

## AINF – All infrastructure

*The EIT – Infrastructure, energy and transport section includes the following chapters:*

- *AINF – All infrastructure;*
- *AMR – Amateur radio;*
- *EDIS – Electrical distribution;*
- *EGEN – Electricity generation;*
- *LFG – Liquid fuels and gas;*
- *MET – Meteorological;*
- *GRID – National grid;*
- *TEL – Telecommunications and radiocommunications;*
- *TRPT – Transportation; and*
- *WWS – Water, wastewater and stormwater;*

*The objectives, policies and rules of AINF – All infrastructure chapter apply in addition to the provisions of each topic-based infrastructure chapter (e.g. AMR – Amateur radio).*

### Overview

As this chapter contains district-wide provisions relating to Network Utilities, the objectives and policies in Part 3 – Area-specific matters are not intended to apply to Network Utilities (unless otherwise specified). The objectives and policies in Part 2 – District-wide matters will apply where relevant.

### Objective

AINF-O1 Development, operation and maintenance of infrastructure.

Infrastructure is developed, operated, maintained and upgraded to enhance social, economic, cultural and environmental well-being

AINF-O2 Adverse effects on infrastructure.

Infrastructure is protected from reverse sensitivity effects, and its construction, operation, maintenance, repair, replacement and upgrading is not compromised.

AINF-O3 Infrastructure in the community and identified areas.

Provision of Infrastructure takes into account the qualities and characteristics of surrounding environments and community well-being.

#### *National Grid*

AINF-O4 National Grid.

The national significance of the National Grid is recognised, and protected and provided for.

#### *Energy*

AINF-O5 Renewable energy.

Energy efficient design and an increase in renewable electricity generation.

AINF-O6 Non-renewable energy.

Non-renewable energy resources and electricity generation are recognised within the District.

*Infrastructure, subdivision and development*

AINF-O7 Integration of infrastructure with subdivision, land use and development.

Infrastructure is provided for, and integrated with, subdivision, use and development.

*Transport*

AINF-O8 Land transport network.

(I) An integrated land transport network where:

- (a) All transport modes are accessible, safe and efficient; and
- (b) Adverse effects from the construction, maintenance, upgrading and operation of the transport network are avoided, remedied or mitigated;
- (c) Strategic road and rail corridors play an important role in the district for facilitating the movement of inter and intra-regional freight; and
- (d) There is an effective and efficient land transport system that enhances economic well-being, and supports growth and productivity within the Waikato region and upper North Island.

**Policies**

AINF-P1 Development, operation and maintenance.

(I) Provide for the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure throughout the district by recognising:

- (a) Functional and operational needs;
- (b) Location, route and design needs and constraints;
- (c) Locational constraints related to the need to access suitable resources or sites;
- (d) The benefits of infrastructure to people and communities;
- (e) The need to quickly restore disrupted services; and
- (f) Its role in servicing existing consented and planned development;
- (g) The need for physical access to infrastructure.

AINF-P2 Technological advances.

(I) Provide flexibility for infrastructure operators to adopt new technologies that:

- (a) Improve access to, and efficient use of infrastructure, networks and services;
- (b) Allow for the reuse of redundant services, infrastructure and structures;

- (c) Increase resilience, safety or reliability of infrastructure, networks and services;
- (d) Result in environmental benefits and enhancements; or
- (e) Promote environmentally sustainable outcomes including green infrastructure and the increased utilisation of renewable resources.

AINF-P3 Infrastructure benefits.

- (1) Have regard to the benefits that infrastructure provides, including:
  - (a) Enabling enhancement of the quality of life and residential standard for people and communities;
  - (b) Providing for public health and safety;
  - (c) Enabling the functioning of business and growth and development;
  - (d) Managing adverse effects on the environment;
  - (e) Enabling the transportation of freight, goods and people;
  - (f) Enabling interaction and communication; and
  - (g) Providing for lifeline utility services.
- (2) Have particular regard to the benefits that the use and development of renewable energy provide.

AINF-P4 Natural hazards and climate change.

Improve the resilience of infrastructure to natural hazard risk and climate change disruptions by encouraging the design and location of infrastructure to take account of natural hazards and the effects of climate change.

AINF-P5 Adverse effects on infrastructure.

Avoid reverse sensitivity effects on infrastructure from subdivision, use and development as far as reasonably practicable, and ensure that the construction, operation, maintenance, repair, replacement and upgrading of infrastructure are not compromised.

AINF-P6 Environmental effects, community health, safety and amenity.

Require the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure and its associated structures to avoid, remedy or mitigate adverse effects on the environment, community health, safety and amenity.

AINF-P7 Infrastructure in identified areas.

- (1) Ensure consideration of the values, qualities and characteristics of Significant Natural Areas, Landscape and Natural Character Areas, Historic Heritage Items, Heritage areas, and Sites and Areas of Significance to Maaori, when proposing new infrastructure or undertaking significant upgrades to existing infrastructure.
- (2) Provide for regionally significant infrastructure within Identified Areas where:
  - (a) There is a demonstrated functional or operational need for the infrastructure to be located within the Identified Area; and

- (b) It is demonstrated through an options assessment that locating within the Identified Area is the best practicable option, having particular regard to the financial implications, social, cultural and environmental effects of the preferred option, compared to other alternative options.

AINF-P8 Undergrounding new infrastructure.

(1) Encourage new infrastructure to be placed underground unless:

- (a) The adverse effects on the environment are greater than placing the infrastructure above ground;
- (b) A natural or physical feature or structure renders underground placement impractical or undesirable; or
- (c) There are significant operational, functional, technical, cultural, historic heritage or economic reasons that require the infrastructure to be above ground.

AINF-P9 Co-location of compatible facilities.

Encourage compatible infrastructure sharing of location or facilities where operational advantages can be achieved and adverse effects are avoided, remedied or mitigated.

AINF-P10 Future growth areas.

Require infrastructure services to be planned, developed and co-ordinated with development to ensure it can be extended to future growth areas where and when appropriate.

AINF-P11 Electromagnetic and radio frequency fields.

Require infrastructure that generates electromagnetic or radio frequency fields to comply with the International Commission on Non-ionising Radiation Protection Guidelines, relevant WHO guidelines and the relevant New Zealand Standard.

AINF-P12 Raglan navigation beacons.

Avoid obscuring navigational beacons and associated view shafts at Raglan Harbour (Whaingaroa).

AINF-P13 Water conservation

Encourage water conservation measures and, where appropriate, low impact stormwater design and facilities.

AINF-P14 Regionally Significant Infrastructure.

- (1) Have particular regard to the benefits that can be gained from the development and use of regionally significant infrastructure; and
- (2) Protect the effectiveness and efficiency of existing and planned regionally significant infrastructure.

*National Grid*



AINF-P15 Recognise the needs and constraints of the National Grid.

Recognise the operational, functional and technical needs and constraints of the National Grid, and the interconnectedness of networks.

AINF-P16 Operation and development of the National Grid.

Provide for the operation, upgrading and development of the National Grid.

AINF-P17 Maintenance and minor upgrade the National Grid.

Enable the repair, maintenance, replacement and minor upgrade of the National Grid.

AINF-P18 Environmental effects.

(I) Manage the environmental effects of the development or upgrades (other than minor upgrades) of the National Grid, by:

- (a) Recognising and providing for the national, regional and local benefits of sustainable, secure and efficient electricity transmission;
- (b) Considering the extent to which any adverse effects have been avoided, remedied or mitigated by the route, site and method selection;
- (c) Seeking to reduce the existing adverse effects as part of any substantial upgrade;
- (d) Considering the effects on urban amenity (including town centres), areas of high recreational or amenity value and existing sensitive land uses;
- (e) Within urban environments, addressing the adverse effects on any heritage values, cultural values, town centres, areas of high recreation value and existing sensitive activities including the avoidance of adverse effects where practicable; and
- (f) Within rural environments, seeking to avoid adverse effects on identified heritage values, cultural values, outstanding natural landscapes, outstanding natural features, significant natural areas, areas of outstanding or high natural character, areas of high recreation value and existing sensitive activities.

AINF-P19 Adverse effects on the National Grid.

(I) Manage subdivision, use and development to the extent reasonably possible so that the operation, maintenance, upgrading and development of the National Grid is not compromised by ensuring that:

- (a) The National Grid is identified on the planning maps and the National Grid Yard and National Grid Subdivision Corridor establish buffer distances for managing land use development and subdivision near the National Grid;
- (b) Land uses (including sensitive land uses) and structures that may compromise the National Grid, including intensive farming activities, are excluded from establishing within the National Grid Yard;
- (c) Subdivision is managed within the National Grid Subdivision Corridor to avoid subsequent land use from compromising the operation, maintenance, upgrading and development of the National Grid; and

- (d) Changes to existing activities within a National Grid Yard do not further restrict the operation, maintenance, upgrading and development of the National Grid.

*Energy*

AINF-P20 Utilising energy efficiency.

Design subdivision, land use and development so that buildings can utilise energy efficiency and conservation measures, including by orientation to the sun and through other natural elements.

AINF-P21 Enabling renewable electricity generation.

Enable the investigation, development, operation, maintenance and upgrading of renewable electricity generation activities, including domestic and community scale distributed renewable electricity generation, provided that adverse effects are avoided, remedied or mitigated.

AINF-P22 Future renewable electricity.

Provide for the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation activities.

AINF-P23 Existing renewable electricity facilities.

- (1) Ensure subdivision, use and development are designed and located so that they do not adversely affect the operation and maintenance of existing, lawfully established renewable energy generation facilities.
- (2) Enable non-sensitive rural land use activities, where they can co-exist with existing renewable electricity generation facilities.

AINF-P24 Recognise non-renewable energy resources.

Recognise the actual and potential contribution to national energy production from non-renewable electricity resources.

*Infrastructure, subdivision and development*

AINF-P25 Provide adequate infrastructure.

Ensure adequate provision of infrastructure, including land transport networks, where land is subdivided creating one or more additional lots, excluding reserve or non-housing conservation lots, access and utility allotments, or its use is significantly changed or intensified, needing additional or upgraded infrastructure.

AINF-P26 Infrastructure location and services.

- (1) Ensure subdivision, use and development are provided with infrastructure and services to a level that is appropriate to its location and intended use including:
  - (a) Three waters (water, wastewater and stormwater management);
  - (b) Telecommunication services;
  - (c) Electricity services; and

- (d) Adequate water supply within urban areas for firefighting purposes.

AINF-P27 Land transport network.

- (1) Avoid, remedy or mitigate effects of subdivision, use and development that would compromise:
  - (a) The road function, as specified in the road hierarchy;
  - (b) The access by emergency services and their vehicles; and
  - (c) The safety and efficiency, including the maintenance, upgrading, development and operation of the land transport network.
- (2) Minimise reverse sensitivity effects on the land transport network through setbacks for noise sensitive activities established in proximity to existing transport corridors.

AINF-P28 Stormwater, drainage and flood management

- (1) Ensure that stormwater and drainage infrastructure for subdivision, land use and development:
  - (a) Adopts, where appropriate, a best-practice low impact design approach to the management of stormwater;
  - (b) Manages stormwater in accordance with a drainage hierarchy, with a preference for at-source management;
  - (c) Minimises impervious surfaces to reduce stormwater run-off;
  - (d) Retains pre-development hydrological conditions as far as practicable;
  - (e) Does not increase the flow of stormwater runoff onto adjoining properties adjacent land or flood plains, or reduce storage capacity on-site;
  - (f) Provides a stormwater catchment management plan for future urban development; and
  - (g) Promotes clean water reuse and groundwater recharge where practicable;
  - (h) Avoids, remedies or mitigates the generation of contaminants from urban development; and
  - (i) Is supported by a stormwater management plan.
- (2) Protect the continuing operation of existing regional flood management infrastructure from the adverse effects of other activities. In particular consideration shall be given to:
  - (a) Maintaining and enhancing the operational efficiency, effectiveness, viability and safety of regional flood management infrastructure;
  - (b) Protecting investment in existing regional flood management infrastructure; and
  - (c) Retaining the ability to maintain and upgrade regional flood management infrastructure.
- (3) Ensure that new regional flood management infrastructure is considered having regard to:
  - (a) The environment as it exists;
  - (b) The duration, timing and frequency of the adverse effect;

- (c) The impact on other existing regional flood management infrastructure if the new work is not undertaken;
  - (d) The need for the work in the context of the wider network or in the context of the provision of alternative infrastructure;
  - (e) The avoidance, remediation or mitigation of anticipated adverse environmental effects to the extent practicable;
  - (f) The demand for and benefits of new regional flood management infrastructure;
  - (g) The route, site, and method selection process;
  - (h) The technical and locational constraints; and
  - (i) The benefits of the regional flood management infrastructure in terms of managing climate change effects.
- (4) Provision of new regional flood management infrastructure occurs in a planned and coordinated manner which recognises and addresses potential cumulative effects and is based on sufficient information to allow assessment of the potential long-term effects on the environment.

#### *Transport*

AINF-P29 Construction, maintenance, upgrading and operation of the land transport network.

- (1) Provide for the construction, maintenance, upgrading and operation of an efficient, effective, integrated, safe, resilient, accessible and sustainable transport network through:
- (a) Corridor, carriageway and intersection design which is appropriate to the road function as specified in the road hierarchy and in accordance with relevant guidelines;
  - (b) The appropriate design and location of sites' accesses;
  - (c) Traffic signage, road marking, lighting, rest areas and parking as appropriate;
  - (d) Safe and accessible provision for pedestrians and cyclists to maximise accessibility, including off-road facilities and connections;
  - (e) Corridor and carriageway design which enables provision of public transport;
  - (f) Provision for other infrastructure, including where suitable low impact design stormwater facilities;
  - (g) Provision for stock underpasses where suitable access is not readily available;
  - (h) Discouraging the installation of new at grade road and pedestrian rail level crossings:
    - (i) Controlling the location of buildings and other visual obstructions within the sightline areas of rail level crossings; and
    - (ii) Railway crossing design in accordance with the requirements of the rail operator.
  - (i) Protection and promotion of the development of the regional rail network for the transportation of freight; and

- (j) Development of efficient processes and freight routes for the movement of high productivity motor vehicles through the region.

AINF-P30 Road hierarchy and function.

- (1) Establish a road hierarchy and categorise roads in the district in accordance with their function.
- (2) Adopt the one network approach to ensure 'whole of journey' people and goods movements within the region.
- (3) Protect the function of roads as identified in the road hierarchy from the adverse effects of subdivision, use and development.

AINF-P31 Road standards.

Ensure that the construction and operation of roads is consistent with their function in the road hierarchy.

AINF-P32 Land transport safety.

Ensure that structures, vehicle access, lighting, signage and vegetation are located and designed so as to not compromise the safe and efficient operation of the land transport network, or obscure RAPID numbers.

AINF-P33 Network utility location.

Encourage the location of network utility infrastructure within transport corridors where the function, safety and efficiency of the transport network will not be compromised.

AINF-P34 Vehicle access.

Control the location of new vehicle accesses relative to other accesses, intersections and rail level crossings to maintain and improve the safety and efficiency of the land transport network.

AINF-P35 Land transport network infrastructure

- (1) Ensure that land transport network infrastructure is developed so that:
  - (a) The design, location, alignment and dimensions of new land transport networks provide safe vehicle, pedestrian and cycling access and manoeuvring to every site;
  - (b) The land transport network provides good connectivity to the site and integrates with adjacent developments and identified as future growth areas including walking and cycling networks and facilities and public transport;
  - (c) There is adequate provision of on-site parking and manoeuvring for land use activities;
  - (d) Contaminants generated during construction are appropriately mitigated; and
  - (e) Design, alignment and dimension of new roads will accommodate the installation of network infrastructure in accordance with technical and safety specifications.

## Rules

- (1) The provisions within the EIT – Energy, infrastructure and transport section of the District Plan shall apply across the district in all the zones and overlays in the District Plan. The zone chapters and their associated overlays, objectives, policies and rules do not apply to infrastructure and energy activities unless specifically referred to within this EIT – Energy, infrastructure and transport section. The objectives and policies of SASM – Sites and areas of significance to Maaori, ECO – Ecosystems and indigenous biodiversity, NATC – Natural character, NFL – Natural features and landscapes, HH – Historic heritage and TREE – Notable trees will apply to infrastructure activities within the Identified Areas of those chapters.
- (2) This EIT – Energy, infrastructure and transport section includes the land transport networks, network utilities operations, and electricity generation (including renewable electricity sources) and transmission. It should be noted that this section also contains a number of rules (such as stormwater management) relating to district-wide land development activities; and as such these particular rules should be read in conjunction with the relevant zone chapters where applicable.
- (3) The Identified Areas within this section covers the following areas and items identified within this plan:
  - (a) Urban Expansion Area;
  - (b) Significant Natural Area;
  - (c) Outstanding Natural Feature;
  - (d) Outstanding Natural Landscape;
  - (e) Outstanding Natural Character;
  - (f) High Natural Character;
  - (g) Heritage area;
  - (h) Historic Heritage Items;
  - (i) Sites and Areas of Significance to Maaori; and
  - (j) Notable Trees.
- (4) Where relevant, the requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors will apply to the placement, maintenance, improvement and removal of utility structures in roads (or unformed roads).
- (5) The requirements of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 ("NESETA") apply directly to the operation, maintenance, upgrading, relocation or removal of transmission line(s) that were operating or able to be operated on or before 14 January 2010 and remain part of the National Grid. In the case of conflict with any other provision of this plan, including any provision in the activity table rules in this section, the NESETA provisions shall prevail.
- (6) The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 ("NESTF") provides national consistency in the rules surrounding the deployment of telecommunications infrastructure across New Zealand. This means that many telecommunications facilities may potentially be deployed as a permitted activity. However, telecommunications facilities which do not comply with

the conditions within the NESTF, or are not covered by the regulations of the NESTF, will have the activity status specified in this Plan. In the case of conflict with any other provision of this Plan, the NESTF provisions shall prevail, unless located within an Identified Area other than the Urban Expansion Area, where the District Plan rules for infrastructure may apply to regulated activities as per Regulation 56 of the NESTF.

