

# Lakeside, Te Kauwhata

## Sales Precinct Consent

**Planning report and assessment of  
environmental effects.**

Updated 11 July 2017



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## 1.0 INTRODUCTION

This is an application by Lakeside Developments 2017 Limited (“LDL”) for a “sales precinct” of 5 show homes and a sales office at 94 Scott Road, Te Kauwhata.

The site is located immediately to the south of the existing Te Kauwhata township. It is characterised by a typical rural landscape with rolling pasture in the northern and western portions and flat lowlands which act as a flood plain in the southern and eastern portions of the site. The eastern boundary of the site is the foreshore of Lake Waikare.

The site is part of a wider 194ha block which is a subject to a private plan change application by LDL to rezone the land from Rural and Countryside Living to Recreation and a Living zone specific to the site. In summary the plan change:

- a) Introduces the “Lakeside Precinct Plan” to ensure comprehensive integrated development of this 194ha site. These particular Lakeside provisions will ensure a high quality of development is achieved and that the development will integrate with the existing Te Kauwhata centre. The provisions also require the necessary infrastructure to fully service the new development;
- b) Enables the development of a 1.1ha community hub and some 132.5ha for a variety of housing typologies. The housing typologies include medium density housing, a higher density form of housing associated with communal open space and a retirement village;
- c) Enables direct public access to a substantial portion of the Lake Waikare foreshore for the first time. This land (43ha) will be zoned Recreation and is proposed to be vested in the Waikato District Council (“Council”). It will also enable an extensive walkway and cycleway network designed to complement the current initiatives in Te Kauwhata.

The private plan change has been lodged with the Council and an information request is currently being responded to.

It is recognised that this application for a sales precinct is advanced ahead of the private plan change moving through the required statutory process. The development of the sales precinct is an essential part of the sales and marketing campaign to ensure that the Lakeside development can be delivered in a timely manner, and is ultimately successful if the plan change is approved.

The Lakeside development is a major contributor to Council's application to the Ministry of Business, Innovation and Employment for funding from the Housing Infrastructure Fund. One of the criteria for funding that needs to be demonstrated is LDL's commitment to accelerating development at Lakeside. The development of the Lakeside sales precinct is a clear demonstration of this commitment. LDL's letter which accompanies Council's Housing Infrastructure Fund application is attached to the letter at Attachment 3.

It should be noted that the existence of the sales precinct will in no way pre-empt the decision on the plan change. The private plan change application will still be processed through the standard statutory process and the Hearings Panel will have the unfettered ability to approve, approve with modifications or decline the plan change.

If the plan change is not approved the sales precinct can be removed. If it is approved the sales precinct will be consistent with the scale and form of development provided for by the Lakeside Precinct Plan and therefore will become part of the Lakeside development.

Undertaking a commercial activity in a Rural Zone is not common place and has the potential to result in adverse effects on rural character and amenity. However, in this instance the nature of the activity and its location mean that it is an appropriate activity for this site. In particular, the following matters are highlighted:

- The sales precinct is limited to a small portion (1ha) of the site meaning that the remaining 46ha can continue to be used for rural activities;
- The fact that the sales precinct will be removed if the plan change is not approved means that there can be no long term effects on the rural character or integrity of the zoning;
- The separation of the site from the neighbours and the relatively benign nature of the activity means that there are no traffic, noise or odor effects for adjoining residents;
- The built form of the proposed sales precinct complies with the relevant height, height in relation to boundary and setback controls. This means that it is of a scale and location anticipated by the zone.

This application provides a full set of plans along with specialist geotech information. The application also includes:

- A description of the site and the Te Kauwhata area in general;
- Details of proposal;

- Core planning information including an assessment of effects;
- An evaluation against statutory criteria.

## 2.0 SITE DESCRIPTION

The subject site is at 95 Scott Road, Te Kauwhata and has a legal description of Lot 3 DP 489788 (a copy of the title is contained in Attachment 1).

The site is located to the south of the Te Kauwhata township and is accessed via Scott Road (which terminates at the subject site). The site and its proximity to the Te Kauwhata township is shown by the photos below. The photos below also show the site adjoins Lake Waikere:

**Photo 1 – Aerial View of Subject Site**



**Photo 2 – View over subject site to Te Kauwhata Township**



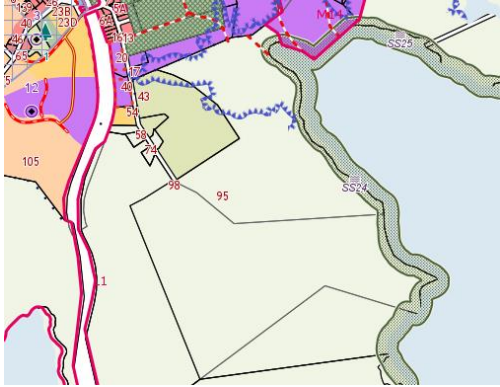
The subject site is 47ha but is part of a wider 194ha rural site which is currently used as a dairy farm. The contour of the site is varied and includes rolling hill country and flood plains. Approximately 75ha of the block is flood plain.

