

## **Schedule 2:** Proposed Changes to the Matamata-Piako District Plan

# **Proposed Changes to the Operative Matamata-Piako District Plan**

## **INTRODUCTION – ISSUES, OBJECTIVES, POLICIES**

## **PART A**

- Amend Section 2.2 ‘Significant resources of the District’ in Part A to identify the significance of Hobbiton Movie Set as a tourism resource, as follows:

**Add the following paragraph to Section 2.2 ‘Significant Resources of the District’:**

*“Tourism has become increasingly important to the District’s economy and the sustainable growth and development of tourism activities is to be encouraged. The District’s accessibility to major centres and nearby tourist destinations such as Rotorua, Coromandel and Waitomo Caves provides future opportunities for growth of this sector. Major tourism attractions such as Hobbiton Movie Set have direct and indirect benefits for the District’s towns due to employment and the use of local services by visitors such as accommodation, food and beverages and other retail.”*

- Insert a new Section 2.3.9 ‘Tourism’ in Part A to identify the importance of tourism activities to the District’s economy, as follows:

**Add the following bullet point to Section 2.3 ‘Significant Resource Management Issues’:**

*“2.3.9      Tourism*

- *Enabling the growth of the District’s tourism industry is important to maximise the value of tourist expenditure within the District which has flow on effects throughout the District’s economy. A significant resource management issue that the District Plan must address is seeking to encourage tourism whilst ensuring that adequate measures are in place to avoid, remedy and mitigate the localised environmental effects of tourist attractions.”*
- Insert a new policy in Section 3.5.2 of Part A related to amenity issues associated with Hobbiton Movie Set specifically in terms of the design, appearance and character of development, as follows:

**Add the following new policy in Section 3.5.2 ‘Amenity’ under the sub-heading ‘Design, Appearance and Character’:**

*“P10      To ensure that the design of future development at Hobbiton Movie Set is sympathetic to the rural landscape and environment.”*

- Insert a new objective and new policies in Section 2.4 in Part A related to ‘Tourism’, as follows:

**Add the following new objectives, policies, implementation methods and explanation in Section 2.4:**

<b>9. Tourism</b>					
	<b>Outcome sought (objectives)</b>		<b>Solutions (policies)</b>	<b>Implementation (methods) refer to the following sets of controls and reasons for chosen methods</b>	<b>Explanation and reasons for objectives and policies</b>
O1	To recognise and enhance the significance of tourism to the District's economy, and to provide for sustainable tourism growth and development while avoiding, remedying or mitigating adverse effects on the environment.	P1  P2	To encourage appropriate tourism development in the District.  Development Concept Plans shall be used for major tourist attractions to recognise their significance to the District whilst managing the adverse effects of tourism developments.	<ul style="list-style-type: none"> <li>• Development Controls, Section 3</li> <li>• Performance Standards, Section 5</li> <li>• Development Concept Plans, Schedule 5</li> </ul>	This objective seeks to enable the growth of tourism activities in recognition of their importance in terms of the economic wellbeing of the District. The policies aim to balance the economic benefits with ensuring that any adverse effects of individual tourism activities are appropriately avoided, remedied or mitigated.

## **GENERAL PROVISIONS – RULES**

## **PART B**

- Amend Rule 3.3.4 ('Landscaping (scheduled and non-scheduled sites)') in Part B to exclude the Hobbiton Movie Set DCP site from the landscaping requirements, as follows:

**Add the following clause (vi) to Rule 3.3.4 'Landscaping (Scheduled and Non-Scheduled Sites)':**

“(vi) These landscaping provisions do not apply to the Hobbiton Movie Set Development Concept Plan for Part Lot 3 DP 9575 (SA15C/297), Section 239 Matamata Settlement (SA19C/893), Part Section 137 Block V Tapapa Survey District (SA265/12), Lot 3 DPS 13550 and Part Lot 2 DP 16907 (SA41A/384), Section 229 Matamata Settlement (SA19C/883), Section 240 Matamata Settlement (SA19C/894), Section 244 Matamata Settlement (SA21B/269), Section 238 Matamata Settlement (SA19C/892), and Section 236 Matamata Settlement (SA19C/890) as identified in Schedule 5 but will be considered in terms of Section 1.4.1 and 1.4.12.”