- (7) The New Zealand Archaeological Association Archaeological sites are included on the planning maps for District Plan information purposes only. However, these sites are subject to the requirements of the Heritage New Zealand Pouhere Taonga Act 2014. Heritage New Zealand Pouhere Taonga must be contacted regarding development on or in proximity to these sites and the need to undertake an archaeological authority. The Heritage New Zealand Pouhere Taonga Act 2014 protects both recorded and unrecorded archaeological sites.
- (8) Rural land uses, such as farming activities, are generally not infrastructure when they are on-farm services and do not have a public or group infrastructure purpose. Infrastructure is defined in Part 1 – Introduction and general provisions, and on-farm infrastructure to assist with the day to day running of a farm is not included in the definition of “infrastructure” and therefore is largely not subject to this EIT – Energy, infrastructure and transport section.
- (9) Any zoning (including precinct provisions) ceases to have effect from the time the land is vested or dedicated as a road.
- (10) In the case of stopped roads, the zoning reverts to that of the adjoining land at the time when the road is stopped, and where there are two different zones, the adjacent zone extends to the centre line of the former road.
- (11) The activity and activity specific standards in AINF – All infrastructure apply to all infrastructure except where a provision in the specific infrastructure type chapter with the same matter, in which case the specific infrastructure type provision shall prevail.
- (12) Where compliance with the rules in ANIF – All infrastructure would contravene the rules in AMR – Amateur radio; EDIS – Electrical distribution; EGEN – Electricity generation; LFG – Liquid fuels and gas; MET – Meteorological; GRID – National grid; TEL – Telecommunications and radiocommunications or TRPT – Transportation; and WWS – Water, wastewater and stormwater, then the requirements of the rules in AMR – Amateur radio; EDIS – Electrical distribution; EGEN – Electricity generation; LFG – Liquid fuels and gas; MET – Meteorological; GRID – National grid; TEL – Telecommunications and radiocommunications or TRPT – Transportation shall prevail.

AINF-RI	New infrastructure	
All zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Any new infrastructure activity and associated structures listed as a permitted activity within this EIT – Energy, infrastructure and transport section must meet all of the following standards:</p> <p>(i) Comply with the height in relation to boundary limits</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) The functional and operational needs of, and benefits derived from, the infrastructure;</p> <p>(b) Visual, landscape, streetscape and amenity effects; and</p> <p>(c) Noise levels.</p>

	<p>for the zone in which it is located;</p> <p>(ii) Comply with the height in relation to boundary limits for the adjoining zone, if located in road or unformed road;</p> <p>(iii) Not exceed the relevant noise limits that are applicable to that zone, and any adjacent zone; and</p> <p>(iv) Any other relevant standards applying to that activity listed within the EIT – Energy, infrastructure and transport section.</p> <p>(b) The standards in Rule ANIF-R1(1)(a) do not apply to:</p> <p>(i) Activities with specific standards relating to location and noise listed elsewhere within the EIT – Energy, infrastructure and transport section</p> <p>(ii) Roads or other lineal transport networks;</p> <p>(iii) Road network activities, which include lighting and signage structures; and</p> <p>(iv) Activities subject to National Environmental Standards Telecommunication Facilities 2016; and</p> <p>(v) Support poles associated with service connections.</p>	
<b>AINF-R2</b>	Construction noise	
All zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Construction, maintenance, repair, replacement, upgrading or removal of infrastructure or the installation of new infrastructure must comply with NZS 6803:1999 Acoustics – Construction noise.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Effects on amenity values;</p> <p>(b) Hours of construction;</p> <p>(c) Noise levels;</p> <p>(d) Timing and duration; and</p> <p>(e) Methods of construction.</p>
<b>AINF-R3</b>	Any activity emitting electric and magnetic fields	
All zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Compliance with the International Commission on Non-ionising Radiation</p>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>



	Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 2010, 99(6); 818-836) and the recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007).	
<b>AINF-R4</b>	Any activity emitting radio frequency fields	
All zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Compliance with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 2010, 99(6); 818-836) and the recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007).	<b>(2) Activity status where compliance not achieved: NC</b>
<b>AINF-R5</b>	The operation, maintenance, repair and removal of existing infrastructure	
All zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>AINF-R6</b>	Minor upgrading	
All zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The realignment, configuration, relocation or replacement of infrastructure and associated structures that meet all of the following standards: (i) Are within 5m of the existing alignment or location; (ii) Do not increase the height of any existing pole or support structure by more than 40% to a maximum height of 20m in all zones except the GRUZ – General rural zone, GIZ – General industrial zone, HIZ – Heavy industrial zone and MSRZ – Motor sport and recreation zone; (iii) Do not increase the diameter (width) of any	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Transport network safety and efficiency; (d) Management of sediment and dust, including the staging of works; (e) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site; and

	<p>existing pole or support structure by more than 50%, or 100% increase in the case of a double pole, in all zones</p> <p>(iv) Do not increase the diameter of any existing above-ground pipe by more than 300mm; and</p> <p>(v) Do not increase the area of any existing above-ground structure by more than 25%</p> <p>(b) Alterations and additions to overhead electricity and telecommunication lines on existing poles or support structures involving any of the following:</p> <p>(i) The addition of conductors to form a twinned or duplex-pairing;</p> <p>(ii) The reconductoring of the line with higher capacity conductors;</p> <p>(iii) The resagging of conductors;</p> <p>(iv) The addition of longer, more efficient insulators;</p> <p>(v) The addition of earth wires (which may contain telecommunication lines), earthpeaks and lightning rods;</p> <p>(vi) The addition, replacement or relocation of transformers or visually similar fixtures;</p> <p>(vii) The addition, replacement or relocation of circuits and conductors;</p> <p>(viii) The addition or replacement of telecommunication lines and fittings;</p> <p>(ix) The replacement of existing crossarms with crossarms of an alternative design;</p> <p>(x) The increase in voltage of electric lines up to 110kV; or</p> <p>(xi) The installation of mid-span electricity poles in existing networks to address clearances in New Zealand Electrical Code of Practice for Electrical Safe Distances</p>	<p>(f) Whether alternative methodologies avoiding the need to affect any tree identified in SCHED2 – Notable trees have been adequately considered.</p>
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	<p>34:2001 ISSN 0114-0663 (NZECP34:2001).</p> <p>(c) The addition, replacement or relocation of existing antennas where:</p> <p>(i) The antennas shall not increase the largest face area by more than 20 for new panel antennas and shall not increase the diameter of dish antenna; and</p> <p>(ii) The antennas shall not increase in height by more than 20% of the antennas.</p> <p>(iii) Except that this rule shall not restrict the size of an antenna that would otherwise comply with the permitted activity rules applying to new antennas.</p> <p>(d) Earthworks activities associated with the minor upgrading must comply with the standards of Rule ANIF-R8.</p> <p>(e) The minor upgrading must not remove any tree identified in SCHED2 – Notable trees.</p> <p>(f) Any trimming of a tree identified in SCHED2 – Notable trees associated with the minor upgrading must be undertaken in accordance with the standards of Rule ANIF-R9.</p> <p>(g) The standards in Rule ANIF-R6(1) do not apply to road network activities or other lineal transport networks.</p>	
<b>AINF-R7</b>	Temporary infrastructure	

All zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Installation and operation of temporary infrastructure that meets all of the following standards:</li> <li>(b) Any buildings and/or structures must be removed from the site on completion of the works;</li> <li>(c) The ground must be reinstated on completion of works; and</li> <li>(d) The activity, including the requirements of Rule AINF-R7(1)(a) and (b), must not exceed 12 months in total.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>AINF-R8</b>	Earthworks activities associated with infrastructure	

All zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Any earthworks associated with infrastructure, including formation and maintenance of access tracks, must comply with all of the following standards: <ul style="list-style-type: none"> <li>(i) Do not exceed a volume of more than 2,500m<sup>3</sup> for any single activity;</li> <li>(ii) Do not exceed an area of more than 2,500m<sup>2</sup> for any single activity;</li> <li>(iii) Within 10m of a watercourse (excluding artificial watercourses) or 20m of Mean High Water Springs do not exceed a volume of more than 5m<sup>3</sup> and an area of more than 5m<sup>2</sup> for any single activity, excluding existing rail infrastructure;</li> <li>(iv) Erosion and sediment controls are implemented and maintained to retain sediment on the site of the earthworks activity;</li> <li>(v) All fill material used must be clean fill;</li> <li>(vi) Areas exposed by earthworks activities are to be recontoured and replanted within 6 months of the commencement of the earthworks;</li> <li>(vii) Earthworks shall not obstruct or divert any stormwater overland flow path or in such a way as to result in changed stormwater drainage patterns on another site; and</li> <li>(viii) Earthworks are not located within: <ul style="list-style-type: none"> <li>(1) any Historic Heritage sites identified within SCHED I – Historic heritage items;</li> <li>(2) any Sites or Areas of Significance to Maaori within SCHED3 – Sites</li> </ul> </li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Management of sediment and dust, including the staging of works;</li> <li>(b) The volume, extent and depth of the earthworks activities;</li> <li>(c) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site, including Sites and Areas of Significance to Maaori and any Historic Heritage Items;</li> <li>(d) Any flood or land stability risks; and</li> <li>(e) Visual, landscape and amenity effects.</li> </ul>
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	<p>and areas of significant to Maaori;</p> <p>(3) the dripline of any Notable Tree within SCHED2 – Notable trees;</p> <p>(4) any Heritage arecinct; or</p> <p>(5) any Significant Natural Area.</p> <p>(b) Rule AINF-R8(1)(a)(vi) does not apply to earthworks required to establish a foundation or surface that will ultimately be sealed or constructed upon.</p> <p>(c) Earthworks associated with infrastructure in Landscape and Natural Character Areas must not:</p> <p>(i) Exceed 1.5m in height in relation to the cut or fill batter face; and</p> <p>(ii) Use imported soil, other than the placement of aggregate/metal on any access track or in association with laying underground infrastructure or for land transport network infrastructure; and</p> <p>(iii) Disturb or move more than 50m<sup>3</sup> or exceed an area of 250m<sup>2</sup> in a High or Outstanding Natural Character area of the coastal environment over any consecutive 12-month time period; and</p> <p>(iv) Disturb or move more than 50m<sup>3</sup> or exceed an area of 250m<sup>2</sup> in an Outstanding Natural Feature or Outstanding Natural Landscapes over any consecutive 12 month time period.</p> <p>(v) Rule AINF-R8(1)(c)(iv) shall not apply to earthworks associated with land transport network infrastructure.</p>	
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<b>AINF-R9</b>	Trimming, maintenance or removal of vegetation or trees associated with infrastructure	
All zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Trimming and pruning of trees and vegetation, necessary to protect all overhead electric lines or telecommunication lines; and any trimming, maintenance or removal of vegetation or trees associated with infrastructure, including access tracks, that meet all of the following standards: <ul style="list-style-type: none"> <li>(i) No tree identified in SCHED2 – Notable trees is removed;</li> <li>(ii) Any required trimming of a tree identified in SCHED2 – Notable trees is either: <ul style="list-style-type: none"> <li>(1) To remove dead, dying, or diseased branches and the tree work is undertaken by a works arborist; or</li> <li>(2) The maximum branch diameter does not exceed 50mm at severance and no more than 10% of live foliage growth is removed over any consecutive 12 month time period.</li> </ul> </li> <li>(iii) Any indigenous vegetation alteration or removal within a Significant Natural Area must not: <ul style="list-style-type: none"> <li>(1) Include any trees over 6m in height or 600mm in girth at a height of 1.4m; and</li> <li>(2) Exceed 50m<sup>2</sup> per site over any consecutive 12 month time period.</li> </ul> </li> </ul> </li> <li>(b) Any trimming, maintenance or removal of vegetation, where required for the safe operation or maintenance of the National Grid or to remove a potential fire risk associated with the National Grid.</li> </ul> <p>Advice Note: Trimming, maintenance or removal of vegetation or non-</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The extent of the works required;</li> <li>(b) Effects on the values, qualities and characteristics of any tree identified in SCHED2 – Notable trees or any Significant Natural Area;</li> <li>(c) Whether alternative methodologies avoiding the need to affect the tree(s)/vegetation have been adequately considered; and</li> <li>(d) Land transport network safety and efficiency.</li> </ul>

	notable trees in and around electrical assets shall be managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.	
<b>AINF-R10</b>	Pipe and cable bridge structures for the conveyance of electricity, telecommunications, water, wastewater, stormwater and gas	
All zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Pipe and cable bridge structures that meet all of the following conditions standards: <ul style="list-style-type: none"> <li>(i) Do not exceed 25m total length;</li> <li>(ii) Do not exceed 1m width;</li> <li>(iii) Do not exceed 1m depth; and</li> <li>(iv) Are not located in an Identified Area.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The functional and operational needs of, and benefits derived from, the infrastructure;</li> <li>(b) Visual, streetscape and amenity effects;</li> <li>(c) Public safety; and</li> <li>(d) Effects on the values, qualities and characteristics of any Identified Area.</li> </ul>
<b>AINF-R11</b>	Electric vehicle chargers	
All zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Electric vehicle chargers that meet all of the following standards: <ul style="list-style-type: none"> <li>(i) Do not exceed maximum height, measured from the natural ground level immediately below the structure, of 2.5m each;</li> <li>(ii) Do not exceed a maximum area of 1.5m<sup>2</sup> each; and</li> <li>(iii) Are not located in an Identified Area.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The functional and operational needs of, and benefits derived from, the infrastructure;</li> <li>(b) Visual, streetscape and amenity effects;</li> <li>(c) Land transport network safety and efficiency;</li> <li>(d) Public safety;</li> <li>(e) Effects on the values, qualities and characteristics of any Identified Area.</li> </ul>
<b>AINF-R12</b>	Service connections	
All zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) There is no connection to an area, façade or item specifically listed in SCHED I – Historic heritage items.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: CON</b></p> <p><b>Council's control is reserved over the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The functional and operational needs of, and benefits derived from, the activity; and</li> <li>(b) Effects on the specific values, qualities and characteristics of the item specifically listed in SCHED I – Historic heritage items.</li> </ul>
<b>AINF-R13</b>	Minor infrastructure structure	



All zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) There is no connection to an area, façade or item specifically listed in SCHED I – Historic heritage items.</li> </ul>	<b>(2) Activity status where compliance not achieved: CON</b> <b>Council's control is reserved over the following matters:</b> <ul style="list-style-type: none"> <li>(a) The functional and operational needs of, and benefits derived from, the activity; and</li> <li>(b) Effects on the specific values, qualities and characteristics of the item specifically listed in SCHED I – Historic heritage items.</li> </ul>
<b>AINF-R14</b>	Closed-circuit television (CCTV) systems attached to existing buildings and structures	
All zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) There is no connection to an area, façade or item specifically listed in SCHED I – Historic heritage items.</li> </ul>	<b>(2) Activity status where compliance not achieved: CON</b> <b>Council's control is reserved over the following matters:</b> <ul style="list-style-type: none"> <li>(a) The functional and operational needs of, and benefits derived from, the activity; and</li> <li>(b) Effects on the specific values, qualities and characteristics of the item specifically listed in SCHED I – Historic heritage items.</li> </ul>
<b>AINF-R15</b>	Signage associated with infrastructure required for health and safety or asset identification purposes and/or required by legislation	
All zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>AINF-R16</b>	Service connections for subdivision	
All zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) All new lots created as part of a subdivision other than a utility allotment, access allotment or reserve allotment, must be designed and located so that provision is made for access and service connections up to the boundary of the lot for:                             <ul style="list-style-type: none"> <li>(i) Wastewater;</li> <li>(ii) Water supply;</li> <li>(iii) Stormwater (a management system that complies with Rule WWS-R1);</li> <li>(iv) Electricity supply;</li> <li>(v) Telecommunications that is hard-wired or wireless; and</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) The adequacy of the service connection;</li> <li>(b) The functional and operational needs of, and benefits derived from, the infrastructure;</li> <li>(c) Subdivision layout; and</li> </ul> <p>For vehicle access:</p> <ul style="list-style-type: none"> <li>(d) Land transport network safety and efficiency;</li> <li>(e) The extent to which the safety and efficiency of rail and road operations will be adversely affected, including:</li> </ul>