There are no buildings located on the 47ha site on which this proposal is located.

Overall, the subject site has an open rural character and enjoys the amenity values provided by adjoining Lake Waikare and the Te Kauwhata township.

### 3.0 PLANNING PROVISIONS

Set out below is a summary of the planning provisions that apply to the 47ha subject site.

Zone	Rural
Policy/Special Controls	<p>Waikato River Catchment</p> <p>Walkway/Cycleway</p> <p>Flood Limit (blue triangles on northern portion of subject site)</p> <p>Landscape Policy Area (green shaded area on lake edge)</p> 
Designations	<p>M104 – Te Kauwhata Bypass;</p> <p>M14 – Wastewater Treatment Plant.</p>

## 4.0 PROPOSAL

This proposal relates to the construction of 5 show homes, a sales office and 12 car parks within the precinct. The location of the site and the site plan are set out below.

The proposed sales office is a small rectangular building of 50m<sup>2</sup>. Show homes 1 and 2 are 3 bedroom dwellings with floor areas between 80m<sup>2</sup> and 90m<sup>2</sup>. Show homes 3 and 4 are 3 bedroom dwellings with floor areas between 132m<sup>2</sup> -176m<sup>2</sup>. Show home 5 is larger 4 bedroom dwelling and a floor area of 224m<sup>2</sup>. Elevations and plans of these show homes are contained in Attachment 2 and are also shown below.

The show homes will not be connected to services and therefore will not be habitable.

The earthworks required to form the platform for the precinct have already been consented under LUC0455/17.

If the plan change is approved, the consent for the first stage of Lakeside will include a request to convert each of the show homes to habitable dwellings by connecting them to services and subdividing each of the show homes into individual titles. The sales office will be removed from the site. sales precinct is no longer required, a new consent will be sought to subdivide around the show homes and convert them to habitable dwellings.

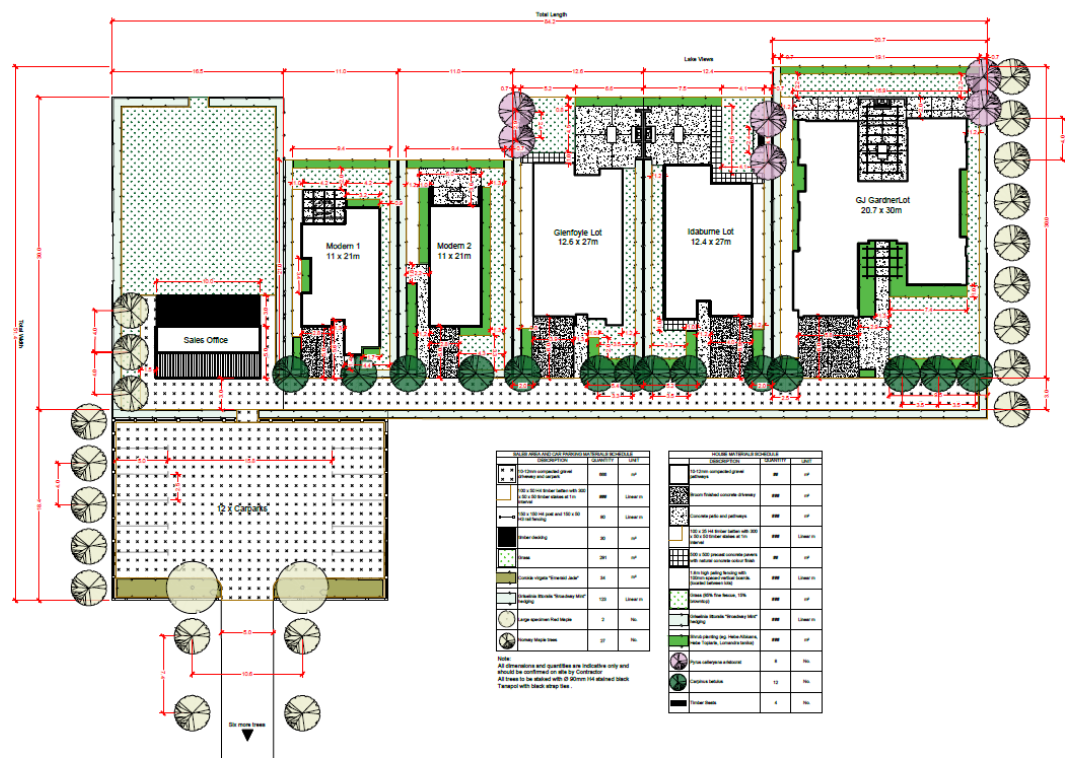
If the plan change was not approved the show homes will be removed. The council is invited to impose a condition to this effect.