- Amend Rule 9.1.1 ('Roading hierarchy') in Part B to include Buckland Road and a section of Puketutu Road as a 'Collector Road', as follows:

Add the following row items to the Collector Road table under Rule 9.1.1 'Roading hierarchy' clause (i)(c) 'Collector roads':

<b>Road name</b>	<b>Start</b>	<b>End</b>
<i>Buckland Road</i>	<i>Western boundary to Part Section 137 Block V Tapapa Survey District</i>	<i>Puketutu Road</i>
<i>Puketutu Road</i>	<i>Hopkins Road</i>	<i>Buckland Road</i>

- Include the Hobbiton Movie Set site to Schedule 5 'Sites subject to a Development Concept Plan' in Part B as follows:

Add the following paragraph to Schedule 5 'Sites Subject to a Development Concept Plan':

***"Hobbiton Movie Set, Buckland Road, Matamata***

*Part Lot 3 DP 9575 (SA15C/297), Section 239 Matamata Settlement (SA19C/893), Part Section 137 Block V Tapapa Survey District (SA265/12), Lot 3 DPS 13550 and Part Lot 2 DP 16907 (SA41A/384), Section 229 Matamata Settlement (SA19C/883), Section 240 Matamata Settlement (SA19C/894), Section 244 Matamata Settlement (SA21B/269), Section 238 Matamata Settlement (SA19C/892), and Section 236 Matamata Settlement (SA19C/890)."*

## **MAPS AND PLANS**

## **PART C**

***Insert the Hobbiton Movie Set DCP into the Planning Maps in Part C.***

*The DCP follows as sheets 1 – 6.*



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

**ACTIVITY SCHEDULE**

**GENERAL**

- a) 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) All permitted activities in Precincts 1 and 2 shall be subject to compliance with the relevant performance standards within DCP Rule 1.1.
- c) Any permitted activity in Precincts 1 and 2 which is provided for in this DCP and does not meet the relevant performance standards under DCP Rule 1.1 is a restricted discretionary activity unless otherwise specified.
- d) For restricted discretionary and discretionary activities the matter of discretion within DCP Rule 1.2 shall apply.

**1. PRECINCT 1 (THE SHIRE'S REST)**

**Permitted Activities:**

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

**2. PRECINCT 2 (HOBBITON MOVIE SET)**

**Permitted Activities:**

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

**3. TOTAL DCP (PRECINCTS 1 AND 2)**

**Permitted Activities:**

- a) Tourism Retailing.
- b) Events which comply with DCP Rules 1.1.13 a), b) and c).
- c) Administrative offices for Hobbiton activities.
- d) Buildings associated and ancillary to a permitted activity.
- e) Parking, loading and manoeuvring areas.
- f) One dwelling per Certificate of Title.
- g) Earthworks necessary for building works authorised by a building consent and the area of earthworks is no more than 150% of the area of those building works.
- h) Earthworks other than clean fill activities involving the depositing of 2,000m<sup>3</sup> or more of material (as measured compacted in place).
- i) Farming.