	<p>(vi) Vehicle access that complies with Rule TRPT-R1.</p> <p>(b) Within all zones, except the GRUZ – General rural zone, RLZ – Rural lifestyle zone, LLRZ – Large lot residential zone and SETZ - Settlement zone where there is no reticulated water supply, the water supply required under Rule AINF-R16(1)(a)(ii) must be adequate for fire-fighting purposes in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Compliance with this Code of Practice can typically be achieved through connection to a Council reticulated water supply.</p> <p>(c) Within the GRUZ – General rural zone, RLZ – Rural lifestyle zone and non-reticulated LLRZ – Large lot residential zone and SETZ – Settlement zone, where a subdivision is for the purposes of an additional house or workplace building, provision shall be made for an adequate supply of water and access to water supplies for firefighting purposes in accordance with New Zealand Fire Service Firefighting Water Services Code of Practice SNZ PAS 4509:2008.</p> <p>(d) Rule AINF-R16(1)(a)(i), (ii) and (iii) do not apply to any GRUZ – General rural zone, RLZ – Rural lifestyle zone, LLRZ – Large lot residential zone or SETZ - Settlement zone or site.</p>	<p>(i) The outcome of any consultation with KiwiRail; NZTA; Waikato District Council, as the rail or road controlling authority;</p> <p>(ii) Any characteristics of the proposed use that will make compliance unnecessary;</p> <p>(f) Traffic generation by the activities to be served by the vehicle access;</p> <p>(g) Mitigation to address safety and/or efficiency of vehicle access, including access clearance requirements for fire-fighting purposes;</p> <p>(h) The foreseeable needs for access by emergency services and their vehicles;</p> <p>(i) Location and design of the vehicle access; and</p> <p>(j) Safety for all users of the vehicle access and/or intersecting road including but not limited to vehicle occupants or riders and pedestrians.</p>
<b>AINF-R17</b>	Subdivision to create a utility allotment for accommodating infrastructure	
All zones	<p><b>(1) Activity status: CON</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Is undertaken by a network utility operator as defined by the Resource Management Act 1991.</p> <p><b>Council's control is reserved over the following matters:</b></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

	(b) The adequacy of the allotment for its intended use; and (c) Whether any easement is required.	
<b>AINF-R18</b>	Any infrastructure not specifically provided for as a permitted, restricted discretionary or non-complying activity within the EIT – Energy, infrastructure and transport section, including associated earthworks, not located within an Identified Area	
All zones	<b>Activity status: DIS</b>	
<b>AINF-R19</b>	Any infrastructure not specifically provided for as a permitted, restricted discretionary or non-complying activity within the EIT – Energy, infrastructure and transport section, including associated earthworks, located within an Identified Area	
All zones	<b>Activity status: NC</b>	

## GRID – National Grid

### Rules

<b>GRID-RI</b>	Buildings, structures and sensitive land use within the National Grid Yard in a road	
Road	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Buildings, structures and sensitive land use within the National Grid Yard in a road that comply with all of the following standards: <ul style="list-style-type: none"> <li>(i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or</li> <li>(ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or</li> <li>(iii) Non-habitable horticultural buildings; or</li> <li>(iv) Artificial crop protection and support structures</li> <li>(v) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</li> <li>(vi) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>

	<p>(b) All buildings or structures permitted by Rule GRID-R1(1)(a) must:</p> <ul style="list-style-type: none"> <li>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</li> <li>(ii) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is: <ul style="list-style-type: none"> <li>(iii) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</li> <li>(iv) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</li> </ul> </li> <li>(v) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</li> <li>(vi) Not permanently physically impede existing vehicular access to a National Grid support structure</li> </ul> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a single pole support structure but not a tower and any associated guy wire that:</p> <ul style="list-style-type: none"> <li>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-</li> </ul>	
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	<p>0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p>	
<b>GRID-R2</b>	Earthworks activities within a road within the National Grid Yard	
Road	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Earthworks within the National Grid Yard that comply with all of the following standards:</p> <p>(i) Do not exceed a depth (measured vertically) of 300mm within 12m of the outer visible edge of any National Grid support structure foundation.</p> <p>(ii) Do not compromise the stability of a National Grid support structure;</p> <p>(iii) Do not result in the loss of access to any National Grid support structure; and</p> <p>(iv) Do not result in a reduction in the ground to conductor clearance distances of less than 6.5m (measured vertically) from a 110kV National Grid transmission line, or 7.5m (measured vertically) from a 220kV National Grid transmission line.</p> <p>(b) The following earthworks activities are exempt from Rule GRID-R2(1)(a):</p> <p>(i) Earthworks that are undertaken by a network utility operator (other than for the reticulation and storage of water for irrigation purposes) as</p>	<p><b>(2) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Earthworks within a road within the National Grid Yard that do not comply with Rule GRID-R2(1)(a)(i) but comply with standards (ii) (iii) and (iv) of Rule GRID-R2(1)(a):</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) Impacts on the operation, maintenance, upgrading and development of the National Grid;</p> <p>(c) The risk to the structural integrity of the affected National Grid support structure(s);</p> <p>(d) Any impact on the ability of the National Grid owner (Transpower) to access the National Grid;</p> <p>(e) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>(f) Technical advice provided by the National Grid owner (Transpower); and</p> <p>(g) Any effects on National Grid support structures including the creation of an unstable batter.</p> <p><b>(3) Activity status: NC</b></p> <p><b>Where:</b></p>

	<p>defined by the Resource Management Act 1991;</p> <p>(ii) Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track;</p> <p>(iii) Vertical holes not exceeding 500mm in diameter that:</p> <p>(1) are more than 1.5m from the outer edge of the pole support structure or stay wire; or</p> <p>(2) are a post hole for a farm fence or horticulture structure more than 6m from the visible outer edge of a tower support structure foundation.</p>	<p>(a) Earthworks within a road within the National Grid Yard do not comply with Rule GRID-R2(2).</p>
<b>GRID-R3</b>	Below ground transmission lines associated with the National Grid not located within identified areas	
Road	<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b> Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The functional and operational needs of, and benefits derived from, the infrastructure;</p> <p>(b) Visual, streetscape and amenity effects; and</p> <p>(c) The risk of electrical hazards affecting public or individual safety, and risk of property damage.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>GRID-R4</b>	Transformers, substations and switching stations associated with the National Grid not located within Identified Areas	
Road	<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b> Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The functional and operational needs of, and benefits derived from, the infrastructure;</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

	<ul style="list-style-type: none"> <li>(b) Visual, streetscape and amenity effects; and</li> <li>(c) The risk of electrical hazards affecting public or individual safety, and risk of property damage.</li> </ul>	
<b>GRID-R5</b>	The subdivision of land in a road within the National Grid Subdivision Corridor	
Road	<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The subdivision of land in a road within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> <li>(i) All resulting allotments be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and</li> <li>(ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area.</li> </ul> </li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid;</li> <li>(c) The ability to provide a complying building platform outside of the National Grid Yard;</li> <li>(d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage;</li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>



	<p>(e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid;</p> <p>(f) The risk to the structural integrity of the National Grid; and</p> <p>(g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.</p>	
<b>GRID-R6</b>	New above and below ground transmission lines associated with the National Grid within Identified Areas	
Road	<b>(I) Activity status: DIS</b>	
<b>GRID-R7</b>	New above-ground transmission lines associated with the National Grid not located within Identified Areas	
Road	<b>(I) Activity status: DIS</b>	
<b>GRID-R8</b>	Substations and switching stations associated with the National Grid located within Identified Areas	
Road	<b>(I) Activity status: NC</b>	
<b>GRID-R9</b>	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within a road and within the National Grid Yard	
Road	<b>(I) Activity status: NC</b>	
<b>GRID-R10</b>	Any change of use of an existing building to a sensitive land use within a road and within the National Grid Yard	
Road	<b>(I) Activity status: NC</b>	
<b>GRID-R11</b>	The establishment of any new sensitive land use within a road and within the National Grid Yard	
Road	<b>(I) Activity status: NC</b>	

## NH – Natural hazards and climate change

*The relevant area specific zone chapter provisions apply in addition to this chapter.*

### Overview

- (1) The NH – Natural hazards and climate change chapter identifies risks associated with natural hazards and manages land use in areas subject to risk from natural hazards. It identifies areas where certain types of new development will be avoided because of the natural hazards present, but also recognises that there is existing development, including infrastructure, already located on land subject to natural hazards. These areas will require management through mitigation and adaptation to ensure that the risk of damage to property, or injury or loss of lives is not increased.
- (2) This chapter sets out a two-tiered approach where natural hazard risk from subdivision, use and development is to be avoided within the following identified high risk natural hazard areas:
  - (a) High Risk Flood Area;
  - (b) High Risk Coastal Inundation Area; and
  - (c) High Risk Coastal Erosion Area.
- (3) Outside of these areas, subdivision, use and development is provided for where natural hazard risk can be adequately avoided, remedied or mitigated and the risk is not exacerbated or transferred to adjoining sites.
- (4) The following natural hazards areas have been identified and mapped in the District Plan:

Overlay	Description
<b>Flood hazards</b>	
High flood risk area	Identifies areas within the floodplain where the depth of flood water in a 1% AEP flood event exceeds 1 metre and the speed of flood water exceeds 2 metres per second, or the flood depth multiplied by the flood speed exceeds one.
Flood plain management area	Identifies the 1% Annual Exceedance Probability (AEP) floodplain and has been developed through both 1D and 2D modelling, depending on the level of information available.
Flood ponding area	Identifies areas that experience floodwater ponding in a 1% AEP rainfall event.
Residual risk areas / Defended areas	Identifies areas of land that would be at risk from a natural hazard event if it were not for a structural defence such as a stop bank.
<b>Coastal hazards</b>	
High risk coastal inundation area / High risk coastal erosion area	Identify land where there is significant risk from either coastal inundation or coastal erosion with existing sea level and coastal processes.
Coastal sensitivity area (Erosion) / Coastal sensitivity area (Inundation)	Identify land that is potentially vulnerable to either coastal erosion or coastal inundation over a 100 year period to 2120, assuming a sea level rise of 1.0 metre.

<b>Subsidence risk</b>	
Mine subsidence risk area	Identifies an area where subsidence has occurred at Huntly due to former underground coal mining.

## Objectives

NH-O1 High risk natural hazards areas.

In an identified high risk natural hazards area, the risks associated with natural hazards on people, property and infrastructure from subdivision, use and development of land are avoided.

NH-O2 Areas at risk from natural hazards.

Subdivision, use and development within areas at risk from natural hazards are managed so that natural hazard risks on people, property and infrastructure are avoided, remedied or mitigated.

NH-O3 Awareness of natural hazard risks.

Ensure communities respond effectively and efficiently to natural hazards.

NH-O4 Climate change.

Communities are well-prepared to adapt to the effects of climate change.

## Policies

NH-P1 New development in areas at high risk from natural hazards.

(I) Avoid subdivision, use and new development in the following high risk natural hazard areas:

- (a) High risk flood area;
- (b) High risk coastal inundation area;
- (c) High risk coastal erosion area,

where there is an increase in risk to people and property.

NH-P2 Changes to existing land use activities and development in areas at high risk from natural hazards.

In areas of High risk flood, High risk coastal erosion and High risk coastal inundation, ensure that when changes to existing land use activities and development occur, a range of risk reduction options are assessed, and development that would increase risk to people's safety, well-being and property is avoided.

NH-P3 Small scale non-habitable structures in areas subject to high risk from natural hazards.

Enable small scale accessory and farm buildings to be located within areas at high risk from natural hazards, including High risk flood, High risk coastal inundation and High risk coastal erosion, provided the risks to people, property and the environment beyond the site are managed to acceptable levels.

- NH-P4 New emergency services and hospitals in areas at significant high risk from natural hazards.
- Avoid locating new emergency service facilities and hospitals in areas which are at high risk from natural hazards, including High risk flood, High risk coastal inundation and High risk coastal erosion, unless, considering engineering and technical constraints or functional and operational requirements, they cannot be reasonably located elsewhere and will not increase the risk to or vulnerability of people or communities.
- NH-P5 New and upgrading of infrastructure and utilities in areas subject to high risk from natural hazards.
- (I) Enable the construction of new infrastructure, utilities and ancillary activities and upgrading of existing infrastructure and utilities, in areas at high risk from natural hazards, including High risk flood, High risk coastal inundation and High risk coastal erosion areas only where:
- (a) The infrastructure and utilities are technically, functionally or operationally required to locate in areas subject to natural hazards, or it is not reasonably practicable to be located elsewhere; and
  - (b) Any increased risks to people, property and the environment are mitigated to the extent practicable; and
  - (c) The infrastructure and utilities are designed, maintained and managed, including provision of hazard mitigation works where appropriate, to function to the extent practicable during and after natural hazard events.
- NH-P6 Existing infrastructure and utilities in all areas subject to natural hazards.
- Provide for the operation, maintenance and minor upgrading of existing infrastructure and utilities in all areas subject to natural hazards.
- NH-P7 Managing natural hazard risk generally.
- (I) Outside of high risk natural hazard areas, provide for subdivision, use and development where:
- (a) Natural hazard risk has been appropriately identified and assessed;
  - (b) The risk can be adequately avoided, remedied or mitigated;
  - (c) The risk does not transfer to adjoining sites; and
  - (d) The risk is not exacerbated.
- NH-P8 Protection from risks of coastal hazards.
- Recognise the importance of natural features and buffers, and soft hazard protection works, and prefer them wherever practicable over hard protection structures, where new hazard mitigation measures and/or works are required to protect people, property infrastructure and the environment from the risks of coastal hazards.
- NH-P9 Limitations on hard protection works for coastal hazard mitigation.
- (I) Ensure that where hard protection structures and works are proposed to protect existing development on public or privately-owned land from coastal hazards that the following is achieved:

- (a) The structures have primarily a public and/or environmental benefit when located on public land;
    - (b) The structures are effective considering a range of coastal hazard events including the effects of climate change and the activities or development they are designed to protect;
    - (c) The economic, social and environmental benefits outweigh costs;
    - (d) Risk to people, property, infrastructure, the natural environment, historic heritage or Sites and Areas of Significance to Māori is not transferred or increased;
    - (e) Structures are located as far landward as practicable; and
    - (f) Public access both to and along the coastal area and to the coastal marine area are provided for where the structure is located on public land
  - (2) Ensure that when new hard protection structures are to be located in an area where an adaptive management strategy has been prepared to manage coastal hazards, they are consistent with that strategy.
  - (3) Where adaptive management strategies have been prepared, plan change or resource consent processes should have regard to these strategies.
- NH-PI0 Natural features and buffers providing natural hazard protection.
- (1) Protect, maintain and, where appropriate, enhance the integrity of natural features and buffers which provide a natural defence against the effects of natural hazards and sea level rise, including natural ponding areas, coastal dunes, intertidal areas, wetlands, waterbody margins, riparian/coastal vegetation and floodways.
  - (2) Enable natural systems to adapt and respond to natural coastal processes including the effects of climate change.
- NH-PI1 Areas defended by stopbanks adjacent to the Waikato River.
- (1) Control subdivision, use and development in areas identified as Defended Areas adjacent to the Waikato River by:
    - (a) Assessing the potential risk of overtopping or structural failure of the stopbanks, and overwhelming of associated flood protection structures, before subdivision, use and development occurs; and
    - (b) Requiring that consideration be given to appropriate mitigation to reduce any residual risk identified to acceptable levels; and
    - (c) Ensuring that any residual risk is not transferred to neighbouring sites; and
    - (d) Recognising the functional needs and operational needs of the National Grid.
  - (2) Specify minimum setbacks for buildings and earthworks from stopbanks to:
    - (a) Protect the structural integrity of the stopbanks; and
    - (b) Provide a buffer to reduce the potential risk to life and damage to property from deep and fast-flowing flood waters in the event of a breach.

- NH-PI2      New development that creates demand for new protection structures and works.
- Avoid locating new subdivision, use and development in High risk flood, High risk coastal inundation and High risk coastal erosion areas where a demand or need for new structural protection works will be required to reduce the risk from natural hazards to acceptable levels.
- NH-PI3      Reduce potential for flood damage to buildings located on the floodplains and flood ponding areas.
- (I)          Reduce the potential for flood damage to buildings located on floodplains and flood ponding areas by ensuring that the minimum floor level of building development is above the design flood levels/ponding levels in a 1% AEP flood event, plus an allowance for freeboard, unless:
- (a)          The building is of a type that is not likely to suffer material damage during a flood; or
  - (b)          The building is a small-scale addition to an existing building; or
  - (c)          The risk from flooding is otherwise avoided, remedied or mitigated.
- NH-PI4      Control filling of land within the 1% AEP floodplain and flood ponding areas.
- Control filling of land within the 1% AEP floodplain and flood ponding areas to ensure that the potential adverse effects on flood storage capacity, overland flows, run-off volumes on surrounding properties or infrastructure, are avoided or mitigated.
- NH-PI5      Managing flood hazards through integrated catchment management.
- (I)          Manage flood hazards by requiring new subdivision and development within floodplains, flood ponding areas and overland flow paths to adopt integrated catchment plan-based management methods which:
- (a)          Maintain the function of natural floodplains, wetlands and ponding areas including flood storage capacity; and
  - (b)          Retain the function and capacity of overland flow paths to convey stormwater run-off; and
  - (c)          Do not transfer or increase risk elsewhere within the catchment; and
  - (d)          Promote best practice stormwater management with reference to the Waikato Stormwater Management Guideline and the Regional Infrastructure Technical Specifications (RITS); and
  - (e)          Minimise impervious surfaces.
- NH-PI6      Development in the coastal sensitivity areas.
- (I)          In coastal sensitive areas, control subdivision, use and development by ensuring that the subdivision, use and development is:
- (a)          Supported by a detailed site specific risk assessment, which includes measures to address the effects of climate change; and
  - (b)          Designed, constructed and located to minimise the level or risk to people, property and the environment.