### Photo 3 – Location of Works

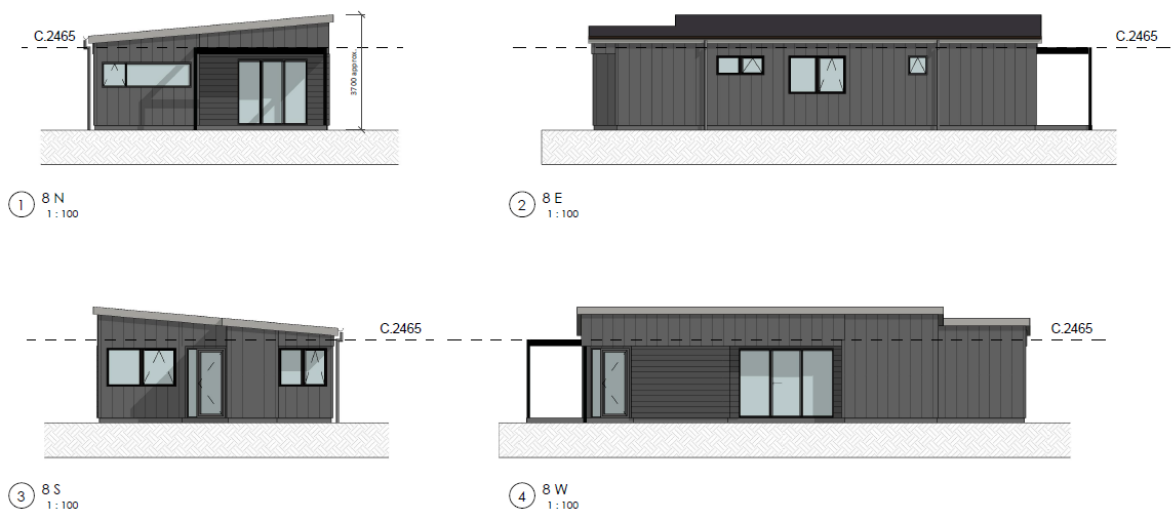




Plan 1 – Sales Precinct Site Plan



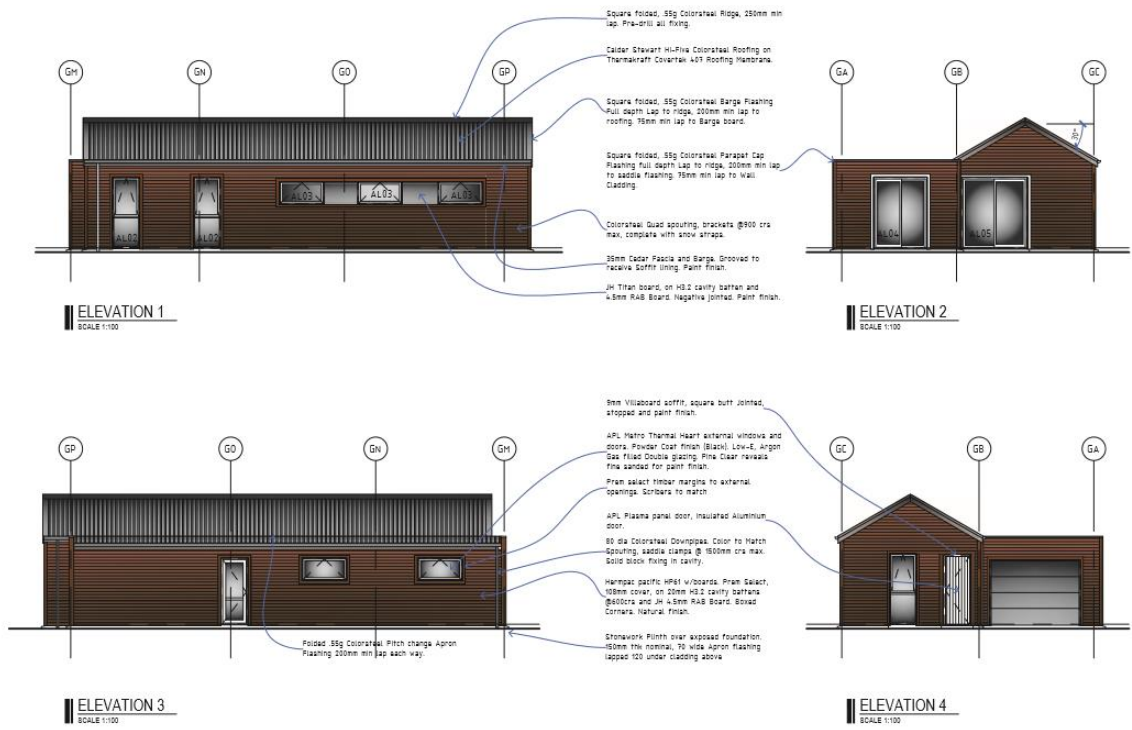
Plan 2 – Show Home 1 – Modern 1



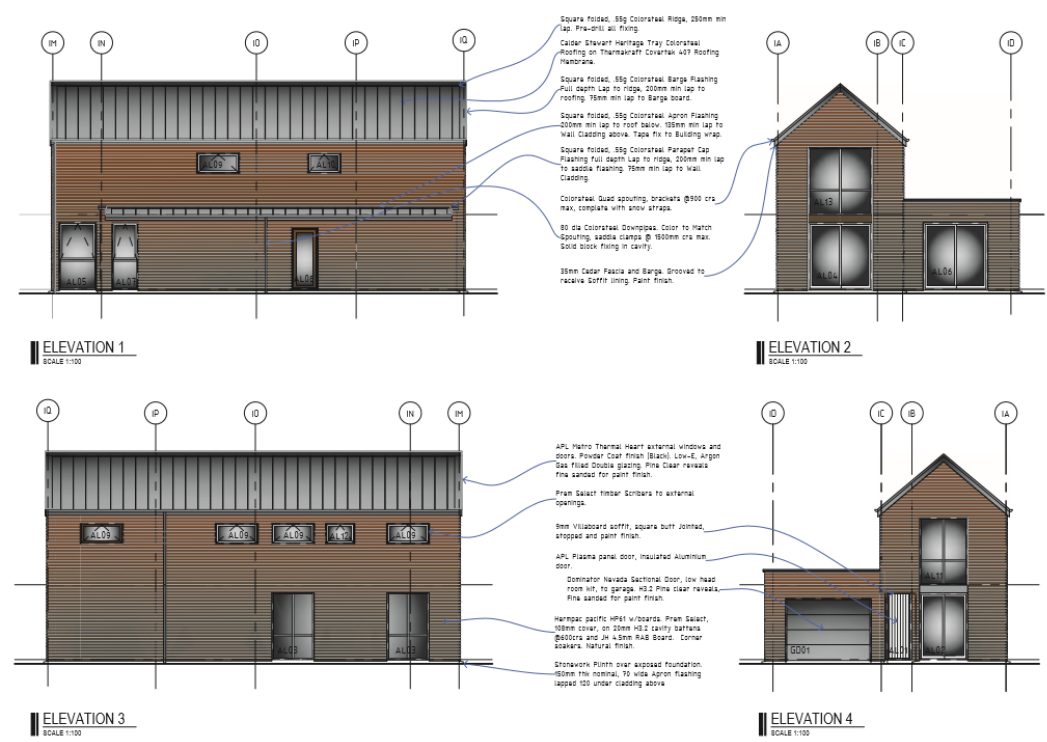
Plan 3 – Show Home 2 – Modern 2



