

K:\144150 Hobbiton Proposed Plan Change to District Plan\Hobbiton DCP\Drawings\144150_00_DCP SH1 1_2018.dwg 31/5/2019 2:02 PM bdmhls

PURPOSE

Tourism activities at 'Hobbiton' are well established and are recognised as an important and significant contributor to economic growth and employment in the Matamata–Piako District. The purpose of this Development Concept Plan (DCP) is to provide for the ongoing management, operation and growth of tourism activities at 'Hobbiton' within an appropriate planning framework.

ACTIVITY SCHEDULE

A1 GENERAL

- a) Except as provided for in A2.4 below, the rules in this DCP do not apply to activities in the Rural Buffer Area. The Rural Zone rules apply within the Rural Buffer Area.
- b) For discretionary ~~and non-complying~~ activities, the matters of discretion within DCP Rule 1.2 may be used as a guide.

A2 PERMITTED ACTIVITIES

The following are permitted activities provided they comply with the relevant performance standards within DCP Rule 1.1:

A2.1 PRECINCT 1 (SHIRES' REST)

- a) Hobbiton Movie Set Overnight Park–Over Camping.
- b) Ticketing offices and facilities.
- c) Hobbiton Movie Set Visitor Accommodation.

A2.2 PRECINCT 2 (HOBBITON MOVIE SET)

- a) Movie Set structures and facilities.
- b) Movie Set tours.
- c) Fireworks displays.
- d) Hobbiton Movie Set Woodwork, Engineering and Painting Workshops.

A2.3 PRECINCTS 1 AND 2

- a) Tourism retailing.
- b) ~~Themed~~ Events.
- ~~c) Non-Themed Events~~
- ~~d) c) Administrative offices for Hobbiton activities permitted under the DCP.~~
- ~~e) d) Buildings associated with, and ancillary to, a permitted activity.~~
- ~~f) e) Parking, loading and manoeuvring areas.~~
- ~~g) f) One dwelling per Certificate of Title.~~
- ~~h) g) Cut and fill earthworks.~~
- ~~i) h) Imported cleanfill activities.~~
- ~~j) i) Signage.~~
- ~~k) j) Farming.~~
- ~~l) k) Domestic wastewater treatment systems and land disposal areas.~~
- ~~m) l) Stormwater treatment and attenuation facilities.~~

A2.4 RURAL BUFFER AREA

- a) Domestic wastewater and treatment systems and land disposal areas associated with Hobbiton ~~situated in a location as shown on the DCP.~~
- b) Stormwater treatment and attenuation facilities associated with Hobbiton ~~situated in a location as shown on the DCP.~~

A3 RESTRICTED DISCRETIONARY ACTIVITIES

The following are restricted discretionary activities:

- a) An activity permitted in A2, ~~excluding a non-themed event~~, that:
 - (i) Complies with performance standard 1.1.7; and
 - (ii) Complies with performance standard 1.1.8; and
 - (iii) Complies with performance standard 1.1.14; and
 - ~~(iv) Complies with performance standard 1.1.16; and~~
 - ~~(v)(iv) Fails to comply with one or more of the other relevant performance standards within DCP Rule 1.1.~~

A4 DISCRETIONARY ACTIVITIES

~~Any activity which is not provided for in this DCP as a permitted or restricted discretionary activity is a discretionary activity.~~

~~The following are discretionary activities:~~

- ~~a) An activity permitted in A2, excluding a non-themed event, that:~~
 - ~~(i) Does not comply with performance standard 1.1.7; and/or~~
 - ~~(ii) Does not comply with performance standard 1.1.8; and/or~~
 - ~~(iii) Does not comply with performance standard 1.1.14; and/or~~
 - ~~(iv) Complies with performance standard 1.1.16; and~~
 - ~~(v) Complies with all other relevant performance standards within DCP Rule 1.1; or~~
 - ~~(vi) Fails to comply with one or more of the other relevant performance standards within DCP Rule 1.1.~~
- ~~b) An activity permitted under A2 with a defined location, that is not as shown on the DCP.~~

A5 NON-COMPLYING ACTIVITIES

~~The following are non-complying activities:~~

- ~~a) A non-themed event that does not meet all of the performance standards in DCP Rule 1.1.~~
- ~~b) An activity not listed in A2.~~

