

K:\144150 Hobbiton Proposed Plan Change to District Plan\Hobbiton DCP\Drawings\144150_00_DCP SHIT 4.dwg 12/6/2019 9:42 AM bdoniels

1.1 PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES IN PRECINCTS 1 AND 2														
1. Building Envelope for all buildings associated with, and ancillary to, a permitted activity listed in this DCP	a) Maximum Height in Precinct 1 and 2: 10m b) Height relative to Precinct boundary - No part of any building shall exceed a height of 3m plus the shortest horizontal distance between that part of the building and the nearest Precinct boundary provided that: (i) Buildings may be erected where they encroach on height relative to Precinct boundaries so long as the written approval of the affected property owner(s) is obtained. c) Front yard in Precinct 1: 15m to Precinct boundary for buildings above-ground, and 10m for buildings below ground. Ground level shall be the level of the existing ground before construction. d) Side yards and rear yards in Precincts 1 and 2: 10m to Precinct boundary, provided that - (i) Buildings may be erected within any rear or side yard so long as the written approval of any affected property owner(s) is obtained. Advice Note: Works in close proximity to all electrical lines can be dangerous. Compliance with the NZECP 34 is mandatory for buildings, earthworks and mobile plant within close proximity to all electrical lines.	screening of the new building from outside the Precinct. No specimen tree planting is required along any new buildings frontage that addresses Buckland Road. Specimen tree planting shall occur at a rate of 1 tree per new building plus one additional tree for every 10 linear metres of the buildings perimeter footing. For the avoidance of doubt, buildings addressing Buckland Road shall constitute the primary active frontage of the building. c) Should any specimen tree or hedge plant, that is required to be retained, die, or become diseased or damaged such that it is no longer able to provide its mitigation function, it shall be replaced with a specimen of the same species. Replacement shall occur within the first planting season after the loss of the mitigation function is identified. d) Soft Landscaping (plants) around all new buildings shall extend a minimum of two metres beyond the building envelope on at least three sides of the building and shall comprise grasses, shrubs and/or groundcovers. e) All planting shall be implemented within the first planting season (March to May or September to November) after any buildings and associated site works are completed. Advice Note: Works in close proximity to all electric lines can be dangerous. Compliance with the NZECP 34 is mandatory for buildings, earthworks and mobile plant within close proximity to all electric lines. Advice Note: Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory for tree trimming and planting. To discuss works, including tree planting, near electrical lines, especially within 20m of those lines, contact the line operator.		- Works located on any part of the site that is owned, leased or occupied by the owner/ operator of the DCP; - Works outlined in the Signage Strategy; and - Roading improvements shown on Bloxam Burnett and Olliver Drawing No's 144150/00/P/101 to 144150/00/P/110. Revision B C dated 24 November 2017 30 May 2019 and 144150/00/P/111 to 144150/00/P/115 Revision A dated 30 May 2019. Advice note: Council will undertake all maintenance works for the roading improvements in the road reserve and invoice the Site Operator / landowner following the works being carried out. k) Trip generation resulting from all activities undertaken at the DCP site shall not exceed a daily average of 2,100 trips calculated over a 7 day period. l) The Site Operator shall accurately monitor and record daily, weekly, monthly and annual trip generation by vehicle type (i.e. split between light vehicles and heavy commercial vehicles) and shall make the records available to the Matamata-Piako District Council as part of the Site Management and Monitoring Plan and upon request. m) k) The Site Operator shall at all times use all reasonable endeavours and shall take such steps as are practicable to: - discourage Hobbiton traffic from using the section of Buckland Road west of the DCP site; and: - encourage Hobbiton traffic to use the eastern section of Buckland Road. Such measures shall include but shall not necessarily be limited to: (i) Sending out annual notices to all tour bus operators reminding them that the recommended travel route is via the eastern end of Buckland Road and that Rangitanuku Road should be avoided. (ii) Placing advisory information on the Site Operator's website. (iii) Printing advisory information on booking tickets. (iv) Maintaining advisory signage at the Precinct 1 vehicle exit. (v) Requesting internet-based mapping sites to direct Hobbiton traffic via the eastern end of Buckland Road. n) l) The Site Operator shall take such steps as are practicable to avoid pedestrians stepping within the Buckland Road reserve at the Precinct 1 frontage. Such measures shall include but shall not necessarily be limited to: (i) Displaying advisory signage at the Precinct 1 boundary with Buckland Road. (ii) Creating and sign posting alternative safe locations outside of the Buckland Road reserve for photo opportunities for visitors. (iii) Constructing barriers to prevent pedestrians crossing Buckland Road. o) Within six months of Plan Change 50 (Hobbiton) becoming operative, improvements to provide 114 metre stopping sight distance (SSD) from vehicle crossings to 385 and 399 Buckland Road shall be designed and constructed										
2. Building Coverage	a) Total building coverage for Precinct 1 shall not exceed 7.4% 10% of the net site area of Precinct 1 (i.e. a total building area of 6,342m²6,320m²). b) There is no maximum building coverage for Precinct 2.													