**Restricted Discretionary Activities:**

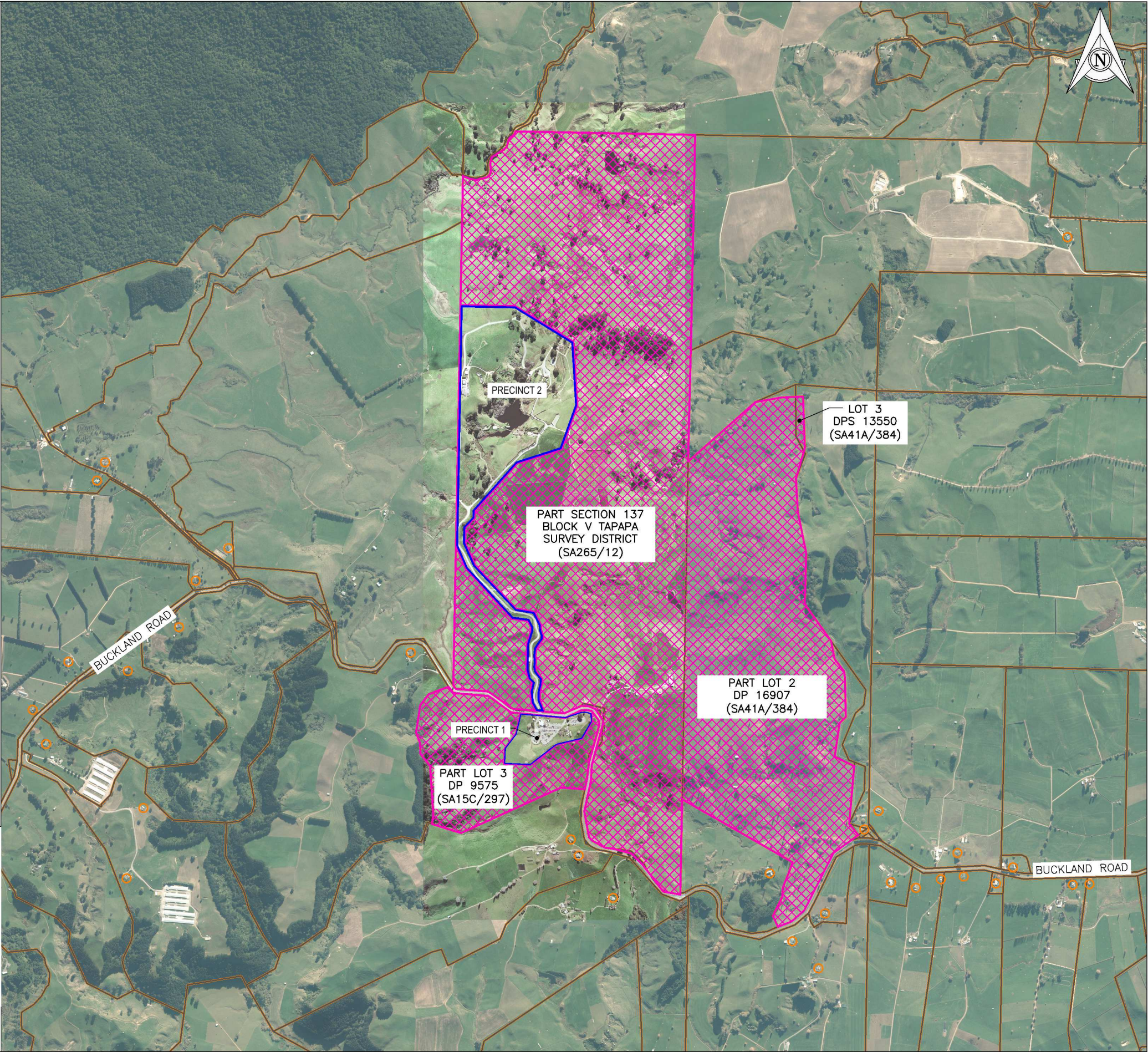
- a) Events which do not comply with DCP Rules 1.1.13 a), b) and c).
- b) Clean fill activities involving the depositing of 2,000m<sup>3</sup> or more of material (as measured compacted in place).