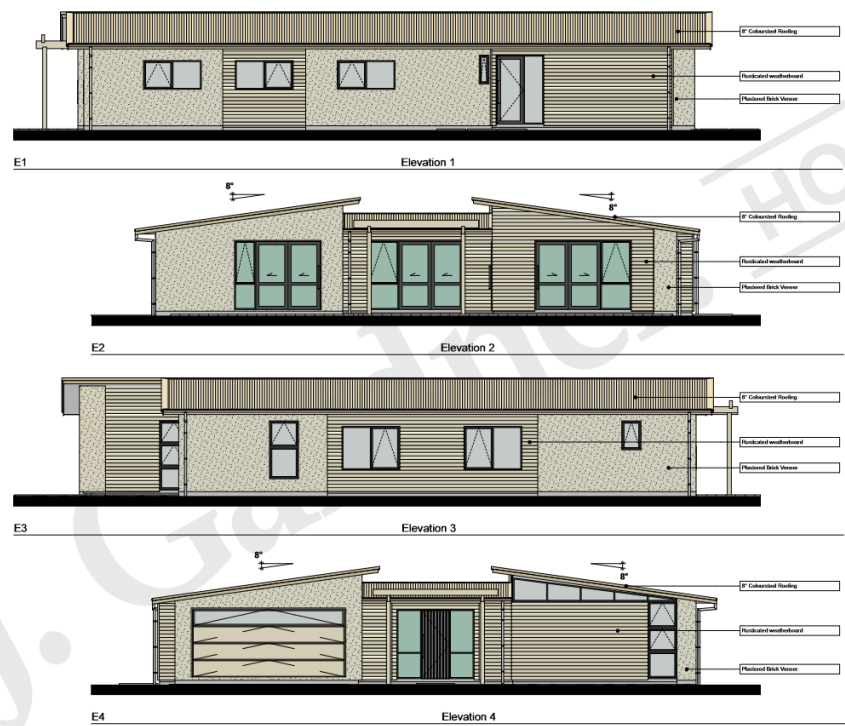
Plan 4 – Show Home 3 – Glenfoyle



Plan 5 – Show Home 4 – Idaburne



Plan 6 – Show Home 5 – Keats



## 6.0 REASONS FOR CONSENT

A discretionary activity consent is required for the establishment of a commercial activity in the Rural zone under Rule 25.10.2.