3. Visual Form and Appearance of New Buildings	a) Any new buildings shall either reflect the rural vernacular established within the relevant Precinct, being simple in form and appearance and/ or be reflective of the fantasy rural architectural character expressed in existing developments located in Precinct 2. b) Where responding to the rural vernacular, the following shall apply: (i) Roofs shall be gable in form only (i.e. no hiproofs) and shall have a pitch of between 20-45 degrees. (ii) Flat connections between building forms are permitted but shall not exceed 25% of the roof form. (iii) Lean to roofs are to have a maximum mono pitch roof of 8° (iv) Wall claddings shall be continuous. While changes may occur at a recess or visual break point, walls must be done in one cladding form with no changes over the wall surface. (v) Wall materials shall be one of the following: - Timber weatherboard; - Timber board and batten; - Weatherboard cladding system (similar to Linea); - Corrugated iron; - Tray steel; - Concrete; - Stone; - Brick; or - Plaster masonry. c) If painted, the exterior colour of buildings and structures within Precinct 1 shall be restricted to natural, visually recessive colours and/or colours that do not contrast with surrounding natural colours so that buildings do not appear incongruent with the surrounding rural landscape. The following colours, from the BSS 5252 colour range or equivalent, meet the requirements of this DCP Performance Standard: <table><tr><td>Group A</td><td>00A01 - A13 inclusive, 02A03, 02A07, 02A11, 06A03, 06A07, 06A11, 08A14, 10A03 - A11 inclusive 16A03, 16A07, 16A11, 18A14</td></tr><tr><td>Group B</td><td>04B19 - B29 inclusive, 08B17 - B29 inclusive, 10B17 - B29 inclusive, 12B17 - B29 inclusive, 18B17 - B29 inclusive, 22B27, 22B29</td></tr><tr><td>Group C</td><td>06C37 - C40 inclusive, 08C37 - C40 inclusive, 10C37, 10C39, 12 C37 - C40 inclusive, 14 C37 - C40 inclusive, 16 C37 - C40 inclusive, 18 C37 - C40 inclusive</td></tr></table> d) Unpainted buildings and structures within Precinct 1 shall be clad in natural materials comprising bricks, stone or timber. e) No buildings or structures within Precinct 1 shall have mirrored glazing. 4. Landscaping for New Buildings a) Within Precinct 1, existing specimen trees and hedging as identified on Mitigation Plan Existing Planting: Precinct1 Plan C2 Revision R7 dated 30/5/19 that forms part of the DCP as 'to be retained' shall be retained unless removal is required by the siting of new development. b) Further development in Precinct 1 shall require the planting of the proposed specimen trees in the locations indicated on Mitigation Plan CXX dated [to be completed] around the Precinct to provide general screening. Proposed specimen trees refer to species that are either Platanus orientalis, Quercus sp., Liquidamber sp., or a species of a similar scale and growth rate New buildings in Precinct 1 shall require specimen tree planting around the Precinct to provide general	Group A	00A01 - A13 inclusive, 02A03, 02A07, 02A11, 06A03, 06A07, 06A11, 08A14, 10A03 - A11 inclusive 16A03, 16A07, 16A11, 18A14	Group B	04B19 - B29 inclusive, 08B17 - B29 inclusive, 10B17 - B29 inclusive, 12B17 - B29 inclusive, 18B17 - B29 inclusive, 22B27, 22B29	Group C	06C37 - C40 inclusive, 08C37 - C40 inclusive, 10C37, 10C39, 12 C37 - C40 inclusive, 14 C37 - C40 inclusive, 16 C37 - C40 inclusive, 18 C37 - C40 inclusive	5. Landscaping of Car Parking Areas a) All car parking areas within Precinct 1 shall be screened from Buckland Road by earth mounding and/or planting to a minimum height of 1.2m. Advice Note: Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory for tree trimming and planting. To discuss works, including tree planting, near electrical lines, especially within 20m of those lines, contact the line operator. 6. Access a) Precinct 1 shall have no more than two vehicle crossings to Buckland Road. The vehicle crossings shall be located in accordance with the DCP. b) Access to Precinct 2 shall be obtained via one vehicle crossing to Buckland Road. c) The vehicle crossings shall be designed, formed, constructed and maintained in accordance with the MPDC Development Manual 2010. d) The vehicle crossings shall comply with the minimum sight distances contained within the MPDC Development Manual 2010. 