**Discretionary Activities:**

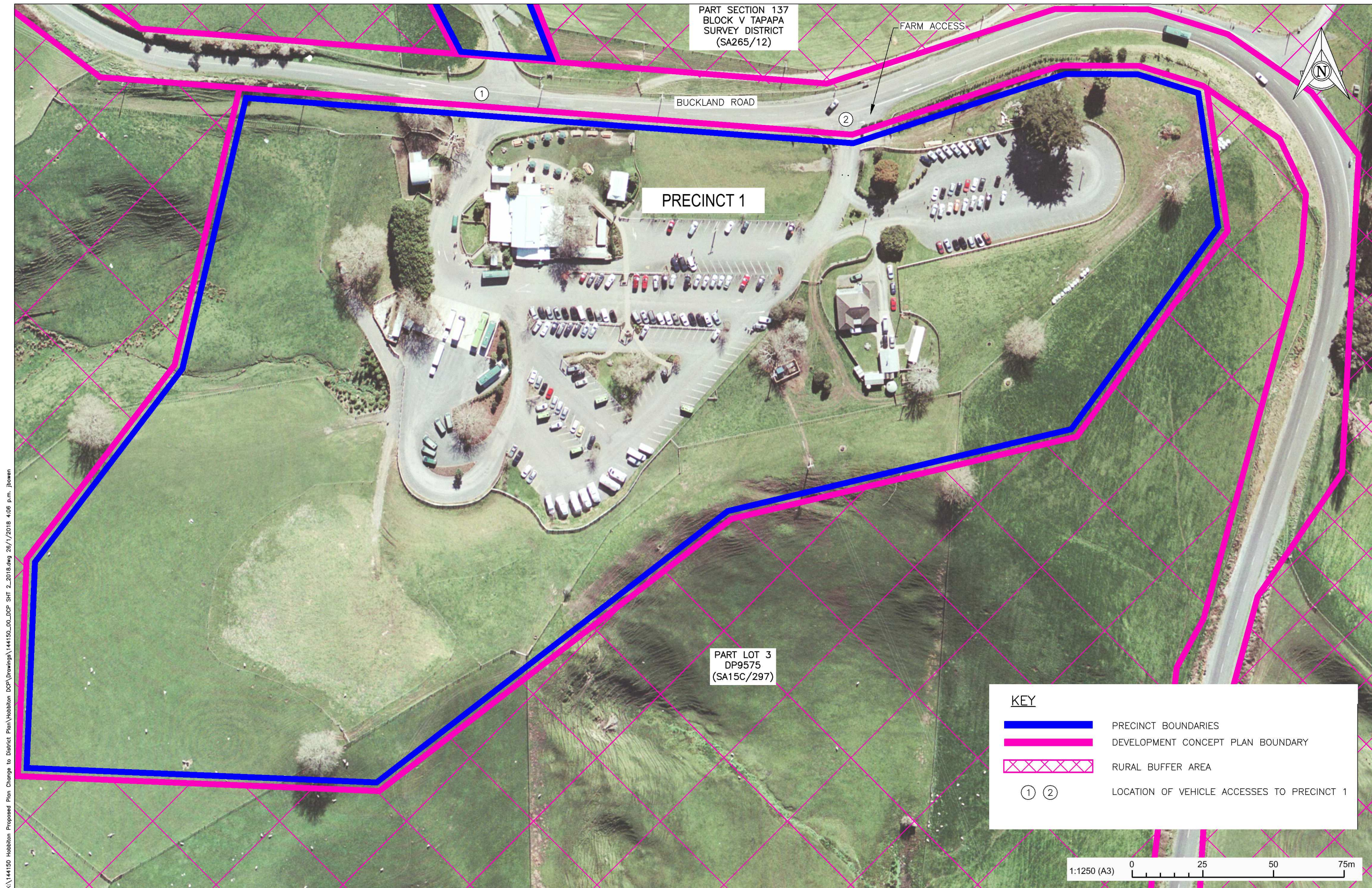
- a) Any activity which is not provided for in this DCP as a permitted or restricted discretionary activity is a discretionary activity.