- NH-P17      Setbacks from the coast.
- Avoid increasing the risk from coastal hazards by requiring new built development to be set back from the coastal edge, unless there is a functional or operational need for facilities to be located at or near the coast.
- NH-P18      Residential development and subdivision potentially subject to fire risk.
- (1)          In areas assessed or identified as being potentially subject to elevated fire risk, ensure that an appropriate design and layout, including a buffer area or setback, is provided around for new residential subdivision and development, and the following matters are considered:
- (a)          Access for emergency service vehicles;
  - (b)          Provision of and access to emergency firefighting water supply;
  - (c)          Separation and management of vegetation (with regard to slope, aspect, management regimes and use of less flammable vegetation); and
  - (d)          The design and materials of any buildings.
- NH-P19      Development on land subject to instability or subsidence.
- Avoid locating new subdivision, use and development, including rezoning, on land assessed as being subject to, or likely to be subject to, instability or subsidence, unless appropriate mitigation is provided and the activity does not increase the risk to people, property or infrastructure.
- NH-P20      Development of land in the Mine subsidence risk area
- (1)          On land identified within the Mine subsidence risk area, ensure that:
- (a)          An assessment by an appropriately qualified engineer occurs before subdivision, use or development takes place to confirm that the land is suitable for development; and
  - (b)          Buildings are designed and constructed, and uses appropriate materials, to effectively minimise the risk of damage to the buildings from ground subsidence.
- NH-P21      Stormwater management in areas subject to risk of land instability or subsidence.
- (1)          Avoid discharge of stormwater directly to ground on land that is potentially at risk of land instability or subsidence unless:
- (a)          An assessment has been undertaken by an appropriately qualified geotechnical specialist, indicating that the site is suitable for the proposed discharges; and
  - (b)          Any adverse effects on the site and receiving environment can be appropriately mitigated.
- NH-P22      Liquefaction susceptible land risk assessment.
- (1)          On land assessed as potentially susceptible to liquefaction, ensure that:
- (a)          An assessment by a geotechnical specialist occurs before new subdivision, use or development takes place; and

- (b) The level of assessment reflects the type and scale of the subdivision, use or development and the overall vulnerability of the activity to the effects of liquefaction; and
- (c) The assessment confirms that the land is suitable for the proposed development.

NH-P23 Control activities on land susceptible to damage from liquefaction

Control subdivision, use and development on land assessed as being susceptible to liquefaction induced ground damage, to ensure that appropriate mitigation is provided so that the level of risk to people, property, infrastructure.

NH-P24 Natural hazard risk information.

- (I) Enable people to be informed and have access to information on the natural hazards affecting their properties and surrounding area, including through:
  - (a) Provision of Land Information Memoranda;
  - (b) Natural hazard technical information, including the projected effects of climate change, risk registers and mapping on the Council's website, the Waikato Regional Council Hazards Portal, this district plan and accompanying planning maps;
  - (c) Education, provision of information and community engagement; and
  - (d) Alignment with the work of other agencies including iwi and the Waikato Regional Council.

NH-P25 Awareness of Community Response Plans.

Improve response to and recovery from natural hazard events by encouraging community awareness and use of information and methods contained in Community Response Plans.

NH-P26 Effects of climate change on new subdivision and development.

- (I) Ensure that adequate allowances are made for the projected effects of climate change in the design and location of new subdivision and development including new urban zoning throughout the District, including undertaking assessments where relevant that provide for:
  - (a) The projected increase in rainfall intensity, as determined by national guidance, assuming a temperature increase of not less than 2.3°C by 2120;
  - (b) The projected increase in sea level, where relevant, as determined by national guidance and the best available information, but being not less than 1m by 2120;
  - (c) In respect to new urban zoning, stress testing under the RCP 8.5 scenario for rainfall<sup>1</sup> and RCP 8.5H+ for sea level rise<sup>2</sup>;

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<sup>1</sup> Stress testing under the RCP 8.5 scenario for rainfall, see Ministry for the Environment, 2018: Climate Change Projections for New Zealand. September 2018. Publication No. MFE 1385.

<sup>2</sup> Stress testing under the RCP 8.5H+ scenario for sea level rise, see Ministry for the Environment, 2017: Coastal Hazards and Climate Change – Guidance for Local Government. December 2017. Publication No. ME 1341.



- (d) In respect to the coastal environment, increases in storm surge, waves and wind; and
- (e) The ability for natural systems to respond and adapt to the projected changes included in (a) to (d) above.

NH-P27 Future land use planning and climate change.

- (1) Increase the ability of the community to adapt to the effects of climate change when undertaking future land use planning by:
  - (a) Ensuring the potential environmental and social costs of climate change, including effects on indigenous biodiversity (inland migration), historic heritage, Sites and areas of Significance to Maaori, mahinga kai, public health and safety, public access to the coast and waterway margins, and the built environment are addressed;
  - (b) Encouraging the incorporation of sustainable design measures within new subdivision, land use and development, including:
    - (i) Low impact, stormwater management, urban design and green infrastructure;
    - (ii) Of relocatable buildings and structures in areas potentially at risk due to sea level rise or increased flood levels;
    - (iii) Efficient water storage;
    - (iv) Provision of renewable energy generation; and
    - (v) Transferring to activities with lower greenhouse gas emissions.
  - (c) Providing ongoing monitoring of changes to the environment due to climate change; and
  - (d) Facilitating community discussion on adaptive pathways to manage the risks associated with climate change and incorporating them, where appropriate, into the district plan through plan changes.

NH-P28 Precautionary approach for dealing with uncertainty.

In areas throughout the district likely to be affected by climate change over the next 100 years, adopt a precautionary approach towards new subdivision, use and development which may have potentially significant or irreversible adverse effects, but for which there is incomplete or uncertain information.

NH-P29 Provide sufficient setbacks for new development.

- (1) Protect people, property and the environment from the projected adverse effects of climate change, including sea level rise, by providing sufficient setbacks from water bodies and the coast when assessing new development.
- (2) Ensure that, in establishing development setbacks for new development, adequate consideration is given to:
  - (a) The protection of natural ecosystems, including opportunities for the inland migration of coastal habitats;
  - (b) The vulnerability of the community;

- (c) The maintenance and enhancement of public access to the coast and public open space;
- (d) The requirements of infrastructure; and
- (e) Natural hazard mitigation provision, including the protection of natural defences.

**NH-P30** Assess the impact of climate change on the level of natural hazard risks.

- (1) For all new subdivision, use and development requiring rezoning or a resource consent, ensure that account is taken of the projected effects of climate change over the next 100 years when assessing any identified risks from natural hazards, and their effects on people, property, infrastructure and the environment.
- (2) Ensure that, when assessing the effects of climate change on the level of natural hazard risk in accordance with Policy NH-P30(1) above, the allowances in Policy NH-26(1)(a)-(d) are applied.
- (3) Where the assessment required by Policy NH-P30(1) indicates that natural hazards are likely to be exacerbated by climate change, ensure that subdivision and development are designed and located so that any increased and cumulative risk from natural hazards is managed to acceptable levels and any intolerable risks are avoided or reduced to tolerable or acceptable levels.

## Rules

- (1) The rules in this chapter apply alongside the National Environmental Standards for Electricity Transmission 2010 (NESETA).
- (2) The rules in this chapter do not apply to:
  - (a) Any activity which is a regulated activity under the National Environmental Standards for Telecommunication Facilities 2016 (NESTF);
  - (b) Plantation forestry activities regulated under the National Environmental Standards for Plantation Forestry (NESPF).

### *Flood plain management area and Flood ponding area*

<b>NH-R1</b>	Construction of a new building, or reconstruction of or an addition to an existing building, unless specified in Rules NH-R2 – NH-R6	
Flood plain management area and Flood ponding area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) The minimum floor level is at least 0.5m above the 1% AEP flood level; and</li> <li>(b) Compliance with Standard NH-R1(1)(a) shall be demonstrated by a suitably qualified engineer with experience in hydrology.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Assessment of risk from the 1% AEP flood event;</li> <li>(b) Alternative locations within the site outside of the 1% AEP floodplain or flood ponding area;</li> <li>(c) The type of building development proposed and whether it is likely to suffer material damage during a flood;</li> </ul>

		<p>(d) Ability to manage risk through building materials, structural or design work, engineering solutions or other appropriate measures; and</p> <p>(e) Other mitigation measures to reduce the potential for flood damage to buildings.</p>
<b>NH-R2</b>	Additions to an existing building that does not increase the ground floor area of the building by more than 15m <sup>2</sup>	
Flood plain management area and Flood ponding area across all zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>NH-R3</b>	Standalone garage with a gross floor area not exceeding 40m <sup>2</sup>	
Flood plain management area and Flood ponding area across all zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>NH-R4</b>	Construction of an accessory building without a floor	
Flood plain management area and Flood ponding area across all zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>NH-R5</b>	Construction of a farm building without a floor	
Flood plain management area and Flood ponding area across all zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>NH-R6</b>	Construction, replacement, repair, maintenance, minor upgrading or upgrading of utilities	
Flood plain management area and Flood ponding area across all zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>NH-R7</b>	Earthworks associated with construction, replacement, repair, maintenance, minor upgrading or upgrading of utilities, including the formation and maintenance of access tracks.	

Flood plain management area and Flood ponding area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R8</b>	Earthworks to create a building platform for residential purposes	
Flood plain management area and Flood ponding area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ol style="list-style-type: none"> <li>Filling height is only to the extent necessary to achieve compliance with Rule NH-R1(1)(a).</li> </ol>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ol style="list-style-type: none"> <li>Timing, location and scale of earthworks;</li> <li>Adverse effects on:                             <ol style="list-style-type: none"> <li>Existing overland flow paths and surface drainage patterns;</li> <li>Flood storage capacity;</li> <li>Runoff volumes;</li> <li>Adjoining properties, including the transfer of risk;</li> <li>Infrastructure and flood protection works;</li> <li>Consideration of soil types and potential for erosion; and</li> </ol> </li> <li>Mitigation including compensatory storage, or other flood management measures proposed.</li> </ol>
<b>NH-R9</b>	Earthworks not provided for under Rules NH-R7 or NH-R8	
Flood plain management area and Flood ponding area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ol style="list-style-type: none"> <li>In the GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone and RLZ – Rural lifestyle zone, a maximum volume of filling above natural ground level of 10m<sup>3</sup> per site, and a maximum cumulative volume of filling and excavation of 20m<sup>3</sup>; or</li> <li>In the GRUZ – General rural zone – a maximum volume of filling above natural ground level of 100m<sup>3</sup> per site, and a maximum cumulative volume of</li> </ol>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ol style="list-style-type: none"> <li>Timing, location and scale of earthworks;</li> <li>Adverse effects on:                             <ol style="list-style-type: none"> <li>Existing overland flow paths and surface drainage patterns;</li> <li>Flood storage capacity;</li> <li>Runoff volumes;</li> <li>Adjoining properties, including the transfer of risk;</li> <li>Infrastructure and flood protection works;</li> </ol> </li> </ol>

	<p>filling and excavation of 200m<sup>3</sup> per site; or</p> <p>(c) All other zones – a maximum volume of filling above natural ground level of 20m<sup>3</sup> per site, and a maximum cumulative volume of filling and excavation of 50m<sup>3</sup> per site; and</p> <p>(d) Height and depth of earthworks in all zones:</p> <p>(i) A maximum height of 0.2m of filling above natural ground level; and</p> <p>(ii) a maximum depth of excavation of 0.5m below natural ground level.</p> <p>Advice note: where a site is located partly within the flood plain management area or flood ponding area this rule only applies to that part of the site within the flood plain management area or flood ponding area.</p>	<p>(vi) Consideration of soil types and potential for erosion; and</p> <p>(c) Mitigation including compensatory storage, or other flood management measures proposed.</p>
<b>NH-R10</b>	Subdivision to create one or more additional vacant lot(s) other than a utility allotment, access allotment or subdivision to create a reserve allotment.	
Flood plain management area and Flood ponding area across all zones	<b>(1) Activity status: DIS</b>	

### High risk flood area

<b>NH-R11</b>	Repair, maintenance or minor upgrading of existing utilities	
High risk flood area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R12</b>	Construction, replacement or upgrading of telecommunication lines, poles, cabinets and masts/poles supporting antennas	
High risk flood area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R13</b>	Construction, replacement or upgrading of electricity lines, poles, cabinets, and supporting structures	
High risk flood area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R14</b>	Construction of an accessory building without a floor;	

High risk flood area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R15</b>	Construction of a farm building without a floor.	
High risk flood area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R16</b>	New utilities not provided for in Rules NH-R12 or NH-R13	
High risk flood area across all zones	<b>(1) Activity status: RDIS</b> <b>Activity-specific standards:</b> Nil.  <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Functional and operational requirements to be located in the High risk flood area;</li> <li>(b) The adverse effects on people and property from establishing or upgrading the utility in the High risk flood area;</li> <li>(c) The potential for the development to transfer/increase flood risk to neighbouring properties;</li> <li>(d) Consideration of alternative locations;</li> <li>(e) Consideration of the projected effects of climate change;</li> <li>(f) Any mitigation measures to reduce the risk to people's safety, well-being and property.</li> </ul>	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R17</b>	Upgrading of existing utilities not provided for in Rule NH-R11	
High risk flood area across all zones	<b>(1) Activity status: RDIS</b> <b>Activity-specific standards:</b> Nil.  <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Functional and operational requirements to be located in the High risk flood area;</li> <li>(b) The adverse effects on people and property from establishing or upgrading the utility in the High risk flood area;</li> <li>(c) The potential for the development to</li> </ul>	<b>(2) Activity status where compliance not achieved: n/a</b>

	<p>transfer/increase flood risk to neighbouring properties;</p> <p>(d) Consideration of alternative locations;</p> <p>(e) Consideration of the projected effects of climate change;</p> <p>(f) Any mitigation measures to reduce the risk to people's safety, well-being and property.</p>	
<b>NH-R18</b>	One addition to a lawfully established building existing at 17 January 2022, where the addition does not increase the ground floor area of the existing building by more than 15m <sup>2</sup> , unless provided for in Rules NH-R17 or NH-R18	
High risk flood area across all zones	<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The ability to manage flood risk through appropriate building materials, structural or design work or other engineering solutions;</p> <p>(b) The setting of an appropriate floor level for the addition, taking into consideration the location of the addition and the floor level of the existing building;</p> <p>(c) Any mitigation measures to reduce the risk to people's safety, well-being and property.</p>	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R19</b>	<p>Subdivision that creates one or more additional vacant lot(s) where:</p> <p>(a) The additional lot(s) are located entirely outside the High risk flood area; or</p> <p>(b) The additional lot(s) are partially within the High risk flood area and each additional lot(s) contains an area capable of containing a complying building platform entirely outside the High risk flood area.</p> <p>This rule does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.</p>	
High risk flood area across all zones	<b>(1) Activity status: DIS</b>	
<b>NH-R20</b>	Construction of a new building or additions to an existing building, not provided for in Rules NH-R11 – NH-R18	
High risk flood area across all zones	<b>(1) Activity status: NC</b>	
<b>NH-R21</b>	Subdivision that does not comply with Rule NH-R19	

	This rule does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.
High risk flood area across all zones	<b>(1) Activity status: NC</b>
<b>NH-R22</b>	Emergency service facilities and hospitals
High risk flood area across all zones	<b>(1) Activity status: NC</b>

*Defended area (Residual risk)*

<b>NH-R23</b>	Activities are permitted activities within the Defended area identified on the planning maps, unless specified in Rules NH-R24 to NH-R26 below, or as otherwise specified in the relevant zone chapter or the Part 2 – District-wide matters chapters	
Defended area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R24</b>	Subdivision that creates one or more additional vacant lot(s).  This rule does not apply to subdivision for a utility allotment, an access allotment or subdivision to create a reserve allotment.	
Defended area across all zones	<b>(1) Activity status: RDIS</b> <b>Activity-specific standards:</b> Nil.  <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) The actual level of service provided by the structural defence and associated flood protection works, including any change in the level of service anticipated due to climate change and sea level rise;</li> <li>(b) The impact of any planned improvements, maintenance or upgrading on the residual risk;</li> <li>(c) The effect of groundwater levels and variability in ground conditions on stop-bank security at and adjacent to the site to be subdivided;</li> <li>(d) The likely depth and duration of flooding as a result of a breach or overtopping event or flood ponding;</li> <li>(e) The location of the subdivision, including services such as wastewater, water supply and roading/access (including escape</li> </ul>	<b>(2) Activity status where compliance not achieved: n/a</b>



	<p>routes), in relation to potential breakout points (failure zone);</p> <p>(f) The adverse effects on:</p> <p>(i) People and property,</p> <p>(ii) Historic heritage and Sites and Areas of Significance to Maaori, and</p> <p>(iii) Overall vulnerability from potential failure or overwhelming of the structural defences and associated flood protection works relevant to the proposed new lot(s);</p> <p>(g) Potential for the development to transfer/increase flood risk/residual risk to neighbouring properties;</p> <p>(h) Any additional mitigation measures proposed or site features which reduce residual risk (e.g., natural high ground; evacuation plan).</p>	
<b>NH-R25</b>	Construction of a new building, or reconstruction of, or new accessory building, located within 50m of the toe of a stop-bank where the stop-bank is under the responsibility of the Council, the Waikato Regional Council or the Crown.	
Defended area across all zones	<b>(I) Activity status: DIS</b>	
<b>NH-R26</b>	Earthworks located within 50m of the toe of a stop-bank where the stop-bank is under the responsibility of the Council, the Waikato Regional Council or the Crown.	
	This rule does not apply to earthworks associated with utilities where the written approval of the authority managing the stop-bank has been obtained.	
Defended area across all zones	<b>(I) Activity status: DIS</b>	

*Coastal sensitivity areas*

<b>NH-R27</b>	Additions to an existing lawfully established building	
Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The gross floor area of all additions to the building from 17 January 2022 do not exceed a total of 15m<sup>2</sup>.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The ability to manage coastal hazard risk through appropriate building materials, structural or design work, engineering solutions, and other appropriate mitigation measures, including</p>

		<p>the ability to relocate the building;</p> <p>(b) The setting of minimum floor levels where appropriate;</p> <p>(c) The application of mitigation through natural features and buffers where appropriate;</p> <p>(d) The ability to impose time limits or triggers to determine when the building and services to be removed or relocated;</p> <p>(e) The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment;</p> <p>(f) Suitability of the site for the proposed use, including the provision for servicing such as access, wastewater, stormwater, and water supply;</p> <p>(g) Adverse effects to people and property and overall vulnerability from the establishment of the new building or additions to an existing building</p> <p>(h) Any mitigation measures to reduce risk; and</p> <p>(i) Whether there is any suitable alternative location for the activity to locate within the site.</p>
<b>NH-R28</b>	Construction of an accessory building without a floor	
Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>NH-R29</b>	Construction of a farm building without a floor	
Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>NH-R30</b>	Construction, upgrading, minor upgrading, replacement, repair or maintenance of utilities excluding hard protection structures.	

Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R31</b>	Maintenance or repair of an existing lawfully established hard protection structure	
Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R32</b>	Construction of a new building, or reconstruction of, or additions to existing buildings in the RPZ – Rangitahi Peninsula zone and Coastal sensitivity area (Erosion) on a certificate of title which was created by subdivision consent granted between 28 September 2015 and 17 January 2022	
Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Compliance with the requirements of any consent notice for the certificate of title pursuant to section 221 of the Resource Management Act 1991 containing specific design or location requirements for buildings.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) The ability to manage coastal hazard risk through appropriate building materials, structural or design work, engineering solutions, and other appropriate mitigation measures, including the ability to relocate the building; (b) The setting of minimum floor levels where appropriate; (c) The application of mitigation through natural features and buffers where appropriate; (d) The ability to impose time limits or triggers to determine when the building and services to be removed or relocated; (e) The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment; (f) Suitability of the site for the proposed use, including the provision for servicing such as

		<p>access, wastewater, stormwater, and water supply;</p> <p>(g) Adverse effects to people and property and overall vulnerability from the establishment of the new building or additions to an existing building</p> <p>(h) Any mitigation measures to reduce risk; and</p> <p>(i) Whether there is any suitable alternative location for the activity to locate within the site.</p>
<b>NH-R33</b>	Construction of a new building or additions to an existing building not provided for in Rules NH-R27- NH-R30 and NH-R32	
Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The ability to manage coastal hazard risk through appropriate building materials, structural or design work, engineering solutions, and other appropriate mitigation measures, including the ability to relocate the building;</p> <p>(b) The setting of minimum floor levels where appropriate;</p> <p>(c) The application of mitigation through natural features and buffers where appropriate;</p> <p>(d) The ability to impose time limits or triggers to determine when the building and services to be removed or relocated;</p> <p>(e) The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment;</p> <p>(f) Suitability of the site for the proposed use, including the provision for servicing such as access, wastewater, stormwater, and water supply;</p> <p>(g) Adverse effects to people and property and overall vulnerability from the</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

	<p>establishment of the new building or additions to an existing building</p> <p>(h) Any mitigation measures to reduce risk; and</p> <p>(i) Whether there is any suitable alternative location for the activity to locate within the site.</p>	
<b>NH-R34</b>	<p>Any subdivision to create any additional vacant lots where the additional vacant lot(s) are located partially or entirely within the Coastal sensitivity area (Inundation), Coastal sensitivity area (Erosion).</p> <p>This rule does not apply to subdivision for a utility allotment, access allotment or subdivision creating a reserve allotment</p>	
Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Whether the vacant lot(s) are capable of containing a complying building platform entirely outside the Coastal sensitivity area (Inundation), or the Coastal sensitivity area (Erosion); or</p> <p>(b) Where the vacant lot(s) are not capable of containing a complying building platform entirely outside of the Coastal sensitivity area (Inundation), or the Coastal sensitivity area (Erosion):</p> <p>(i) The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment;</p> <p>(ii) Suitability of the vacant lot for the likely future uses, including the provision for servicing such as access, wastewater, stormwater, and water supply;</p> <p>(iii) The degree to which alternative subdivision layout(s) have been investigated to avoid or mitigate coastal hazards;</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

	<p>(iv) Adverse effects to people, property and the environment and overall vulnerability from the likely future uses, including any mitigation measures to reduce risk; and</p> <p>(v) The setting of minimum floor levels in areas subject to inundation.</p>	
<b>NH-R35</b>	Construction of a new hard protection structure, or any extension to, or upgrade or replacement of an existing hard protection structure	
Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Whether structures have primarily a public and/or environmental benefit when located on public land;</li> <li>(b) The extent to which the structure is effective, considering a range of coastal hazard events including the effects of climate change and the activities or development they are designed to protect;</li> <li>(c) The extent to which economic, social and environmental benefits outweigh costs;</li> <li>(d) Whether risk to people, property, infrastructure, environment, historic heritage or sites and areas of significance to Maaori is not transferred or increased;</li> <li>(e) The extent to which structures are located as far landward as practicable;</li> <li>(f) Whether public access both to and along the coastal area and to the coastal marine area are provided for where the structure is located on public land; and</li> <li>(g) Whether an adaptive management strategy has been prepared to manage coastal hazards, and whether the</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

	structure is consistent with that strategy.	
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*High risk coastal erosion area*

<b>NH-R36</b>	Construction of an accessory building without a floor	
High risk coastal erosion area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The gross floor area of the building does not exceed 40m <sup>2</sup> .	<b>(2) Activity status where compliance not achieved: NC</b>
<b>NH-R37</b>	Construction of a farm building without a floor	
High risk coastal erosion area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The gross floor area of the building does not exceed 40m <sup>2</sup> .	<b>(2) Activity status where compliance not achieved: NC</b>
<b>NH-R38</b>	Repair, maintenance or minor upgrading of existing utilities excluding hard protection structures	
High risk coastal erosion area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R39</b>	Construction, operation, replacement or upgrading of telecommunications lines, poles, cabinets and masts/poles supporting antennas	
High risk coastal erosion area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R40</b>	New electricity lines, poles, cabinets and masts/ poles supporting antennas	
High risk coastal erosion area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R41</b>	Maintenance or repair of an existing lawfully established hard protection structure.	
High risk coastal erosion area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R42</b>	Earthworks for an activity listed in Rules NH-R36 – NH-R41, including the maintenance and repair of access tracks	
High risk coastal erosion area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The maximum volume of filling does not exceed 10m <sup>3</sup> per site; and	<b>(2) Activity status where compliance not achieved: DIS</b>

	(b) The maximum depth of any excavation or filling does not exceed 0.5m above or below ground level.	
<b>NH-R43</b>	Construction of a new hard protection structure, or any extension to, or upgrade or replacement of an existing hard protection structure.	
High risk coastal erosion area across all zones	<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Whether structures have primarily a public and/or environmental benefit when located on public land;</li> <li>(b) The extent to which the structure is effective, considering a range of coastal hazard events including the effects of climate change and the activities or development they are designed to protect;</li> <li>(c) The extent to which economic, social and environmental benefits outweigh costs;</li> <li>(d) Whether risk to people, property, infrastructure, environment, historic heritage or sites and areas of significance to Maaori is not transferred or increased;</li> <li>(e) The extent to which structures are located as far landward as practicable;</li> <li>(f) Whether public access both to and along the coastal area and to the coastal marine area are provided for where the structure is located on public land; and</li> <li>(g) Whether an adaptive management strategy has been prepared to manage coastal hazards, and whether the structure is consistent with that strategy.</li> </ul>	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R44</b>	Earthworks not provided for in Rule NH-42	
High risk coastal erosion area	<b>Activity status: DIS</b>	



across all zones	
<b>NH-R45</b>	Relocation of an existing building within the same site where the building is relocated landward of its existing position
High risk coastal erosion area across all zones	<b>Activity status: DIS</b>
<b>NH-R46</b>	Replacement of an existing building within the same site where: <ul style="list-style-type: none"> <li>(a) The replacement building is located landward of the existing building that it replaces;</li> <li>(b) The replacement building is relocatable on a suspended timber floor; and</li> <li>(c) The gross floor area of the replacement building is no larger than the existing building that it replaces</li> </ul>
High risk coastal erosion area across all zones	<b>Activity status: DIS</b>
<b>NH-R47</b>	Construction of new utilities not provided for in Rules NH-R39 and NH-R40
High risk coastal erosion area across all zones	<b>Activity status: DIS</b>
<b>NH-R48</b>	Upgrading of existing utilities not provided for in Rules NH-R38 and NH-R39
High risk coastal erosion area across all zones	<b>Activity status: DIS</b>
<b>NH-R49</b>	Subdivision that creates one or more additional vacant lot(s) where the additional lot(s) are partially within the High risk coastal erosion area and each additional lot(s) contains a net site area capable of containing a complying building platform entirely outside the High risk coastal erosion area.  This rule does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.
High risk coastal erosion area across all zones	<b>Activity status: DIS</b>
<b>NH-R50</b>	Construction of a new building or additions to an existing building, not provided for in Rules NH-R36 – NH-R40, NH-R45 – NH-R48
High risk coastal erosion area across all zones	<b>Activity status: NC</b>

<b>NH-R51</b>	Subdivision to create one or more additional lot(s) that does not comply with Rule NH-R49.  This rule does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.
High risk coastal erosion area across all zones	<b>Activity status: NC</b>
<b>NH-R52</b>	Emergency service facilities and hospitals
High risk coastal erosion area across all zones	<b>Activity status: NC</b>

#### High risk coastal inundation area

<b>NH-R53</b>	Construction of an accessory building without a floor	
High risk coastal inundation area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The gross floor area of the building does not exceed 40m <sup>2</sup> .	<b>(2) Activity status where compliance not achieved: NC</b>
<b>NH-R54</b>	Construction of a farm building without a floor	
High risk coastal inundation area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The gross floor area of the building does not exceed 40m <sup>2</sup> .	<b>(2) Activity status where compliance not achieved: NC</b>
<b>NH-R55</b>	Repair, maintenance or minor upgrading of existing utilities excluding hard protection structures	
High risk coastal inundation area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R56</b>	Construction, operation, replacement or upgrading of telecommunications lines, poles, cabinets and masts/poles supporting antennas	
High risk coastal inundation area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R57</b>	New electricity lines, poles, cabinets and masts/ poles supporting antennas	
High risk coastal inundation area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R58</b>	Maintenance or repair of an existing lawfully established hard protection structure.	

High risk coastal inundation area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R59</b>	Earthworks for an activity listed in Rules NH-R53 – NH-R57, including the maintenance and repair of access tracks	
High risk coastal inundation area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) The maximum volume of filling does not exceed 10m<sup>3</sup> per site; and</li> <li>(b) The maximum depth of any excavation or filling does not exceed 0.5m above or below ground level.</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>NH-R60</b>	Construction of a new hard protection structure, or any extension to, or upgrade or replacement of an existing hard protection structure.	
High risk coastal inundation area across all zones	<b>(1) Activity status: RDIS</b> <b>Activity-specific standards:</b> Nil  <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Whether structures have primarily a public and/or environmental benefit when located on public land;</li> <li>(b) The extent to which the structure is effective, considering a range of coastal hazard events including the effects of climate change and the activities or development they are designed to protect;</li> <li>(c) The extent to which economic, social and environmental benefits outweigh costs;</li> <li>(d) Whether risk to people, property, infrastructure, environment, historic heritage or sites and areas of significance to Maaori is not transferred or increased;</li> <li>(e) The extent to which structures are located as far landward as practicable;</li> <li>(f) Whether public access both to and along the coastal area and to the coastal marine area are provided for where the</li> </ul>	<b>(2) Activity status where compliance not achieved: n/a</b>

	<p>structure is located on public land; and</p> <p>(g) Whether an adaptive management strategy has been prepared to manage coastal hazards, and whether the structure is consistent with that strategy.</p>	
<b>NH-R61</b>	Earthworks not provided for in Rule NH-59	
High risk coastal inundation area across all zones	<b>Activity status: DIS</b>	
<b>NH-R62</b>	Construction of new utilities not provided for in Rules NH-R56 and NH-R57	
High risk coastal inundation area across all zones	<b>Activity status: DIS</b>	
<b>NH-R63</b>	Upgrading of existing utilities not provided for in Rules NH-R55 and NH-R56	
High risk coastal inundation area across all zones	<b>Activity status: DIS</b>	
<b>NH-R64</b>	<p>Subdivision that creates one or more additional vacant lot(s) where the additional lot(s) are partially within the High risk coastal inundation area and each additional lot(s) contains a net site area capable of containing a complying building platform entirely outside the High risk coastal inundation area.</p> <p>This rule does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.</p>	
High risk coastal inundation area across all zones	<b>Activity status: DIS</b>	
<b>NH-R65</b>	Construction of a new building or additions to an existing building, not provided for in Rules NH-R53 – NH-R57, NH-R62 – NH-R63	
High risk coastal inundation area across all zones	<b>Activity status: DIS</b>	
<b>NH-R66</b>	<p>Subdivision to create one or more additional lot(s) that does not comply with Rule NH-R64</p> <p>This rule does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.</p>	
High risk coastal inundation	<b>Activity status: NC</b>	

area across all zones	
<b>NH-R67</b>	Emergency service facilities and hospitals
High risk coastal inundation area across all zones	<b>Activity status: NC</b>

#### Mine subsidence risk area

<b>NH-R68</b>	Additions to an existing building	
Mine subsidence risk area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) Additions do not increase the gross floor area of the building by more than 15m<sup>2</sup>; and</li> <li>(b) Additions do not result in the length of any wall of the building exceeding 20m.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Construction standards and materials;</li> <li>(b) Suitability of the site for development; and</li> <li>(c) The potential effects on health and safety.</li> </ul>
<b>NH-R69</b>	Standalone garage	
Mine subsidence risk area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) The gross floor area of the building does not exceed 55m<sup>2</sup>; and</li> <li>(b) The maximum length of any wall does not exceed 20m.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Construction standards and materials;</li> <li>(b) Suitability of the site for development; and</li> <li>(c) The potential effects on health and safety.</li> </ul>
<b>NH-R70</b>	Construction, replacement, repair, minor upgrading, upgrading or maintenance of utilities and associated earthworks	
Mine subsidence risk area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>NH-R71</b>	Earthworks	
Mine subsidence risk area across all zones	<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) The maximum volume of filling does not exceed 20m<sup>3</sup> per site; and</li> <li>(b) The maximum depth of any excavation or filling does not exceed 1m above or below ground level.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Location and scale of earthworks;</li> <li>(b) Geotechnical and geological stability of the site following the completion of earthworks;</li> </ul>

		<p>(c) Risk to people and property from subsidence as a result of earthworks; and</p> <p>(d) Any other mitigation measures to reduce risk.</p>
<b>NH-R72</b>	<p>The construction or alteration of a building that is not provided for under Rule Rules NH-R68 – NH-R71 where a Consent Notice is registered against the Record of Title confirming that a geotechnical assessment has been approved at the time of subdivision and the approved geotechnical report confirms that the ground is suitable for building development and the building development is in accordance with any recommendations of the geotechnical report.</p>	
Mine subsidence risk area across all zones	<p><b>(1) Activity status: CON</b></p> <p><b>Activity-specific standards:</b> Nil.</p> <p><b>Council's control is reserved to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The degree to which the requirements and recommendations of the geotechnical report approved at the time of subdivision have been incorporated in the building design; and</li> <li>(b) Whether confirmation is provided from a suitably experienced and qualified geotechnical engineer that confirms the proposed building development is consistent with the recommendations and requirements of the geotechnical report approved at the time of subdivision.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>NH-R73</b>	<p>Construction of a building, or reconstruction of, or accessory building or the reconstruction of or additions to an existing building not provided for in Rules NH-R68 – NH-R70 or NH-R72</p>	
Mine subsidence risk area across all zones	<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b> Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Construction standards and materials;</li> <li>(b) Suitability of the site for development; and</li> <li>(c) The potential effects on health and safety.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

<b>NH-R74</b>	Subdivision to create one or more additional vacant lot(s) other than a utility allotment, access allotment or subdivision to create a reserve allotment
Mine subsidence risk area across all zones	<b>Activity status: DIS</b>