In terms of the relevant Land Use – Building controls the proposal complies with the following:

Land Use Control – Buildings	Proposal
Rule 25.49 Building Height (max 10m)	Complies as the max height. The Modern 2 and Idaburne show home are both less than 10m in height.
Rule 25.40 Daylight Admission (2.5 + 37 degrees)	Complies
Rule 25.21 Building Coverage (2% of site area or 500m <sup>2</sup> , whichever is the larger)	Complies the site area is 47ha which equates to a max building coverage of 9,400m <sup>2</sup> and the building coverage of the proposed sales precinct is 632m <sup>2</sup> (.13% of the site area).
Rule 25.52 Non-residential building (the gross floor area of each non-residential building does not exceed 500m <sup>2</sup> )	Complies the max floor area of a building is 224m <sup>2</sup> .
Rule 25.53 Building set back – road boundary (12m from the road boundary)	Complies as buildings are located over 100m from the Scott Road boundary.
Rule 25.54 Building set back – allotments 1.6ha or more (25m from every other boundary)	Complies as buildings are located over 100m from the boundaries

It is noted that the Land Use Controls for a dwelling are not relevant in this instance as the proposed show homes will not be connected to services and therefore will not be habitable.

## 7.0 ASSESSMENT EFFECTS

The following is an assessment of the actual and potential effects of the proposed sales precinct.

### 7.1. Effects on the Plan Change Process

As previously details, it is recognised that this application for a sales precinct is advanced ahead of the private plan change submission for the site moving through the required statutory process. The development of the sales precinct is an essential part of the sales and marketing campaign to ensure that the Lakeside development can be delivered in a timely manner and is ultimately successful if the plan change is approved.

The Lakeside development is a major contributor to Council's application to the Ministry of Business, Innovation and Employment for funding from the Housing Infrastructure Fund. One of the criteria for funding that needs to be demonstrated is LDL's commitment to accelerating development at Lakeside. The development of the Lakeside sales precinct is a clear demonstration of this commitment. LDL's letter which accompanies Council's Housing Infrastructure Fund application is attached to the letter at Attachment 3.

It should be noted that the existence of the sales precinct will in no way pre-empt the decision on the plan change. The private plan change will still move through the standard statutory process and the Hearings Panel will have the unfettered ability to approve, approve with modifications or decline the plan change.

If the plan change is not approved the sales precinct can be removed. If it is approved the sales precinct will be consistent with the scale and form of development provided for by the Lakeside Precinct Plan and therefore will not be an issue.

### 7.2 Commercial Use

Locating the sales precinct on the site is logical and appropriate as it will allow purchasers to make an informed choice as to the dwelling they wish to build and to be able to see that dwelling in the context of the overall site.

The 5 show homes and the sales office are a commercial activity as they relate to the sale of sections/homes in the future development as opposed to being habitable buildings.

In this instance, the effects of the commercial use are less than minor for the following reasons:

- The activity will in no way compete with the activities in the town centre as it does not involve retail in the conventional sense or contain services like those located in the town centre;
- The rural use of the site is not compromised as the sales precinct occupies approximately 1ha of a 47ha site meaning that there is more than sufficient land to enable rural activities to continue on the remainder of the site;
- The activity itself is quiet and benign from a neighbour's perspective given that prospective purchasers will simply park their cars and visit the show homes and office;
- The residential form of the show homes means that the built form of the activity fits into the wider environment more readily than a large scale commercial building. The visual effects of the proposal are further addressed below.

The discretionary activity status of commercial activities in the Rural zone indicates that commercial activities may or may not be appropriate depending on the particular details of the activity and the site. In this instance, the commercial activity is appropriate as it does not compromise the rural use of the land, compete with the town centre or generate noise or visual effects on the neighbours.

### 7.3 Traffic effects

The site of the proposed sales precinct is accessed via Scott Road and the existing farm entrance.

The traffic effects on the existing Scott Road properties will be minimal as it not expected that large numbers of prospective purchasers will be coming to the site at any one time. In this regard, it is noted that the sales precinct will be open 7 days a week between 10am and 4pm. This means that visitors to the site will be spread through the day rather than having to be condensed into a 1-2 hours slot.