**KEY**

- LEGAL BOUNDARIES
- PRECINCT BOUNDARIES
- DEVELOPMENT CONCEPT PLAN BOUNDARY
- RURAL BUFFER AREA
- PRECINCT 1 THE SHIRE'S REST
- PRECINCT 2 HOBBITON MOVIE SET
- RURAL DWELLINGS EXISTING AS AT SEPT 2016

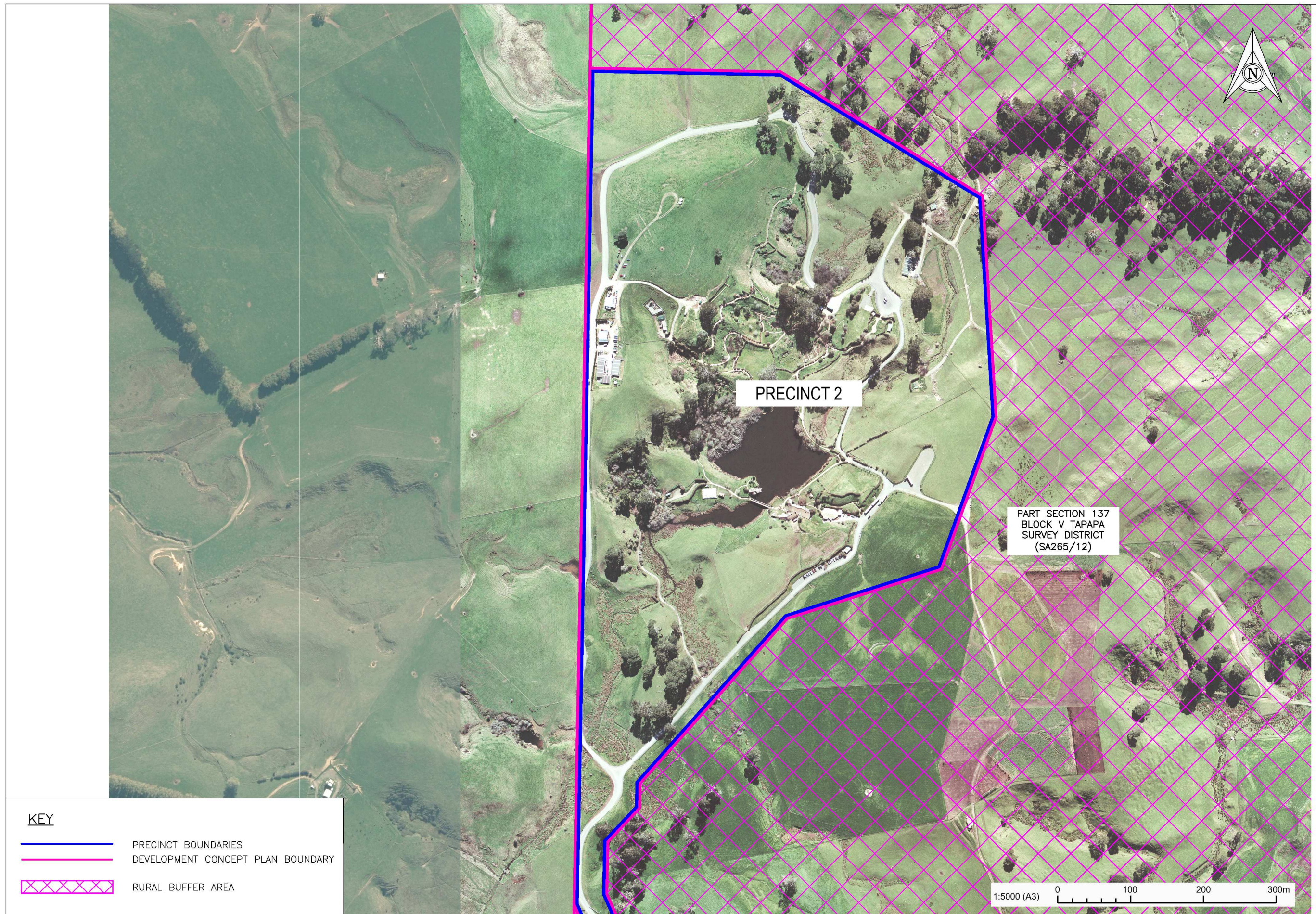








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1.1 PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES IN PRECINCTS 1 AND 2							
1. Building Envelope for all buildings associated and ancillary to a permitted activity listed in this DCP	<div>a) Maximum Height in Precinct 1: 10m</div> <div>b) Height 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.</div> <div>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.</div> <div>d) Side yards and rear yards in Precincts 1 and 2: 10m to Precinct boundary, <b>provided that</b> -<div>(i) Buildings may be erected on any rear or side yard so long as the written consent of any affected property owner(s) is obtained and compliance with DCP Performance Standard 1.1.1 a) above is achieved.</div></div>						
2. Building Coverage	<div>a) Total building coverage for Precinct 1 shall not exceed 10% of the net site area.</div> <div>b) There is no maximum building coverage for Precinct 2.</div>						
3. Visual Form and Appearance of New Buildings	<div>a) 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, meet the requirements of this DCP Performance Standard:</div> <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> <div>b) Unpainted buildings and structures within Precinct 1 shall be clad in natural materials comprising bricks, stone or timber.</div> <div>c) No buildings or structures within Precinct 1 shall have mirrored glazing.</div>	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
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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						
4. Landscaping for New Buildings	<div>a) New buildings in Precinct 1 shall incorporate specimen tree planting between them and the precinct boundary, around the perimeter of the Precinct to provide general screening of new development from outside the Precinct. Excluded from this planting requirement are new buildings that directly face Buckland Road or where the boundary already contains perimeter planting adjacent to the new building.</div>						

	<div>b) Soft Landscaping 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 reflect rural amenity plantings which may including pastoral or curtilage plantings.</div> <div>c) All planting shall be implemented within the first planting season after any buildings and associated site works are completed.</div>
5. Landscaping of Car Parking Areas	<div>a) New 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.</div>
6. Access	<div>a) Precinct 1 shall have no more than two commercial vehicle crossings to Buckland Road.</div> <div>b) Access to Precinct 2 shall be obtained via one vehicle crossing to Buckland Road.</div> <div>c) The vehicle crossings shall be designed, formed, constructed and maintained in accordance with the MPDC Development Manual 2010.</div> <div>d) The vehicle crossings shall comply with the minimum sight distances contained within the MPDC Development Manual 2010.</div>
7. Car Parking, Loading, Formation and Manoeuvring	<div>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.</div> <div>b) Grassed areas suitable for all-weather parking in summer shall be provided 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.</div> <div>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.</div> <div>d) A minimum of 1 car parking space shall be provided for each Hobbiton Movie Set Visitor Accommodation residence.</div> <div>e) There are no minimum car parking requirements for Precinct 2.</div> <div>f) A new development or change of use shall provide dedicated on-site loading facilities to accommodate a courier van meeting the “Type MB – Forward Control Passenger Vehicle” standard as defined in Table A of the New Zealand Transport Agency’s vehicle classification.</div> <div>g) Parking areas and loading spaces shall be clearly signposted at the road frontage.</div> <div>h) Parking and loading spaces shall be provided so that sufficient area is provided on site 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.</div> <div>i) All vehicles associated with the activities occurring on the Hobbiton Movie Set Development Concept Plan (DCP) site shall be parked on the DCP site. No vehicles shall be parked in the road reserve.</div>