7. Road safety, Trip Generation, Car Parking, Loading, Formation and Manoeuvring a) A minimum of 379 car parking spaces shall be provided within Precinct 1. The car parking spaces and associated access and manoeuvring spaces shall be formed, surfaced, line marked and maintained in accordance with the MPDC Development Manual 2010. b) Grassed areas suitable for all-weather parking in summer (November to March) shall be provided and maintained for overspill parking within Precinct 1. The grassed areas shall be of sufficient area to ensure that there is a minimum total of 450 car parking spaces provided within Precinct 1. c) A sufficient area shall be formed, constructed and maintained in accordance with the MPDC Development Manual 2010 to accommodate a minimum of 5 bus parking spaces within Precinct 1. d) In addition to the parking requirement in 1.1.7a) and 1.1.7b) above, a minimum of 1 car parking space shall be provided and maintained in accordance with the MPDC Development Manual for each Hobbiton Movie Set Visitor Accommodation unit. e) There are no minimum car parking requirements for Precinct 2. f) A dedicated on-site loading facility to accommodate heavy vehicles (being articulated vehicles or truck and trailer) shall be provided and maintained in both Precinct 1 and Precinct 2, in accordance with the MPDC Development Manual. g) Parking areas and loading spaces shall be clearly signposted at the road frontage in accordance with the NZ Transport Agency's Traffic Control Devices Manual, except that the signs may comprise Hobbiton colours and include Hobbiton branding. h) Parking and loading spaces shall be provided so that no reverse manoeuvring onto or from Buckland Road is needed. The manoeuvring area provided shall take into account the type of vehicle anticipated. i) All vehicles associated with the activities and/or events occurring on the Hobbiton Movie Set Development Concept Plan (DCP) site shall be parked within Precincts 1 and 2. No vehicles shall be parked in the road reserve. j) The owner and/or Site Operator of the DCP site shall be responsible for the maintenance costs of the work listed below on an ongoing basis:		8. Visitor Numbers a) Total visitor numbers during Movie Set Tour Hours including patrons of Themed and Non-themed Events shall not exceed 3,500 people per day. b) The Site Operator shall accurately monitor and record visitor numbers both during and outside of Movie Set Tour Hours, and shall make the records available to the Matamata-Piako District Council as part of the Site Management and Monitoring Plan and upon request. The records to be provided related to movie set tour hours shall be: -Daily visitor numbers (movie set tour tickets sold) -Daily number of bookings -Daily number of visitors booked in groups of 8 or more -Daily number of staff 9. Noise a) The noise level from site activities other than the exclusions listed in DCP Performance Standards 1.1.9 b), c) and d) below, as measured at any point within the notional boundary of any rural dwelling located outside the Hobbiton Movie Set Development Concept Plan (DCP) area and existing at [insert date of plan change notification] shall not exceed the following: <table><tr><td>7.00am to 108.00 pm</td><td>50 dB LAeq</td></tr><tr><td>108.00 pm to 7.00am</td><td>40 dB LAeq and 70 dB LAm_{ax}</td></tr></table> b) Seasonal or temporarily intermittent noise resulting from agriculture and forestry activities (e.g. crop spraying, agriculture or forestry harvesting, frost control etc) consistent with the predominant character of the Rural zone, are permitted provided that: (i) The activity is conducted in accordance with good management practice; and (ii) Machinery is operated in accordance with manufacturers' specifications. This exclusion does not include rural operations such as the distribution of industrial factory by-products.	7.00am to 108.00 pm	50 dB LAeq	108.00 pm to 7.00am	40 dB LAeq and 70 dB LAm _{ax}
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