Furthermore, there are 12 carparking spaces on the site, and as such, there will be no need for parking on Scott Road.

Overall, the traffic effects are expected to be less than minor due to the nature of the activity, the parking provided and the hours of operation.

### 7.4 Geotechnical

The geotechnical assessment of the site conditions was undertaken as part of the earthworks application that has already been approved.

While the majority of geotechnical issues were assessed as part of the earthworks application, the Earthtech report (Attachment 4) does identify that:

“The platform should meet the NZ3604 definition of “good ground”, allowing the use of any of the standard foundation types specified in NZ3604 and an allowable design bearing capacity of 100kPa. The plastic nature of some of the clay soils requires shallow perimeter footings to be founded at a minimum depth of 600mm instead of the more conventional 450mm. Raft foundations may be designed for an allowable bearing capacity of 50kPa”.

Overall, the report does not raise any geotechnical concerns as to the use of the site for a sales precinct.

LDL proposes that a geotech completion report detailing that the building platform for the sales precinct meets the NZ3604 definition of “good ground” as part of the required building consents for each of the show homes.

#### 7.5 Rural landscape/visual effects

When considering the landscape/visual effects of the application, the first matter to consider is if there more built form that there would otherwise be. In this instance, the 5 showhomes and sales office comply with the relevant building coverage and height controls and, as such, the built form is considered to be no greater than if the buildings were for residential and/or a rural purpose.

The second matter to consider is the potential effect of the buildings on the neighbours. In this regard, the proposal complies with the relevant height in relation to boundary and boundary setbacks and, therefore, any effects on the neighbours are also considered to be less than minor.

In terms of the wider rural landscape, the sales precinct will be located at the end of Scott Road and in this way it will integrate with the other residential dwellings located on Scott Road. These buildings are shown on the shown on photo 4 below.



**Photo 4 – Location of proposed sales precinct**



It is noted that the cluster of 6 buildings in the sales precinct is not markedly different to that the other clusters of buildings located in this section of Scott Road, this is shown on the site plan below (which is a repeated version of the site plan in Section 4 above)





The only real change in visual form as a result of the sales precinct, as compared to development that would normally occur, is that there are effectively 5 residential buildings on the site rather than 2 residential buildings and 2 farm buildings. The difference between 2 farm buildings and 2 residential buildings is considered to be insignificant as if anything the residential buildings are more visually appealing than farm buildings.

#### 7.6 Cultural Values

The applicant is aware of the cultural values of Lake Waikare to Maori and, in particular, there is a point on the foreshore of the Lake which holds special significance to iwi.

This proposal is well separated from the lake and its foreshore, and as such, will not impact upon the cultural values of this site or the area in general.

The archaeological assessments identified that there are no known sites of archaeological significance on the property and that the trench testing that has recently been undertaken has not found any new sites.

Notwithstanding, it is acknowledged that there is some moderate potential for new sites to be discovered but this matter has been addressed through an advice note on the earthworks consent that has already been approved.

## **7.7 OVERALL CONCLUSION**

Overall, it is considered that the potential effects of the proposed sales precinct are less than minor given that it will not detract from the activities in the town centre or the rural use of the site and as the buildings comply with the relevant permitted standards.

## **8.0 STATUTORY EFFECTS**

Section 88(2)(b) of the Act stipulates that an application shall include an assessment of environmental effects prepared in accordance with the Fourth Schedule and be in such detail as corresponds with the scale and significance of the effects the activity may have on the environment. This assessment is set out in Section 5.0 of this report.

Below is an assessment against the relevant statutory documents.

### **8.1 RESOURCE MANAGEMENT ACT 1991**

This assessment specifically analyses the Resource Management Act 1991 (“RMA”) and provisions relating to resource consents. The RMA employs a number of tests that an application must satisfy in order to gain approval for the proposed activity.

Overall, the proposal is to be assessed as a discretionary activity. Section 104B of the Act states that the consent authority may grant or refuse the application. If granted, conditions may be imposed on the applicant.

Section 104 and 104B of the Resource Management Act 1991 sets out the matters for consideration when assessing an application for discretionary activity resource consent. Section 104(1) of the RMA states:

“When considering an application for a resource consent and any submission received, the consent authority must, subject to Part 2, have regard to:

- (a) Any actual and potential effects on the environment following the activity; and
- (b) Any relevant provisions of:
- (c) A national environmental standard;
  - (i) Other regulations;

- (ii) National Policy Statement;
  - (iii) A New Zealand Coastal Policy Statement;
  - (iv) A Regional Policy Statement or Proposed Policy Statement;
  - (v) Plan or proposed plan; and
- (d) Any other matter the consent authority considers relevant and reasonably necessary to determine the application.”