8. Visitor Numbers	<div>a) Visitor numbers shall not exceed 3,500 people per day, excluding visitors attending events which finish more than one hour before the first movie set tour commences or begin one hour after the final movie set tour has finished.</div>				
9. Noise	<div>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 or within the notional boundary of any rural dwelling located outside the Hobbiton Movie Set Development Concept Plan (DCP) area and existing at <i>[insert date of plan change notification]</i> shall not exceed the following:</div> <table><tr><td>7.00am to 10.00pm</td><td>50 dB LAeq</td></tr><tr><td>10.00pm to 7.00am</td><td>40 dB LAeq and 70 dB LAeq</td></tr></table> <div>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:<div>i) The activity is conducted in accordance with good management practice; and</div><div>ii) Machinery is operated in accordance with manufacturers’ specifications.</div>This exclusion does not include rural operations such as the distribution of industrial factory by-products.</div> <div>c) Up to 12 outdoor movie screening events that exceed the noise levels in Performance Standard 1.1.9 a) above are permitted to 11.00pm during daylight savings time in any calendar year with no more than two events (outdoor movie screening or outdoor amplified music/concert events) in a seven-day period, and no more than three events in a calendar month. The events shall not exceed 55 dB LAeq when measured at or within the notional boundary of any rural dwelling located outside the DCP area and existing at <i>[insert date of plan change notification]</i>.</div> <div>d) Up to 6 outdoor amplified music /concert events that exceed the noise levels in Performance Standard 1.1.9 a) above are permitted in any calendar year, with no more than two events (outdoor movie screening or outdoor amplified music/concert events) in a seven-day period, and no more than three events in a calendar month. The events shall:<div>i) Not exceed six hours duration (excluding sound testing and balancing on the day of the event);</div><div>ii) Not exceed 65dB LAeq as measured at the notional boundary of any rural dwelling located outside the DCP area and existing at <i>[insert date of plan change notification]</i>; and</div><div>iii) End by 11.00pm during daylight savings, and by 10.00pm at all other times of the year; and</div></div>	7.00am to 10.00pm	50 dB LAeq	10.00pm to 7.00am	40 dB LAeq and 70 dB LAeq
7.00am to 10.00pm	50 dB LAeq				
10.00pm to 7.00am	40 dB LAeq and 70 dB LAeq				

	<p>iv) Have a period of sound testing and balancing undertaken on the day of the event between 9.00am and 3.00pm. The noise from the testing shall not exceed 55 dB <math>L_{Aeq}</math> as measured within the notional boundary of any rural dwelling located outside the DCP area and existing at <i>[insert date of plan change notification]</i>. The cumulative sound testing period shall not exceed 1 hour.</p> <p>e) Written notice shall be provided to the occupiers of all properties, within a 3km radius of the Precinct where any outdoor amplified music / concert event is being held, a minimum of seven days prior to the event. The written notice shall include the following details:</p> <ul style="list-style-type: none"> <li>The date and time of the event; and</li> <li>The name and mobile phone number of a contact person who will be available to respond to any enquirers prior to, during and after the event.</li> </ul> <p>f) A single noise management plan shall be prepared for all concert and outdoor movie events. It shall be submitted to Council at least 10 working days prior to the first event and shall detail:</p> <ul style="list-style-type: none"> <li>The applicable noise limits;</li> <li>How noise from the events will be managed and controlled to comply with the limit;</li> <li>Noise monitoring locations and methodology;</li> <li>A list of neighbours who have been consulted and a summary of the consultation; and</li> <li>How any complaints will be recorded and managed.</li> </ul> <p>g) Monitoring of sound levels during the first occurrence of each event type listed in Performance Standards 1.1.9c) and d) above shall be carried out at the closest neighbouring dwelling to that event, and in response to any complaints of these event types should they arise. A report of the monitoring results shall be submitted to Council within 10 working days of the event(s).</p> <p>h) All Sound levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 <i>“Acoustics – Measurement of Environmental Sound”</i> and New Zealand Standard NZS 6802:2008 <i>“Acoustics – Environmental Noise”</i>.</p> <p>i) Construction noise from the site shall comply with NZS6803:1999 <i>“Acoustics – Construction Noise”</i>.</p>
10. Lighting and Glare	<p>a) At no time between 7.00am and 11.00pm shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at the boundary of Buckland Road or any Rural zoned site located outside the Hobbiton Movie Set Development Concept Plan (DCP) area.</p> <p>b) At no time between the hours of 11.00pm and 7.00am shall any outdoor lighting be used in a manner that causes:</p> <p>i) An added illuminance in excess of 10 lux measured horizontally or vertically at the boundary of Buckland Road or at any window</p>