### *Liquefaction*

<b>NH-R75</b>	Overview of method
All zones	<p>(1) Areas in the District susceptible to liquefaction have not been identified on the planning maps as a natural hazard overlay as is the case with the other natural hazards in this chapter. Where specific land uses have already been identified as restricted discretionary activities in the activity status tables in the relevant zone, liquefaction risk has been added as a matter over which the Council will reserve its discretion, where it is considered relevant for that activity. To satisfy the requirements of sections 104 and 106 of the RMA, identification of appropriate mitigation may be required where the site and proposed development are considered vulnerable to liquefaction based on site-specific characteristics. It is expected that best practice geotechnical and engineering methods will be used to ensure that the site is suitable for the intended use.</p> <p>(2) Where potential liquefaction risk is identified as a matter that the Council restricts its discretion to, the additional matters outlined in Rules NH-R76 and NH-R77 below apply where relevant.</p>
<b>NH-R76</b>	Additional matters of restricted discretion for subdivision to create one or more additional vacant lots – liquefaction risk
All zones	<p>(1) Where potential liquefaction risk is identified as a matter that the Council will restrict its discretion to in a subdivision rule elsewhere in this Plan, and where that proposal involves subdivision to create one or more additional vacant lots, the Council restricts its discretion to the following additional matters (note: these matters will also be relevant to the assessment of a discretionary or non-complying resource consent application where a potential liquefaction hazard has been identified on a site):</p> <p>(a) Geotechnical assessment and/or investigation of any potential liquefaction hazard on the site at a level sufficient to confirm the level of risk and its suitability for the proposed activity (refer to the information requirements in section below);</p> <p>(b) Measures proposed to mitigate the effects of liquefaction hazard if present including:</p> <p>(i) Location, size, layout and design of allotments, structures, and building platforms, including consideration given to alternative siting away from where liquefaction risk is greatest;</p> <p>(ii) Location, timing, scale and nature of earthworks;</p> <p>(iii) Provision for ground strengthening and foundation design;</p> <p>(iv) Provision for resilient services and infrastructure, including wastewater, water supply, roads and access;</p> <p>(v) Setbacks in relation to waterways, waterbodies or any steep change in ground elevation, sloping ground or free face, or alternative geotechnical measures to address any identified potential for lateral spread; and</p>

	(vi) Effects on adjoining properties.
<b>NH-R77</b>	Additional matters of restricted discretion for new land use (e.g., multi-unit development) – liquefaction risk
All zones	<p>(I) Where potential liquefaction risk is identified as a matter that the Council will restrict its discretion to in a rule elsewhere in this Plan for new land use, the Council restricts its discretion to the following additional matters (note: these matters will also be relevant to the assessment of a discretionary or non-complying resource consent application where a potential liquefaction hazard has been identified on a site):</p> <p>(a) Geotechnical assessment and/or investigation of any potential liquefaction hazard on the site at a level sufficient to confirm the level of risk and its suitability for the proposed activity (refer to the information requirements in section below);</p> <p>(b) Measures proposed to mitigate the effects of liquefaction hazard, if present, including:</p> <p>(i) Location, size, layout and design of buildings, structures, car parking areas, access and provision for resilient infrastructure and services, including wastewater, stormwater and water supply;</p> <p>(ii) Location, timing, scale and nature of earthworks;</p> <p>(iii) Provision for ground strengthening and foundation design;</p> <p>(iv) Setbacks in relation to waterways, waterbodies or any steep change in ground elevation, sloping ground (or free face, or alternative geotechnical measures to address any identified potential for lateral spread);</p> <p>(v) Consideration given to ease of repair (including access to repair damaged structures) of liquefaction-induced damage; and</p> <p>(vi) Effects on adjoining properties.</p>

Advice note:

*Effects on archaeological sites, both recorded (identified by the New Zealand Archaeological Association) and unrecorded, are regulated under the Heritage New Zealand Pouhere Taonga Act 2014. Heritage New Zealand Pouhere Taonga must be contacted regarding development and the need to undertake an archaeological assessment to determine the need for an archaeological authority. In the event of an accidental discovery, the Heritage New Zealand Pouhere Taonga Lower Northern Office must be contacted immediately.*

## Information Requirements for all resource consent applications addressing natural hazards

### NH-INFO1 – General

- (I) The following documents, to the extent relevant to the proposal:
- Geotechnical assessment, including identification and assessment of any potentially liquefaction prone land and land subject to slope instability;
  - An assessment of natural hazard risk, including the type of natural hazards present, such as flooding, slope stability, liquefaction, subsidence and coastal hazards. The assessment shall include the level of risk and any increase in risk as a result of the proposal associated with each hazard. Where applicable, the projected effects of climate change over the period to 2120 must be included;



- (c) Remediation and mitigation measures necessary to make the site and any proposed buildings suitable for the proposed use, such as minimum floor levels, foundation design for relocatability, and appropriate time limits and/or triggers for the removal of any building and onsite wastewater disposal systems.
- (2) Plans identifying:
  - (a) Topographical features within the site and surrounding area; and
  - (b) The location of natural hazards on all or part of the site.
- (3) Consideration of the information contained in the following stormwater catchment management plans, or any approved updated version, where relevant:
  - (a) Ngaruawahia Catchment Management Plan, March 2015;
  - (b) Tamahere Stormwater Catchment Management Plan and Report, 2011
  - (c) Port Waikato Stormwater Catchment Management Plan and Report, 2004;
  - (d) Pokeno Catchment Management Plan, 2010;
  - (e) Te Kauwhata Catchment Management Plan, 2009; or
  - (f) Tuakau Catchment Management Plan, Draft 2014.

### **NH-INFO2 – Liquefaction potential**

- (1) For land use resource consent applications where the additional matters the Council will restrict its discretion to include liquefaction, as per Rule NH-R77, the following information is required:
  - (a) A preliminary geotechnical assessment in sufficient detail to determine:
    - (i) The liquefaction vulnerability category, being either “liquefaction damage is unlikely” or “liquefaction damage is possible”, as shown in Table 4.4 in “Preliminary Document: Planning and engineering guidance for potentially liquefaction prone land – Resource Management Act and Building Act aspects. Pub MfE and MBIE, September 2017”; or
    - (ii) Whether or not the site is susceptible to liquefaction using an alternative accepted method, observation, or desktop study.
  - (b) Where a “liquefaction damage is possible” category has been identified for the site as per NH-INFO2(1)(a)(i) above, or an alternative accepted method, observation or desktop study indicates that the site is susceptible to liquefaction as per NH-INFO2(1)(a)(ii) above, the assessment will be required to determine the liquefaction vulnerability in more detail, and in proportion to the scale and significance of the liquefaction hazard, and must:
    - (i) Identify any areas which require particular ground strengthening or other mitigation measures, and recommendations for such mitigation; and
    - (ii) Identify areas to be excluded from built development, due to liquefaction hazard constraints (which includes lateral spread), or which require geotechnical setbacks; and
    - (iii) Indicate options and recommended locations for the proposed activities and infrastructure recommended by the geotechnical engineer.
  - (c) All geotechnical assessments in respect of liquefaction risk are to be prepared by a suitably qualified and experienced engineer with experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered).
- (2) For subdivision consent applications that create one or more additional vacant lots as per Rule NH-R76:
  - (a) An assessment in accordance with NH-INFO2(1)(a) above will be required to be provided.
  - (b) Where a “liquefaction damage is possible” category has been identified for the site as per 15.13.2(1)(a)(i) above, or an alternative accepted method, observation, or desktop study indicates that the site is susceptible to liquefaction as per NH-INFO2(1)(a)(ii) above, the subdivision application will be required to include sufficient information and proposed measures to satisfy that liquefaction risk can be adequately avoided, remedied or mitigated, including the potential effects of lateral spread.

- (c) Subdivision plans shall show, to the extent relevant or appropriate to the scale and significance of the liquefaction hazard identified:
  - (i) Any areas which require particular ground strengthening or other mitigation
  - (ii) Measures, and recommendations for such mitigation; and
  - (iii) Any areas which should be excluded from built development due to geotechnical constraints, or which require geotechnical setbacks; and
  - (iv) Any features of subdivision layout recommended by the geotechnical engineer, for example any recommended locations for proposed activities and other infrastructure as a result of geotechnical constraints.
- (d) All geotechnical reports in respect of liquefaction potential are to be prepared by a suitably qualified and experienced engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ registered).

**NH-INFO3 – RLZ – Rural lifestyle zone in Tamahere**

- (1) Any resource consent in relation to land located in the RLZ – Rural lifestyle zone in Tamahere will be required to include details of ponding of stormwater and overland flow paths as a result of a 1% AEP storm event (with rainfall events adjusted for climate change), as well as mitigation measures taking account of information that the Council holds in respect to the Tamahere stormwater catchment area.

**NH-INFO3 – Defended areas**

- (1) For any Restricted Discretionary Activity land use and subdivision applications within the Defended Area, the following information is required to the extent relevant to the scale of the proposal:
  - (a) A risk assessment, carried out by a suitably-qualified and experienced risk assessment practitioner, which identifies the nature and level of residual risk, and details of appropriate methods to further reduce residual risk, where appropriate.

## NATC – Natural character

*The relevant area specific zone chapter provisions apply in addition to this chapter.*

### Objective

NATC-O1 Natural character.

- (1) The natural character of the coastal environment is protected from inappropriate subdivision, use and development.
- (2) The natural character of wetlands, and lakes and rivers and their margins are protected from inappropriate subdivision, use and development.

### Policies

NATC-P1 Recognising natural character.

- (1) Recognise the following natural elements, patterns, processes and experiential qualities which contribute to natural character:
  - (a) Areas or waterbodies in their natural states or close to their natural state;
  - (b) Coastal or freshwater landforms and landscapes;
  - (c) Coastal or freshwater physical processes, including the movement of water and sediment;
  - (d) Biodiversity;
  - (e) Biological processes and patterns;
  - (f) Water flows and levels, and water quality; and
  - (g) The experience of the above elements, patterns and processes.

NATC-P2 Protecting the natural character qualities of the coastal environment.

- (1) Recognise and provide for preservation of the attributes of Outstanding Natural Character Areas and High Natural Character Areas as set out in SCHED4 – Natural character areas from inappropriate subdivision, use and development by:
  - (a) Managing the adverse effects of subdivision, use and development;
  - (b) Avoiding significant adverse effects of subdivision, use and development;
  - (c) Avoiding subdivision, use and development within areas of outstanding natural character, where it would damage, diminish or compromise natural character;
  - (d) Avoiding activities that damage the functioning of coastal dune systems;
  - (e) Requiring appropriate building setbacks from riparian and coastal margins;
  - (f) Ensuring that activities are carried out in a way that maintains or enhances water quality in the coastal environment;
  - (g) Enabling and concentrating development within existing settlements to avoid development sprawling along the coastline;
  - (h) Recognising farming operations; and
  - (i) Avoiding the establishment of new plantation forestry.

**NATC-P3** Protecting the natural character of wetlands, and lakes and rivers and their margins.

- (1) Protect the natural character qualities of wetlands, and lakes and rivers and their margins from inappropriate subdivision, use and development by:
- (a) Ensuring that location, intensity, scale and form of subdivision, use and development are appropriate;
  - (b) Minimising, to the extent practicable, indigenous vegetation clearance and earthworks disturbance;
  - (c) Encouraging any new activities to consolidate within, and around, existing developments or, where the natural character and landscape values have already been compromised, to avoid development sprawling; and
  - (d) Requiring appropriate setbacks of activities from wetlands, lakes and rivers.

## Rules

### *Land use – activities*

<b>NATC-R1</b>	Earthworks – within a High Natural Character Area or Outstanding Natural Character Area	
All zones	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks for the maintenance of existing tracks, fences or drains within a High Natural Character Area or Outstanding Natural Character Area.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) For areas within the coastal environment, whether avoidance of adverse effects from earthworks on the attributes of the identified landscape or natural character is achieved in the first instance, and if avoidance is not achievable, remedied or otherwise mitigated; and</li> <li>(b) For areas outside the coastal environment, the extent to which adverse effects from earthworks on the attributes of the identified landscape or natural character area are avoided, remedied or mitigated.</li> </ul>
<b>NATC-R2</b>	Earthworks – within a High Natural Character Area or Outstanding Natural Character Area	
All zones	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks that meet all of the following standards:</li> <li>(i) Earthworks are completed within a 12 month period</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) For areas within the coastal environment, whether avoidance of adverse effects from earthworks on the attributes of</li> </ul>

	<p>(ii) Earthworks do not exceed the following areas and volumes:</p> <table border="1" data-bbox="416 300 884 584"> <thead> <tr> <th>Landscape area</th><th>Area (m<sup>2</sup>)</th><th>Volume (m<sup>3</sup>)</th></tr> </thead> <tbody> <tr> <td>High Natural Character Area</td><td rowspan="2">50</td><td rowspan="2">250</td></tr> <tr> <td>Outstanding Natural Character Area</td></tr> </tbody> </table> <p>(iii) The height of the resulting cut or batter face in stable ground does not exceed 1.5 metres;</p> <p>(iv) The maximum slope of the resulting cut or batter face in stable ground does not exceed 1:2 (1 metre vertical to 2 metres horizontal);</p> <p>(v) Areas exposed by the earthworks are re-vegetated to achieve 80% ground cover within 2 months of completing the earthworks;</p> <p>(vi) Sediment is retained on the site through implementation and maintenance of erosion and sediment controls; and</p> <p>(vii) There is no diversion or change to natural water flows, water bodies or established drainage paths and does not enter waterways, open drains or overland flowpaths.</p>	Landscape area	Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )	High Natural Character Area	50	250	Outstanding Natural Character Area	<p>the identified landscape or natural character is achieved in the first instance, and if avoidance is not achievable, remedied or otherwise mitigated; and</p> <p>(b) For areas outside the coastal environment, the extent to which adverse effects from earthworks on the attributes of the identified landscape or natural character area are avoided, remedied or mitigated.</p>
Landscape area	Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )							
High Natural Character Area	50	250							
Outstanding Natural Character Area									

*Subdivision*

<b>NATC-R3</b>	Subdivision	
All zones	<p><b>(1) Activity status: DIS</b></p> <p><b>Activity specific condition:</b></p> <p>(a) Subdivision of any land containing any of the following areas:</p> <p>(i) High Natural Character Area; or</p> <p>(ii) Outstanding Natural Character Area;</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

## EW – Earthworks

*The relevant area specific zone chapter provisions apply in addition to this chapter.*

### Objectives

- EW-O1 Earthworks in all zones except the MRZ – Medium density residential zone.  
Earthworks facilitate subdivision, use and development.
- EW-O2 Earthworks in the MRZ – Medium density residential zone.  
Earthworks facilitate subdivision, use and development while avoiding, mitigating or remedying potential adverse effects.

### Policies

- EW-P1 Earthworks in the GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone or OSZ – Open space zone.
- (1) Manage the effects of earthworks to ensure that:
- (a) Erosion and sediment loss is avoided or mitigated;
  - (b) Changes to natural water flows and established drainage paths are mitigated;
  - (c) Adjoining properties and public services are protected;
  - (d) The importation of cleanfill is avoided in the zone; and
  - (e) Adverse effects on historic heritage are avoided.
- (2) Earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.
- (3) Manage the amount of land being disturbed at any one time to avoid, remedy or mitigate adverse construction noise, vibration, dust, lighting and traffic effects.
- (4) Subdivision and development occur in a manner that maintains fundamental shape, contour and landscape characteristics.
- (5) Manage the geotechnical risks to ensure the ground remains sound, safe and stable for the intended land use.
- EW-P2 Earthworks in the GRUZ – General rural zone, FUZ – Future urban zone, CORZ – Corrections zone or TTZ – TaTa Valley zone.
- (1) Enable earthworks associated with rural or conservation activities including:
- (a) Ancillary rural earthworks;
  - (b) Farm quarries;
  - (c) The importation of controlled cleanfill material to a site; and
  - (d) Indigenous biodiversity restoration.
- (2) Manage earthworks to ensure that:
- (a) Erosion and sediment loss is avoided or mitigated;

- (b) The ground is geotechnically sound and remains safe and stable for the duration of the intended land use;
- (c) Changes to natural water flows and established drainage paths are avoided or mitigated;
- (d) Adjoining properties and infrastructure are protected;
- (e) Historic heritage and cultural values are recognised and protected; and
- (f) Ecosystem protection, restoration, rehabilitation or enhancement works are encouraged.

**EW-P3** Earthworks in the RLZ – Rural lifestyle zone.

- (1) Manage the effects of earthworks to ensure that:
  - (a) Erosion and sediment loss is avoided or mitigated;
  - (b) The ground is geotechnically sound and remains safe and stable for the duration of the intended land use;
  - (c) Changes to natural water flows and established drainage paths is avoided or mitigated.
- (2) Manage the importation of fill material to a site.
- (3) Appropriately manage the importation of cleanfill to a site.
- (4) Manage the amount of land being disturbed at any one time to avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects.
- (5) Subdivision and development occur in a manner that maintains shape, contour and landscape characteristics.

**EW-P4** Earthworks in the LCZ – Local centre zone, COM – Commercial zone or TCZ – Town centre zone.

- (1) Manage earthworks in the zone to minimise:
  - (a) The adverse effects and of sediment, of dust and stormwater runoff; and
  - (b) Adverse effects on heritage.

**EW-P5** Earthworks in the MAZ – Mercer Airport zone.

Provide for the unique operational requirements of an airport whilst at the same time achieving appropriate levels of amenity for surrounding properties.

