224 Certificate, with such a consent notice to be registered on the Certificate(s) of Title of the relevant lots(s). The consent notice is required to ensure that compliance with the acoustic insulation requirements in 4 above are achieved.</p>	
<p><b>37.18 Light Spill</b></p> <p>1. The following light spill condition shall apply to all land uses other than for the purposes of illuminating a road:</p> <p>a) Between the hours of 2200 and 0700 the following day, any outdoor lighting must not cause an added illuminance of excess of 15 lux, measured horizontally or vertically as an average (at a height of 1.5 metres above ground level) at any point beyond the zone boundary.</p> <p>b) Between the hours of 2200 and 0700 the following day, any outdoor lighting must not cause an added illuminance in excess of 10 lux, measured horizontally or vertically as an average (at any window of a habitable space in a building within a residential zone or a rural settlement zone).</p> <p>c) The outdoor lighting must be so selected, located aimed, adjusted, screened and maintained to ensure that glare resulting from the lighting does not cause significant adverse effects on the occupants of residential activities, road users or aircraft.</p>	<p>Matters:</p> <ul style="list-style-type: none"> <li>- The orientation, strength, intensity, colour and frequency of any light.</li> <li>- The effects on traffic safety.</li> <li>- The positive effects on pedestrian safety.</li> <li>- The effects on amenity values.</li> <li>- The effects on the health, safety, security and wellbeing of people.</li> </ul>



<p>NOTE: Where the measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations which the Council considers is of a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of the subject lighting. Measurement should be made in clear sky conditions, or should take into account the effect of weather conditions on illuminance.</p>	
<p><b>37.19 Vibration</b></p> <p>1. The following vibration conditions shall apply to all land uses:</p> <p>a) Any land use must not generate a vibration that causes an unreasonable adverse effect on any adjacent land use.</p>	<p>Matters:</p> <ul style="list-style-type: none"> <li>- The effect on public health and safety.</li> <li>- The effects on the structural integrity of adjacent buildings and facilities.</li> <li>- The effect on amenity values of the residential area.</li> </ul>
<p><b>37.20 Odour and Dust</b></p> <p>NOTE: The discharge of contaminants (including odour and dust) onto or into air, land or water is regulated by the Hawke's Bay Regional Resource Management Plan and may require resource consent approval. Contact the Hawke's Bay Regional Council for advice.</p>	
<p><b>37.21 Fences</b></p> <p>1. The following fencing conditions shall apply to all land uses:</p> <p>a) Any fence erected within a front, side and rear yards must not exceed 2 metres in height.</p>	<p>Matters:</p> <ul style="list-style-type: none"> <li>- The effects of shading.</li> <li>- The effects on amenity values.</li> <li>- The effects on public health and safety.</li> </ul>
<p><b>37.22 Aerials, Lines and Support Structures</b></p> <p>1. The following conditions shall apply to all aerials, lines and support structures other than for the purposes of a network utility operation:</p> <p>a) Aerials, lines and/or support structures must not exceed the Airport Height Control Designation in Appendix 7.</p> <p>b) Aerials, lines and/or support structures must not exceed 15 metres in height.</p> <p>c) Where there is conflict between any of the height control lines or limits in (a) and (b) above, the lowest height must prevail.</p> <p>d) Dish antenna must not exceed 1.2 metres in diameter.</p> <p>e) Where an aerial, line or support structure exceeds 7 metres in height above the point of its attachment or base support, it must also comply with the following conditions:</p> <p>i) The distance from the centre to the furthest element tip must not exceed 7.5 metres in a horizontal direction.</p> <p>ii) There is only one such structure on the site.</p> <p>f) The aerial, line and/or support structure must comply with the conditions relating to yards in the Rural Conservation Zone condition table.</p>	<p>Matters:</p> <ul style="list-style-type: none"> <li>- The effects on amenity values.</li> <li>- The scale in relation to adjacent buildings.</li> <li>- The bulk and form of the aerial, line and/or supporting structures.</li> <li>- The effects of shading.</li> <li>- The extent to which heritage or cultural values are adversely affected.</li> <li>- The cumulative effect of additional aerials, lines and/or support structures.</li> <li>- The prominence of the site taking into account significant public views and any significant landscapes.</li> <li>- The effects on public health and safety.</li> <li>- The effects on air traffic safety.</li> </ul>
<p><b>37.23 Trees</b></p> <p>1. The following conditions shall apply to all shelterbelts and plantations:</p> <p>a) Any shelterbelt or plantation greater than 20 metres in length must not be planted within 5 metres of any site boundary,</p>	<p>Matters:</p> <ul style="list-style-type: none"> <li>- The effects of shading.</li> <li>- The effects on visibility.</li> <li>- The effects on traffic safety.</li> <li>- The effects on aviation flight paths</li> <li>- The positive effects of trees on the</li> </ul>

<p>except that:</p> <p>b) Shelterbelts or plantations may be planted within 5 metres of any site boundary, provided that the shelterbelts and/or plantations are maintained at a height not exceeding 9 metres.</p> <p>2. No part of any tree may exceed the Airport Height Control Designation in Appendix 7.</p>	environment.
<p><b>37.24 Heritage</b></p> <p>1. The relevant provisions of Chapter 56 (Heritage) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 56 (Heritage) of this Plan.</p>
<p><b>37.25 Earthworks</b></p> <p>1. The relevant provisions of Chapter 52A (Earthworks) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 52A (Earthworks) of this Plan.</p>
<p><b>37.26 Signs</b></p> <p>1. The relevant provisions of Chapter 58 (Signs) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 58 (Signs) of this Plan.</p>
<p><b>37.27 Transport</b></p> <p>1. The relevant provisions of Chapter 61 (Transport) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to matters in Chapter 61 (Transport) of this Plan.</p>
<p><b>37.28 Natural Hazards</b></p> <p>1. The relevant provisions of Chapter 62 (Natural Hazards) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 62 (Natural Hazards) of this Plan.</p>
<p><b>37.29 Hazardous Substances</b></p> <p>1. The relevant provisions of Chapter 63 (Hazardous Substances) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 63 (Hazardous Substances) of this Plan.</p>
<p><b>37.30 Activities on the Surface of Water</b></p> <p>1. The relevant provisions of Chapter 62A (Activities on the Surface of Water) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 62A (Activities on the Surface of Water) of this Plan.</p>
<p><b>37.31 Contaminated Sites</b></p> <p>1. The relevant provisions of Chapter 64 (Contaminated Sites) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 64 (Contaminated Sites) of this Plan.</p>
<p><b>37.32 Financial Contributions</b></p> <p>1. The relevant provisions of Chapter 65 (Financial Contributions) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 65 (Financial Contributions) of this Plan.</p>
<p><b>37.33 Code of Practice for Subdivision and Land Development</b></p> <p>1. The relevant provisions of Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development) of this Plan must be complied with.</p>	<p>Matters:</p> <p>Refer to Chapter 66 (Volume II - Code of Practice for Subdivision and Land Development) of this Plan.</p>