	<p>of an adjoining building within the Rural zone located outside the DCP area.</p> <p>ii) An added illuminance in excess of 20 lux measured horizontally or vertically at any point along any Rural zone boundary located outside the DCP area.</p> <p>c) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting.</p> <p>d) The outdoor lighting within the DCP area shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to user of Buckland Road or to any occupants of any adjoining Rural zoned site located outside the DCP area. For the purposes of this rule the discomfort level is defined as one that can be detected and determined to be a nuisance by an appropriately experienced Council officer who is able to apply the frequency, intensity, duration and offensiveness to their observations and who is able to report these accurately.</p>
11. Street Lighting	a) Prior to the commercial use of any Hobbiton Movie Set Visitor Accommodation within Precinct 1, a single street light shall be installed opposite the Precinct 1 entry access.
12. Signage	<p>a) The following signs related to permitted activities established within Precincts 1 and 2 for the advertisement or identification of the established permitted activities:</p> <p>i) Signs attached to or forming part of a building: 0.25m<sup>2</sup> for every metre of related Precinct frontage up to a maximum total area of 16m<sup>2</sup> in each of the Precincts 1 and 2.</p> <p>ii) Free standing signs: 0.25m<sup>2</sup> for every metre of related Precinct frontage up to a maximum total area of 16m<sup>2</sup> in each of the Precincts 1 and 2.</p> <p>b) Provided there are no controls on signage visible only internal to the Hobbiton DCP area or for signs whose sole purpose is to direct traffic within a Precinct.</p> <p>c) Health and Safety signs to meet legislative requirements: no size maximum.</p> <p>d) The size of letters on signs directed at passing traffic on Buckland Road shall have a minimum height standard of 150mm.</p> <p>e) Directional signs on local roads and state highways may be erected for Hobbiton Movie Set provided that the written consent of the Matamata-Piako District Council or NZ Transport Agency respectively is obtained. Directional signs erected under this Performance Standard shall not be subject to the DCP Signage Performance Standards 1.1.12 a), b), c) and d) above.</p>

13. Events	<p>a) <b>Events involving up to 500 patrons within Precincts 1 and 2:</b> more than one event may be held at any one time provided that the total number of patrons for the events does not exceed 500.</p> <p>b) <b>Events involving 501 to 1,000 patrons within Precincts 1 and 2 where no more than 500 patrons will arrive and depart the event by private car/mini-van:</b> more than one event may be held at any one time provided the total number of patrons for the events does not exceed 1,000.</p> <p>c) <b>Events held during Movie Set Tour hours:</b> the operator shall manage Events and Movie Set Tour visitor numbers so that total parking demand within Precinct 1 does not exceed:</p> <ul style="list-style-type: none"> <li>450 parking spaces in the months November – March inclusive.</li> <li>For all other months, the all-weather surface parking capacity.</li> </ul> <p>d) The operator of the events must maintain records of all events, including:</p> <ul style="list-style-type: none"> <li>Date, time, Precinct and type of event;</li> <li>The number of patrons in attendance at the event and on the site as a whole;</li> <li>The method of arrival and departure for all patrons for events involving more than 500 patrons;</li> <li>Records of written notice to neighbours for events involving fireworks displays;</li> <li>These records shall be supplied to Council for the previous calendar year upon request by Council.</li> </ul>
14. Fireworks Displays	<p>a) For events involving fireworks displays, written notice shall be provided to the occupiers of all properties located within a 3km radius of the precinct where the fireworks display is being held a minimum of seven days prior to the event. The written notice shall include the following details:</p> <ul style="list-style-type: none"> <li>The date and approximate time of the planned fireworks display; and</li> <li>The name and mobile phone number of a contact person who will be available to respond to any enquires prior to, during and after the event.</li> </ul> <p>b) No fireworks displays shall be held between 1 August and 31 October in any calendar year unless otherwise approved by resource consent.</p>