## Rules

*Land use – effects (zones specified in the first column)*

<b>EW-R1</b>	Gardening or disturbance of land for the installation of fence posts	
All zones	<b>(1) Activity status: PER</b> <b>Activity specific conditions:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>EW-R2</b>	Earthworks activities within the National Grid Yard	
All zones	<b>(1) Activity status: PER</b>	<b>(2) Activity status: RDIS</b>

	<p><b>Activity specific conditions:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks within the National Grid Yard that comply with all of the following standards: <ul style="list-style-type: none"> <li>(i) Do not exceed a depth (measured vertically) of 300mm within 12m of the outer visible edge of any National Grid support structure foundation.</li> <li>(ii) Do not compromise the stability of a National Grid support structure;</li> <li>(iii) Do not result in the loss of access to any National Grid support structure; and</li> <li>(iv) Do not result in a reduction in the ground to conductor clearance distances of less than 6.5m (measured vertically) from a 110kV National Grid transmission line, or 7.5m (measured vertically) from a 220kV National Grid transmission line.</li> </ul> </li> <li>(b) The following earthworks activities are exempt from Rules EW-R2(1)(a): <ul style="list-style-type: none"> <li>(i) Earthworks that are undertaken by a network utility operator (other than for the reticulation and storage of water for irrigation purposes) as defined by the Resource Management Act 1991;</li> <li>(ii) Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track;</li> <li>(iii) Vertical holes not exceeding 500mm in diameter that: <ul style="list-style-type: none"> <li>(1) Are more than 1.5m from the outer edge of the pole support structure or stay wire; or</li> <li>(2) Are a post hole for a farm fence or horticulture structure more than 6m</li> </ul> </li> </ul> </li> </ul>	<p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks within the National Grid Yard that do not comply with Standard EW-R2(1)(a)(i) but complies with Standards EW-R2(1)(a)(ii) – (iv).</li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Impacts on the operation, maintenance, upgrading and development of the National Grid;</li> <li>(c) The risk to the structural integrity of the affected National Grid support structure(s);</li> <li>(d) Any impact on the ability of the National Grid owner (Transpower) to access the National Grid;</li> <li>(e) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</li> <li>(f) Technical advice provided by the National Grid owner (Transpower); and</li> <li>(g) Any effects on National Grid support structures including the creation of an unstable batter.</li> </ul> <p><b>(3) Activity status: NC</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks within the National Grid Yard that is not a permitted activity under Rule EW-R2(1) or a restricted discretionary activity under Rule EW-R2(2)</li> </ul>
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	from the visible outer edge of a tower support structure foundation.	
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LLRZ – Large lot residential zone and SETZ – Settlement zone

<b>EW-R3</b>	<b>Earthworks – general</b>	
LLRZ – Large lot residential zone; and SETZ – Settlement zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks (excluding the importation of fill material) within a site must meet all of the following standards:</li> <li>(i) Be located more than 1.5 m horizontally from any waterway, open drain or overland flow path;</li> <li>(ii) Not exceed a volume of more than 350m<sup>3</sup>;</li> <li>(iii) Not exceed an area of more than 1,000m<sup>2</sup> over any single consecutive 12 month period;</li> <li>(iv) The total depth of any excavation or filling does not exceed 1.5m above or below ground level;</li> <li>(v) The slope of the resulting cut, filled areas or fill batter face in stable ground, does not exceed a maximum of 1:2 (1 vertical to 2 horizontal);</li> <li>(vi) Earthworks are set back at least 1.5m from all boundaries;</li> <li>(vii) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</li> <li>(viii) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</li> <li>(ix) Do not divert or change the nature of natural water flows,</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> <li>(k) Land instability, erosion and sedimentation; and</li> <li>(l) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>

	water bodies or established drainage paths; and (x) Provided they are not within a kauri root zone	
<b>EW-R4</b>	Earthworks – general	
LLRZ – Large lot residential zone; and SETZ – Settlement zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks for the purpose of creating a building platform for residential purposes within a site, using imported cleanfill material, must meet the following standards:</li> <li>(b) Be carried out in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development; and</li> <li>(c) Provided they are not within a kauri root zone</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> <li>(k) Land instability, erosion and sedimentation; and</li> <li>(l) Provided they are not within a kauri root zone</li> </ul>
<b>EW-R5</b>	Earthworks – general	
LLRZ – Large lot residential zone; and SETZ – Settlement zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks for purposes other than creating a building platform for residential purposes within a site, using imported fill material, must meet all of the following standards: <ul style="list-style-type: none"> <li>(i) Not exceed a total volume of 20m<sup>3</sup>;</li> <li>(ii) Not exceed a depth of 1.5m;</li> <li>(iii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal);</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> </ul>

	<ul style="list-style-type: none"> <li>(iv) Fill material is setback at least 1.5m from all boundaries;</li> <li>(v) Areas exposed by filling are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</li> <li>(vi) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</li> <li>(vii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</li> <li>(viii) Provided they are not within a kauri root zone.</li> </ul>	<ul style="list-style-type: none"> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> <li>(k) Land instability, erosion and sedimentation; and</li> <li>(l) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<b>EW-R6</b>	Earthworks including the importation of cleanfill to a site	
LLRZ – Large lot residential zone; and SETZ – Settlement zone	<p><b>(1) Activity status: NC</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks including the importation of cleanfill to a site.</li> </ul>	

GRZ – General residential zone

<b>EW-R7</b>	Earthworks – general	
GRZ – General residential zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks (excluding the use of cleanfill material or fill material) within a site must meet all of the following standards:</li> <li>(b) Be located more than 1.5m horizontally from any waterway, open drain or overland flow path;</li> <li>(c) Not exceed a volume of 250m<sup>3</sup> and an area of not more than 1,000m<sup>2</sup> over any consecutive 12 month period;</li> <li>(d) The total depth of any excavation or filling does not exceed 1.5m above or below ground level;</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> </ul>

	<ul style="list-style-type: none"> <li>(e) The slope of the resulting cut, filled areas or fill batter face in stable ground, does not exceed a maximum of 1:2 (1 vertical to 2 horizontal);</li> <li>(f) Earthworks are set back at least 1.5m from all boundaries;</li> <li>(g) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and re-vegetated to achieve 80% ground cover within 6 months of cessation of the earthworks;</li> <li>(h) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</li> <li>(i) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</li> <li>(j) Provided they are not within a kauri root zone</li> </ul>	<ul style="list-style-type: none"> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> <li>(k) Land instability, erosion and sedimentation; and</li> <li>(l) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<b>EW-R8</b>	Earthworks – general	
GRZ – General residential zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks for the purpose of creating a building platform and accessway for residential purposes within a site, including the use of imported cleanfill material or imported fill material, must meet the following standards: <ul style="list-style-type: none"> <li>(i) Be carried out in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development; and</li> <li>(ii) Provided they are not within a kauri root zone</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> </ul>

		<p>(k) Land instability, erosion and sedimentation; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R9</b>	Earthworks – general	
GRZ – General residential zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks for purposes other than creating a building platform for residential purposes within a site, using imported fill material must meet all of the following standards:</p> <p>(i) Not exceed a total volume of 20m<sup>3</sup>;</p> <p>(ii) Not exceed a depth of 1m;</p> <p>(iii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Fill material is setback at least 1.5m from all boundaries;</p> <p>(v) Areas exposed by filling are revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</p> <p>(vi) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(i) Amenity values and landscape effects;</p> <p>(ii) Volume, extent and depth of earthworks;</p> <p>(iii) Nature of fill material;</p> <p>(iv) Contamination of fill material;</p> <p>(v) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(vi) Compaction of the fill material;</p> <p>(vii) Volume and depth of fill material;</p> <p>(viii) Protection of the Hauraki Gulf Catchment Area;</p> <p>(ix) Geotechnical stability;</p> <p>(x) Flood risk, including natural water flows and established drainage paths;</p> <p>(xi) Land instability, erosion and sedimentation; and</p> <p>(xii) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R10</b>	Earthworks involving the importation of controlled fill material to a site	
GRZ – General residential zone	<p><b>(1) Activity status: NC</b></p> <p><b>Where:</b></p> <p>(a) Earthworks involving the importation of controlled fill material to a site</p>	
<b>EW-R11</b>	Earthworks – general in PREC31 - Lakeside Te Kauwhata precinct	

<p>PREC31- Lakeside Te Kauwhata precinct in the GRZ – General residential zone</p>	<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks (excluding the importation of fill, or a CLDC), including earthworks necessary for the construction and maintenance of existing public roads or for construction of new roads in accordance with the Te Kauwhata Lakeside Precinct Plan, must meet all the following standards: <ul style="list-style-type: none"> <li>(i) do not disturb or move more than 200m<sup>2</sup> within an individual site in a single calendar year except where the maximum area at any one time shall not exceed 400m<sup>2</sup>, and</li> <li>(ii) in relation to the height of any cut or batter face do not exceed 2m, or</li> <li>(iii) are necessary for building works authorised by a building consent and: <ul style="list-style-type: none"> <li>(1) The area of earthworks is no more than 150% of the area of those building works, or</li> <li>(2) The earthworks occur on land with an average gradient no steeper than 1:8, or</li> <li>(3) Any trenching for network utilities, or on or offsite utilities within PREC31 – Lakeside Te Kauwhata precinct area are backfilled or reinstated to original ground level; or</li> <li>(4) Traffic associated with the works is managed in accordance with a Construction Traffic Management Plan approved by the Waikato District Council as the road controlling authority;</li> <li>(5) Including any cut and batter faces or filled</li> </ul> </li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: CON</b> <b>Council control shall be reserved over the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Visual effects;</li> <li>(c) Mitigation measures including sediment control;</li> <li>(d) Effects on land utilization;</li> <li>(e) Effects on erosion;</li> <li>(f) Effects on cultural values;</li> <li>(g) Effects on heritage values;</li> <li>(h) Effects on the Lake Waikare flood plain; and</li> <li>(i) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
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	<p>areas, are revegetated to achieve 80% ground cover within 12 months of the earthworks being commenced; and</p> <p>(6) Retain sediment within the construction area through the implementation and maintenance of sediment controls;</p> <p>(7) Provided they are not within a kauri root zone.</p> <p>(b) Rules EW-R7 – EW-R10 and SASM-R4 do not apply to earthworks within PREC31- Lakeside Te Kauwhata precinct; and</p> <p>Advice note: The Waikato Pest Management Plan addresses the management of identified pest species, including alligator weed. It includes enforceable controls relating to subdivision and land development in infected areas.</p>	
<b>EW-R12</b>	Earthworks – general in PREC31- Lakeside Te Kauwhata precinct	
PREC31- Lakeside Te Kauwhata precinct in the GRZ – General residential zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks involving imported fill material (other than earthworks approved as part of a CLDC) meets all of the following standards:</p> <p>(i) All material for filling is cleanfill, and</p> <p>(ii) Filling that is not part of building work, or construction of roads, or installation of infrastructure:</p> <p>(1) Does not exceed a volume of 20m<sup>2</sup> and a depth of 1m, and</p> <p>(2) Does not include a building platform, and</p> <p>(3) Does not include placing fill into an area of significant indigenous vegetation or habitat, or</p> <p>(iii) Is for minor upgrading of existing electricity lines and does not exceed 50m<sup>2</sup>, and</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on amenity values;</p> <p>(b) Visual effects;</p> <p>(c) Effects on indigenous vegetation and habitat;</p> <p>(d) Mitigation measures including replacement planting where vegetation removal is involved;</p> <p>(e) Effects on cultural values;</p> <p>(f) Effects on heritage values; and</p> <p>(g) The risk of earthworks exacerbating Kauri dieback disease</p>

	<p>(iv) Where traffic associated with the work uses public roads, is managed in accordance with an approved Construction Traffic Management Plan or authorised in writing by Waikato District Council as the road controlling authority; and</p> <p>(v) Provided they are not within a kauri root zone.</p> <p>(b) Rules EW-R7 – EW-R10 and SASM-R4 do not apply to earthworks within PREC31-Lakeside Te Kauwhata precinct.</p> <p>Advice note: The Waikato Pest Management Plan addresses the management of identified pest species, including alligator weed. It includes enforceable controls relating to subdivision and land development in infected areas.</p>	
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*MRZ – Medium density residential zone*

<b>EW-R13</b>	Earthworks – general	
MRZ – Medium density residential zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks (excluding the importation of fill material) within a site must meet all of the following standards:</p> <p>(i) Be located more than 1.5 m horizontally from any waterway, open drain or overland flow path;</p> <p>(ii) Not exceed a volume of 1000m<sup>3</sup>;</p> <p>(iii) Not exceed an area of 1 ha over any consecutive 12 month period;</p> <p>(iv) The total depth of any excavation or filling does not exceed 1.5m above or below ground level;</p> <p>(v) The slope of the resulting cut, filled areas or fill batter face in stable ground, does not exceed a maximum of 1:2 (1 vertical to 2 horizontal);</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitats;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p> <p>(i) Flood risk, including natural water flows and established drainage paths;</p> <p>(j) Land instability, erosion and sedimentation; and</p>



	<ul style="list-style-type: none"> <li>(vi) Earthworks must not result in any instability of land or structures at, or beyond, the boundary of the site where the land disturbance occurs;</li> <li>(vii) Areas exposed by earthworks are revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</li> <li>(viii) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</li> <li>(ix) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</li> <li>(x) Provided they are not within a kauri root zone</li> </ul>	<ul style="list-style-type: none"> <li>(k) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<b>EW-R14</b>	Earthworks – general	
MRZ – Medium density residential zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks for the purpose of creating a building platform for residential purposes within a site, including the use of imported cleanfill material and imported fill material, must meet the following standards: <ul style="list-style-type: none"> <li>(i) Be carried out in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development; and</li> <li>(ii) Provided they are not within a kauri root zone</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(i) Amenity values and landscape effects;</li> <li>(ii) Volume, extent and depth of earthworks;</li> <li>(iii) Nature of fill material;</li> <li>(iv) Contamination of fill material;</li> <li>(v) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitats;</li> <li>(vi) Compaction of the fill material;</li> <li>(vii) Volume and depth of fill material;</li> <li>(viii) Geotechnical stability;</li> <li>(ix) Flood risk, including natural water flows and established drainage paths;</li> <li>(x) Land instability, erosion and sedimentation; and</li> </ul>

		(xi) The risk of earthworks exacerbating Kauri dieback disease
<b>EW-R15</b>	Earthworks – general	
MRZ – Medium density residential zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks for purposes other than creating a building platform for residential purposes within a site, using imported fill material must meet all of the following standards: <ul style="list-style-type: none"> <li>(i) Not exceed a total volume of 50m<sup>3</sup>;</li> <li>(ii) Not exceed a depth of 1.5m;</li> <li>(iii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal);</li> <li>(iv) Earthworks must not result in any instability of land or structures at or beyond the boundary of the site where the land disturbance occurs;</li> <li>(v) Areas exposed by filling are revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</li> <li>(vi) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</li> <li>(vii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</li> <li>(viii) Provided they are not within a kauri root zone</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitats;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Geotechnical stability;</li> <li>(i) Flood risk, including natural water flows and established drainage paths;</li> <li>(j) Land instability, erosion and sedimentation; and</li> <li>(k) The risk of earthworks exacerbating Kauri dieback disease</li> </ul>
<b>EW-R16</b>	Earthworks – general	
MRZ – Medium density residential zone	<p><b>(1) Activity status: NC</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks involving the importation of controlled fill material to a site.</li> </ul>	

GRUZ – General rural zone

*Advice note: the National Environmental Standards for Freshwater 2020 also contain rules relating to earthworks and apply in addition to the District Plan rules.*

<b>EW-R17</b>	Ancillary rural earthworks	
GRUZ – General rural zone; CORZ – Corrections Zone; FUZ – Future urban zone; and TTZ – TaTa Valley zone	<b>(1) Activity status: PER</b> <b>Activity specific conditions:</b> <ul style="list-style-type: none"> <li>(a) Provided they are not within a kauri root zone</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) The risk of earthworks exacerbating Kauri dieback disease</li> </ul>
<b>EW-R18</b>	A farm quarry	
GRUZ – General rural zone; CORZ – Corrections Zone; FUZ – Future urban zone; and TTZ – TaTa Valley zone	<b>(1) Activity status: PER</b> <b>Activity specific conditions:</b> <ul style="list-style-type: none"> <li>(a) Where the volume of aggregate extracted does not exceed 1000m<sup>3</sup> in any single consecutive 12 month period;</li> <li>(b) Earthworks are setback 5m horizontally from any waterway, open drain or overland flow path; and</li> <li>(c) Provided they are not within a kauri root zone.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material or cleanfill;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> <li>(k) Land instability, erosion and sedimentation; and</li> <li>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</li> <li>(m) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<b>EW-R19</b>	Earthworks required to form a building platform	

<p>GRUZ – General rural zone; CORZ – Corrections Zone; FUZ – Future urban zone; and TTZ – TaTa Valley zone</p>	<p><b>(1) Activity status: PER</b> <b>Activity specific conditions:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks required to form a building platform that will be subject to a building consent where undertaken in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development; and</li> <li>(b) Provided they are not within a kauri root zone.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material or cleanfill;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> <li>(k) Land instability, erosion and sedimentation;</li> <li>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</li> <li>(m) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<p><b>EW-R20</b></p>	<p>Earthworks ancillary to a conservation activity</p>	
<p>GRUZ – General rural zone; CORZ – Corrections Zone; FUZ – Future urban zone; and TTZ – TaTa Valley zone</p>	<p><b>(1) Activity status: PER</b> <b>Activity specific conditions:</b></p> <ul style="list-style-type: none"> <li>(a) Shall meet the following standards: <ul style="list-style-type: none"> <li>(i) Sediment resulting from the earthworks is managed on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</li> <li>(ii) Provided they are not within a kauri root zone</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material or cleanfill;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> </ul>