The effects of the proposal have been addressed above and the other necessary considerations are addressed below.

### **8.1.1 Sections 5, 6, 7 and 8**

As stated in section 5 of the Resource Management Act 1991 (RMA), the purpose of the RMA is to:

*“In this Act, sustainable management means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-*

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposal is consistent with the purpose of the Act. In particular, the design and nature of the sales precinct is such that it will avoid and/or mitigate adverse effects on the environment as set out in Section 7 above

Sections 6, 7 and 8 of the Act outline the matters to be considered by the Council and any other relevant authorities which are integral to achieving the purpose of the Act. The provisions of these sections of the Act specific to this application are discussed below.

- The amenity values of the adjoining sites on Scott Road will not be affected as they are well separated from the proposed sales precinct and as the proposed buildings will comply with the relevant land use standards in relation to height, height in relation to boundary and setbacks;

- The limited extent and temporary nature of the proposed sales precinct will ensure that rural character of the site is maintained overall.
- The location of the sales precinct means that it is well separated from the foreshore of the lake and will therefore not impact on any sites of significant to iwi. This is consistent with the principles of the Treaty of Waitangi;

## **8.2 NATIONAL POLICY STATEMENTS AND NATIONAL ENVIRONMENTAL STANDARDS**

There are no relevant National Policy Statements or Environmental Standards.

## **8.3 WAIKATO DISTRICT PLAN**

When evaluating the proposal against the Waikato District Plan consideration needs to be given to both the objectives and policies relating to amenity values, particularly those in relation to rural character. These are assessed in the table below.

The relevant objectives and policies relating to natural resources are evaluated in the table below:

<b>Objective – Amenity Values</b>	<b>Assessment</b>
Rural character is preserved.	The rural character of the site is preserved as the activity relates to 1ha of 47ha meaning that rural uses can occur on the vast majority of the site.
The cumulative adverse effects of subdivision or development on rural character and amenity values are avoided.	Cumulative effects are avoided by this application as there will only ever be a need for one sales precinct and as this precinct will be removed if the plan change is not approved.
<b>Policies – Amenity Values</b>	<b>Assessment</b>
Rural subdivision and development should be of a density, scale, intensity and location to retain or enhance rural character, including: (aa) a predominance of natural features over built features (a) a very high ratio of open space in relation to areas covered by buildings; (b) open space areas in pasture, trees, crops or indigenous vegetation tracts of unmodified natural features, indigenous vegetation, streams, rivers, wetlands and ponds	The proposed sales precinct is of a scale, intensity and location which maintains the rural character as: <ul style="list-style-type: none"> <li>• the fact that the precinct relates to 1ha out of 47ha means that there is more than sufficient land for rural activities to continue including farm animals and wildlife;</li> <li>• There is no change to the indigenous vegetation on the site or any natural elements such as wetlands or ponds;</li> </ul>

Objective – Amenity Values	Assessment
<ul style="list-style-type: none"> <li>(c) large numbers of farm animals and wildlife</li> <li>(d) noises, smells and sights of farming, horticultural and forestry uses</li> <li>(e) post and wire fences, purpose-built farm buildings, and scattered dwellings</li> <li>(f) low population density</li> <li>(g) generally narrow carriageways within wide road reserves, often unsealed with open drains, low-speed geometry and low traffic volumes</li> <li>(h) a general absence of urban-scale and urban-type infrastructure such as roads with kerb and channel, footpaths, mown berms, street lights, advertising signs, sealed and demarcated parking areas, decorative fences and gateways</li> <li>(i) a diversity of lot sizes and shapes, related to the character and pattern of the landscape.</li> </ul>	<ul style="list-style-type: none"> <li>• The landscaping around the precinct will ensure that the proposal has a “green character”;</li> <li>• There will be no increase in population density as a result of the proposal;</li> <li>• There will be no change to road carriageways or the creation of urban style kerbs etc;</li> <li>• There will be no change to the diversity of lot sizes and shapes as no subdivision is proposed.</li> </ul>
<p>Rural land should be retained in large holdings sufficient in size to enable productive rural activities to occur, and the creation of large holdings encouraged and where appropriate boundary relocations should be encouraged that facilitate holdings of sufficient size to support these activities.</p>	<p>There is no change to the size of the site and rural activities can continue to occur around the sales precinct. If the plan change is not approved, the sales precinct will be removed and rural activities can continue over the entire site.</p>
<p>Rural character should be maintained and the cumulative adverse effects of subdivision should be avoided.</p>	<p>As identified above cumulative effects will be avoided as there will only ever be one sales precinct and as the precinct will be removed if the plan change is not approved.</p> <p>If the plan change is approved, the sales precinct will be consistent with the planned future use of the site and as such there will also be no cumulative effects.</p>
<p>Rural character should be retained by avoiding the incremental expansion of areas where compromise has already occurred</p>	<p>As stated above the sales precinct will be removed if the plan change is not approved. This avoids incremental expansion.</p>
<p>Subdivision, use and development should not further compromise rural character in rural areas already modified by non-rural activities.</p>	<p>The proposed sales precinct does not compromise rural character as the precinct can be removed if the plan change does not go ahead. Furthermore, rural activities can continue on the vast majority of the site.</p>
<p>Subdivision, use and development of rural land composed principally of small land holdings should be managed to retain rural character by ensuring allotments are of sufficient size for rural land uses to predominate in these areas.</p>	<p>As identified above there is no change to the size of the site.</p>