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1.2 MATTERS OF DISCRETION		
1. Restricted Discretionary Activities provided for in the Development Concept Plan	A. Events: Any application shall be assessed upon consideration of the following:  a) Traffic Management Plan for events over 500 people without buses or over 1,000 people in all circumstances.  b) Temporary ablution facilities during the event.  c) Details of any temporary structures associated with events.  d) Clean up.  e) Cumulative effects associated with the number and size of events.  f) Extent to which the event complies with Performance Standards 1.1.9 (noise) and 1.1.10 (lighting and glare) above.	
	B. Clean Fill Activities:  a) A management plan shall be supplied with the resource consent application which shall include:  i) A plan of the property showing the area to be filled;  ii) The approximate quantity of material to be deposited, the type of material, the timing and progress of the operation, its operating times and the landfills completion date;  iii) A description of soil type, permeability, effect on groundwater levels and effects on adjacent land / soil structures;  iv) An investigation into the stability of the underlying land and its ability to remain stable under increased loadings in all conditions;  v) Proposals to ensure the prevention of mass movement of the filled material itself. This will include details on benching, method of compaction, etc;  vi) Proposals for rehabilitation of the surface of the fill to prevent surface erosion such as sheet, rill and gully erosion. This will include details on topsoiling and grassing, etc;  vii) Details of traffic generation, size of trucks, movements per day, position of access points, possible effect on public roads, location of adjacent dwellings. Council will take account of the expected volume of, and routes to be used by, traffic to and from the landfill site, and the impact of this	

	traffic on the areas through which it would regularly travel;  viii) Proposals to deal with noise, dust, smoke and other detractions from the amenities of the area;  ix) Proposals to ensure security of the site to prevent public dumping;  x) Drainage proposals. How gullies would be drained in order to prevent excessive saturation of the fill;  xi) Proposals for control of silt which discharge from bare earth areas during operations. Such proposals may include installation of a silt pond, in which specification of the pond's dimensions would need to be provided; and  xii) Comment on the quality of material to be deposited. If leachate was discharged from the fill, how it would be contained.  b) The extent to which adherence to the management plan will avoid, remedy and mitigate the effects of the clean fill activity.
2. Restricted Discretionary Activities due to failure of Performance Standards in the Development Concept Plan	Restricted Discretionary Activities that are restricted solely due to failed standards will be assessed only against the effects of non-compliance with those standards.
3. Discretionary Activities: Activities not provided for in the Development Concept Plan	For Discretionary Activities Council shall as a minimum have regard to all the Performance Standards for Permitted Activities within Section 1.1 and the matters of discretion for Restricted Discretionary Activities within Section 1.2.2. The Performance Standards for Permitted Activities and matters of discretion for Restricted Discretionary Activities are only a guide to the matters Council will consider and shall not restrict Council's discretionary powers.

**Definitions:**

**“Hobbiton Movie Set Overnight Park-Over Camping Area”** means land within Precinct 1 used for short term accommodation of visitors to the Hobbiton Movie Set site where the accommodation is provided in self-contained mobile camping vehicles, and the maximum duration of any stay by visitors is one night.

**“Hobbiton Movie Set Visitor Accommodation”** means a single-storey, stand-alone or duplex residential building that provides short-term accommodation for travellers and tourists who generally have their principal place of residence elsewhere. Hobbiton Movie Set Visitor Accommodation may contain facilities in rooms for the preparation of meals by guests.

**“Events”** means an activity that involves a gathering of a group of people either as participants or spectators and includes but is not limited to weddings, birthday parties, corporate functions, concerts, festivals, group movie screenings, conferences and the like. This definition applies only where the activity is not covered by another definition/activity in the Hobbiton Movie Set Development Concept Plan.

**“Tourism Retailing”** means the use of land or buildings where goods are offered or exposed principally to the tourist market for sale and includes: premises making and serving food and beverages such as cafes, restaurants and licensed premises; premises for green / blue screen chroma key photography and photography; and ancillary storage and warehousing of goods to be sold through the retail activity. For the avoidance of doubt, the kitchen facilities within the premises may operate as commercial catering enterprises independent of Hobbiton Movie Set provided that the principal use of the kitchen facilities is to serve the needs of the Hobbiton Movie Set’s activities.

**“Hobbiton Movie Set Woodwork, Engineering and Painting Workshops”** means buildings within Precinct 2 used principally for the construction of movie set structures and facilities for the Hobbiton Movie Set site identified in the Hobbiton Movie Set Development Concept Plan. For the avoidance of doubt, the workshops may operate as commercial enterprises independent of Hobbiton Movie Set provided that the principal use of the workshops is to serve the needs of the Hobbiton Movie Set’s activities.