## 9.0 NOTIFICATION

Section 95D outlines the requirements when considering the need for public notification of an application. Section 95D states:

*“A consent authority that is deciding, for the purpose of section 95A(2)(a), whether an activity will have or is likely to have adverse effects on the environment that are more than minor—*

- (a) must disregard any effects on persons who own or occupy—
  - i. the land in, on, or over which the activity will occur; or
  - ii. any land adjacent to that land; and*
- (b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and*
- (c) in the case of a controlled or restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion; and*
- (d) must disregard trade competition and the effects of trade competition; and*
- (e) must disregard any effect on a person who has given written approval to the relevant application.”*

It is considered that this application should not be publicly notified under section 95A for the following reasons:

- The proposed sales precinct relates to a small portion of the site (1ha) and, as such, the vast majority of the site can continue to be used for rural production. This means that the rural character of the site is retained;
- The sales precinct complies with the relevant land use standards in relation to height, height in relation to boundary and setbacks. Therefore, there are no built form effects on the adjoining properties;
- The proposed sales precinct will not generate significant noise, smell or traffic effects and therefore there will be no discernible effects on the amenity of neighbour sites;
- The proposed sales precinct is consistent with the proposed private plan change for the site. If the plan change is not approved, the sales precinct will be removed meaning that there cannot be any long term effects on the rural character or the integrity of the zone;
- If the proposed private plan change is approved, the sales precinct will be consistent with the scale and form of development provided for under that private plan change and therefore there will also be no long term effects.
- The nature of the activity is such that it will not compete with the Te Kauwhata town centre either in terms of retail or services.

As the application does not meet the requirements for public notification, Council must determine if there are any adversely affected persons that require to be notified. Section 95E states:

- “(1) A consent authority must decide that a person is an affected person, in relation to an activity, if the activity’s adverse effects on the person are minor or more than minor (but are not less than minor).*
- (2) The consent authority, in making its decision, —*
- (a) may disregard an adverse effect of the activity on the person if a rule or national environmental standard permits an activity with that effect; and*
  - (b) in the case of a controlled or restricted discretionary activity, must disregard an adverse effect of the activity on the person that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion; and*
  - (c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.”*

As outlined by the reasons above, it is considered that any adverse effects on any person will be less than minor. Accordingly the application can be processed on a non-notified basis.

## 9.0 CONCLUSION

This proposal relates to the construction of a sales precinct comprised of 5 show homes and a sales office. This sales precinct is a necessary part of the development process and is consistent with the private plan change lodged for the site and the application by Waikato District Council to the Housing Infrastructure Fund administered by the Ministry of Business, Innovation and Development.

The existence of the sales precinct does not pre-empt the plan change in anyway as the plan change will still move through the standard statutory process and the Hearings Panel will have an unfettered ability to approve, approve with modifications or decline the plan change.

If the plan change is declined the sales precinct will be removed meaning that there will be no long term effects on the rural character of the site or the integrity of the Rural zoning.

Undertaking a commercial activity in a Rural Zone is not common place and has the potential to result in adverse effects on rural character and amenity. However, in this instance the nature of the activity and its location mean that it is an appropriate activity for this site. In particular, the following matters are highlighted:

- The sales precinct is limited to a small portion (1ha) of the site meaning that the remaining 46ha can continue to be used for rural activities;
- The fact that the sales precinct will be removed if the plan change is not approved means that there can be no long term effects on the rural character or integrity of the zoning;
- The separation of the site from the neighbours and the relatively benign nature of the activity means that there are no traffic, noise or odour effects for adjoining residents;
- The built form of the proposed sales precinct complies with the relevant height, height in relation to boundary and setback controls. This means that it is of a scale and location anticipated by the zone.

Overall, it is considered that the effects of the application are less than minor and are not inconsistent with the relevant objectives and policies of the Waikato District Plan. As such the application should be approved.

A handwritten signature in black ink, appearing to read 'S. Nairn', with a horizontal line drawn underneath it.

**Sarah Nairn**

**Tattico Limited**

9 June 2017