		<ul style="list-style-type: none"> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> <li>(k) Land instability, erosion and sedimentation;</li> <li>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</li> <li>(m) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<b>EW-R21</b>	Earthworks – general	
GRUZ – General rural zone; CORZ – Corrections Zone; FUZ – Future urban zone; and TTZ – TaTa Valley zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) With the exception of earthworks for the activities listed in EW-R16 – EW-R20 earthworks within a site must meet all of the following standards: <ul style="list-style-type: none"> <li>(i) Do not exceed a volume of more than 1000m<sup>3</sup> and an area of more than 2000m<sup>2</sup> over in any single consecutive 12 month period;</li> <li>(ii) The total combined depth of any excavation (excluding drilling) or filling does not exceed 3m above or below natural ground level;</li> <li>(iii) Take place on land with a maximum slope of 1:2 (1 vertical to 2 horizontal);</li> <li>(iv) Earthworks are setback a minimum of 1.5m from all boundaries;</li> <li>(v) Areas exposed by earthworks are stabilised on completion and any remaining bare ground re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</li> <li>(vi) Sediment resulting from the earthworks is managed on the site through implementation and</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material or cleanfill;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> <li>(k) Land instability, erosion and sedimentation; and</li> <li>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</li> <li>(m) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>

	<p>maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	
<b>EW-R22</b>	Earthworks – general	
<p>GRUZ – General rural zone;</p> <p>CORZ – Corrections Zone;</p> <p>FUZ – Future urban zone;</p> <p>and TTZ – TaTa Valley zone</p>	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) With the exception of earthworks for the activities listed in EW-R16 – EW-R20 using imported cleanfill material, concrete or brick must meet all of the following standards;</p> <p>(i) Do not exceed a total volume of 500m<sup>3</sup> in any single consecutive 12 month period;</p> <p>(ii) Do not exceed a depth of 1m above natural ground level;</p> <p>(iii) The slope of the resulting filled area in stable ground does not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Fill material is setback a minimum of 1.5m from all boundaries;</p> <p>(v) Areas exposed by filling are re-vegetated to achieve 80% ground cover within 2 months of the completion of the filling;</p> <p>(vi) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material or cleanfill;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R23</b>	Earthworks within a Whaanga Coast development specific control area of PREC5 – Whaanga Coast development precinct	
PREC5 – Whaanga Coast	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

development precinct	<p>(a) Earthworks within a Whaanga Coast development specific control area that complies with all of the following standards:</p> <ul style="list-style-type: none"> <li>(i) Do not exceed a volume of more than 500m<sup>3</sup> and an area of more than 1000m<sup>2</sup>;</li> <li>(ii) The total depth of any excavation or filling does not exceed 1.5m above or below ground level with a maximum slope of 1:2 (1 vertical to 2 horizontal);</li> <li>(iii) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</li> <li>(iv) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</li> <li>(v) Do not divert or change the nature of natural water flows, water bodies or established drainage; and</li> <li>(vi) Provided they are not within a kauri root zone</li> </ul> <p>(b) Rules EW-R17 to EW-R22 do not apply to earthworks within PREC5 – Whaanga Coast development precinct.</p>	
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*RLZ – Rural lifestyle zone*

<b>EW-R24</b>	Earthworks – general	
RLZ – Rural lifestyle zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks within a site for: <ul style="list-style-type: none"> <li>(i) Ancillary rural earthworks; or</li> <li>(ii) Construction and/or maintenance of tracks, fences or drains; or</li> <li>(iii) A building platform for a residential activity including an accessory building.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> </ul>

	<p>(b) Provided they are not within a kauri root zone.</p>	<p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R25</b>	Earthworks – general	
RLZ – Rural lifestyle zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks within a site for purposes other those contained in EW-R24 (excluding the importation of fill material) must meet all of the following standards:</p> <p>(i) Do not exceed a volume of more than 500m<sup>3</sup> and an area of more than 1000m<sup>2</sup> within a site over any single consecutive 12 month period;</p> <p>(ii) The total depth of any excavation or filling does not exceed 1.5m above or below ground level;</p> <p>(iii) Earthworks are set back at least 1.5m from any boundary;</p> <p>(iv) Areas exposed by earthworks are re-vegetated or otherwise stabilised to achieve 80% ground cover within 2 months of the completion of the earthworks;</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</p>



	<p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R26</b>	<b>Earthworks – general</b>	
RLZ – Rural lifestyle zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks for purposes other than creating a building platform for residential purposes within a site, using imported fill material must meet all of the following standards:</p> <p>(i) Not exceed a total volume of 50m<sup>3</sup>;</p> <p>(ii) Not exceed a depth of 1.5m;</p> <p>(iii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Fill material is set back 1.5m from all boundaries;</p> <p>(v) Areas exposed by filling are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</p> <p>(vi) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>

<b>EW-R27</b>	Earthworks including the importation of cleanfill to a site
RLZ – Rural lifestyle zone	<b>(1) Activity status: NC</b> <b>Where:</b> (a) Earthworks including the importation of cleanfill to a site.

LCZ – Local centre zone and COMZ – Commercial zone

<b>EW-R28</b>	Earthworks – general	
LCZ – Local centre zone; COMZ – Commercial zone	<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) Earthworks within a site must meet all of the following standards:                             <ul style="list-style-type: none"> <li>(i) Be located more than 1.5m from infrastructure including a public sewer, open drain, overland flow path or other public service pipe;</li> <li>(ii) Not exceed a volume of more than 250m<sup>3</sup> and an area of more than 1,000m<sup>2</sup> within a site over any single consecutive 12 month period;</li> <li>(iii) The height of the resulting cut, filled areas or fill batter face in stable ground, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal);</li> <li>(iv) Earthworks are set back at least 1.5m from all boundaries;</li> <li>(v) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and re-vegetated to achieve 80% ground cover within 2 months of completion of the earthworks or finished with a hardstand surface;</li> <li>(vi) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</li> <li>(vii) Do not divert or change the nature of natural water flows,</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths</li> <li>(k) Land instability, erosion and sedimentation; and</li> <li>(l) Proximity to underground services and service connections; and</li> <li>(m) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>

	water bodies or established drainage paths; and (viii) Provided they are not within a kauri root zone	
<b>EW-R29</b>	Earthworks – general	
LCZ – Local centre zone; COMZ – Commercial zone	<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks for the purpose of creating a building platform within a site (including the use of imported fill material) that is: <ul style="list-style-type: none"> <li>(i) Subject to an approved building consent; and</li> <li>(ii) The earthworks occur wholly within the footprint of the building.</li> </ul> </li> <li>(b) For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the outside wall.</li> <li>(c) For the purposes of this rule, this exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the building; and</li> <li>(d) Provided they are not within a kauri root zone.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths</li> <li>(k) Land instability, erosion and sedimentation;</li> <li>(l) Proximity to underground services and service connections; and</li> <li>(m) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<b>EW-R30</b>	Earthworks – general	
LCZ – Local centre zone; COMZ – Commercial zone	<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks using the importation of fill material to a site must meet all of the following standards: <ul style="list-style-type: none"> <li>(i) Must not exceed a total volume of 500m<sup>3</sup> per site and a depth of 1m (excluding backfill)</li> <li>(ii) The slope of the resulting filled area in stable ground must not exceed a maximum</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> </ul>

	<p>slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iii) Fill material is setback at least 1.5m from all boundaries;</p> <p>(iv) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and revegetated to achieve 80% ground cover within 6 months of the cessation of the earthworks;</p> <p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation; and</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
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TCZ – Town centre zone

<b>EW-R3 I</b>	Earthworks – general	
TCZ – Town centre zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks within a site must meet all of the following standards:</p> <p>(i) Earthworks must be located more than 1.5m from infrastructure including a public sewer, open drain, overland flow path or other public service pipe;</p> <p>(ii) Earthworks must not exceed a volume of more than 250m<sup>3</sup> and an area of more than 1,000m<sup>2</sup> within a site over any single consecutive 12 month period;</p> <p>(iii) The height of the resulting cut, filled areas or fill batter face in stable ground, , does not exceed 1.5m, with a</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p>

	<p>maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Earthworks are set back at least 1.5m from all boundaries;</p> <p>(v) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and re-vegetated to achieve 80% ground cover within 2 months of completion of the earthworks or finished with a hardstand surface;</p> <p>(vi) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vii) Earthworks must not divert or change the nature of natural water flows, waterbodies or established drainage paths;</p> <p>(viii) Earthworks must not result in the site being unable to be serviced by gravity sewers; and</p> <p>(ix) Provided they are not within a kauri root zone.</p>	<p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R32</b>	<b>Earthworks – general</b>	
TCZ – Town centre zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks for the purpose of creating a building platform within a site (including the use of imported fill material) that is:</p> <p>(i) Subject to an approved building consent; and</p> <p>(ii) The earthworks occur wholly within the footprint of the building.</p> <p>(b) For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the outside wall.</p> <p>(c) For the purposes of this rule, this exemption does not apply to earthworks associated with retaining walls/structures which</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p>

	<p>are not required for the structural support of the building; and</p> <p>(d) Provided they are not within a kauri root zone.</p>	<p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R33</b>	<b>Earthworks – general</b>	
TCZ – Town centre zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks using the importation of fill material to a site must meet all of the following standards:</p> <p>(i) Must not exceed a total volume of 500m<sup>3</sup> per site and a depth of 1m (excluding backfill);</p> <p>(ii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iii) Fill material is set back at least 1.5m from all boundaries;</p> <p>(iv) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and revegetated to achieve 80% ground cover within 6 months of the cessation of the earthworks;</p> <p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>

	(vii) Provided they are not within a kauri root zone.	
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GIZ – General industrial zone

<b>EW-R34</b>	Earthworks – general	
GIZ – General industrial zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks (excluding the importation of fill material) within a site that: <ul style="list-style-type: none"> <li>(i) Are located at least 1.5 m from any water body, open drain or overland flow path;</li> <li>(ii) Do not exceed a volume of 10,000m<sup>3</sup>;</li> <li>(iii) Do not exceed an area of more than 10,000m<sup>2</sup> within a 12 month period;</li> <li>(iv) Do not exceed a slope in stable ground of 1:2 (1 metre vertical to 2 metre horizontal);</li> <li>(v) Result in exposed areas being re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks, or finished with a hardstand surface;</li> <li>(vi) Result in sediment being retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</li> <li>(vii) Do not result in any change to natural water flows, any water body or established drainage path; and</li> <li>(viii) Provided they are not within a kauri root zone.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> <li>(k) land instability, erosion and sedimentation; and</li> <li>(l) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<b>EW-R35</b>	Earthworks – general	
GIZ – General industrial zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks within a site that may, or may not, involve imported cleanfill material, for the purpose of creating a</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> </ul>

	<p>building platform and/or ancillary hardstand area:</p> <p>(i) Provided they are not within a kauri root zone.</p>	<p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) land instability, erosion and sedimentation; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R36</b>	<b>Earthworks – general</b>	
GIZ – General industrial zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks involving imported fill material (excluding cleanfill material) for purposes other than creating a building platform for residential purposes within a site, that:</p> <p>(i) Are located at least 1.5 metres from any water body, open drain or overland flow path;</p> <p>(ii) Do not exceed a volume of 10,000m<sup>3</sup>;</p> <p>(iii) Do not exceed a slope in stable ground of 1:2 (1 metre vertical to 2 metre horizontal);</p> <p>(iv) Result in exposed areas being re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks, or finished with a hardstand surface;</p> <p>(v) Result in sediment being retained on the site through implementation and maintenance of erosion and</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) land instability, erosion and sedimentation; and</p>



	<p>sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Do not result in any change to natural water flows, any water body or established drainage path; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>
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*HIZ – Heavy industrial zone*

<b>EW-R37</b>	Earthworks – general	
HIZ – Heavy industrial zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks (excluding the importation of fill material) within a site that:</p> <p>(i) Are located at least 1.5 m from any water body, open drain or overland flow path;</p> <p>(ii) Do not exceed a volume of 10,000m<sup>3</sup>;</p> <p>(iii) Do not exceed an area of more than 10,000m<sup>2</sup> within a 12 month period;</p> <p>(iv) Do not exceed a slope in stable ground of 1:2 (1 metre vertical to 2 metre horizontal);</p> <p>(v) Result in exposed areas being re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks, or finished with a hardstand surface;</p> <p>(vi) Result in sediment being retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vii) Do not result in any change to natural water flows, any water body or established drainage path; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R38</b>	Earthworks – general	

HIZ – Heavy industrial zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks within a site that may, or may not, involve imported cleanfill material, for the purpose of creating a building platform and/or ancillary hardstand area:</li> <li>(i) Provided they are not within a kauri root zone.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> <li>(k) Land instability, erosion and sedimentation; and</li> <li>(l) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<b>EW-R39</b>	Earthworks – general	
HIZ – Heavy industrial zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks involving imported fill material (excluding cleanfill material) for purposes other than creating a building platform for residential purposes within a site, that: <ul style="list-style-type: none"> <li>(i) Are located at least 1.5 metres from any water body, open drain or overland flow path</li> <li>(ii) Do not exceed a volume of 10,000m<sup>3</sup>;</li> <li>(iii) Do not exceed a slope in stable ground of 1:2 (1 metre vertical to 2 metre horizontal);</li> <li>(iv) Result in exposed areas being re-vegetated to achieve 80% ground cover within 2 months of the completion of</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> </ul>

	<p>the earthworks, or finished with a hardstand surface;</p> <p>(v) Result in sediment being retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Do not result in any change to natural water flows, any water body or established drainage path; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>(k) Land instability, erosion and sedimentation; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>
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OSZ – Open space zone

<b>EW-R40</b>	<b>Earthworks – general</b>	
OSZ – Open space zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks (excluding the importation of fill material) within a site must meet all of the following standards:</p> <p>(i) Be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe;</p> <p>(ii) Not exceed a volume of more than 250m<sup>3</sup> and an area of more than 1,000m<sup>2</sup> over a single consecutive 12-month period;</p> <p>(iii) The height of the resulting cut, filled areas or fill batter face in stable ground, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Areas exposed by earthworks are re-vegetated or otherwise stabilised to achieve 80% ground cover within 2 months of the completion of the earthworks;</p> <p>(v) Earthworks are set back at least 1.5m from all boundaries;</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>

	<p>(vi) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vii) Does not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	
<b>EW-R41</b>	Earthworks – general	
OSZ – Open space zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks for purposes of creating a building platform within a site, using imported fill material;</p> <p>(i) Provided they are not within a kauri root zone.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R42</b>	Earthworks – general	
OSZ – Open space zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks for purposes other than creating a building platform</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p>

	<p>within a site, using imported fill material (excluding cleanfill) must meet all of the following standards:</p> <ul style="list-style-type: none"> <li>(i) Must not exceed a total volume of 500m<sup>3</sup> per site and a depth of 1m;</li> <li>(ii) The slope of the resulting in stable ground must not exceed a maximum slope of 1:2 (1m vertical to 2m horizontal);</li> <li>(iii) Fill material is setback at least 1.5m from all boundaries;</li> <li>(iv) Areas exposed by filling are revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</li> <li>(v) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</li> <li>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</li> <li>(vii) Provided they are not within a kauri root zone.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths;</li> <li>(k) Land instability, erosion and sedimentation;</li> <li>(l) Proximity to underground services and service connections; and</li> <li>(m) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<b>EW-R43</b>	Earthworks – general	
OSZ – Open space zone	<b>(1) Activity status: NC</b> (a) Importation of cleanfill to a site.	

*BTZ – Business Tamahere zone*

<b>EW-R44</b>	Earthworks – general	
BTZ – Business Tamahere zone	<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) Earthworks within a site must meet all of the following standards:</li> <li>(i) Earthworks must be located more than 1.5m from infrastructure including a public sewer, open drain,</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> </ul>

	<p>overland flow path or other public service pipe;</p> <p>(ii) Earthworks must not exceed a volume of more than 5000m<sup>3</sup> and an area of more than 1000m<sup>2</sup> within a site;</p> <p>(iii) The height of the resulting cut, filled areas or fill batter face in stable ground, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and re-vegetated to achieve 80% ground cover within 6 months of cessation of the earthworks;</p> <p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</p> <p>(vi) Provided they are not within a kauri root zone.</p>	<p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R45</b>	Earthworks – general	
BTZ – Business Tamahere zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks for the purpose of creating a building platform within a site (including the use of imported fill material) that is:</p> <p>(i) Subject to an approved building consent;</p> <p>(ii) The earthworks occur wholly within the footprint of the building;</p> <p>(iii) The earthworks do not within a kauri root zone.</p> <p>(b) For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the outside wall.</p> <p>(c) For the purposes of this rule, this exemption does not apply to earthworks associated with retaining walls/structures which are not required for the</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p>

	structural support of the building.	<ul style="list-style-type: none"> <li>(j) Flood risk, including natural water flows and established drainage paths</li> <li>(k) Land instability, erosion and sedimentation;</li> <li>(l) Proximity to underground services and service connections; and</li> <li>(m) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<b>EW-R46</b>	Earthworks – general	
BTZ – Business Tamahere zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks using the importation of fill material to a site must meet all of the following standards: <ul style="list-style-type: none"> <li>(i) Must not exceed a total volume of 500m<sup>3</sup> per site and a depth of 1m (excluding backfill);</li> <li>(ii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1m vertical to 2m horizontal);</li> <li>(iii) Fill material is setback at least 1.5m from all boundaries;</li> <li>(iv) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and revegetated to achieve 80% ground cover within 6 months of the cessation of the earthworks;</li> <li>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</li> <li>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</li> <li>(vii) Provided they are not within a kauri root zone.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Protection of the Hauraki Gulf Catchment Area;</li> <li>(i) Geotechnical stability;</li> <li>(j) Flood risk, including natural water flows and established drainage paths</li> <li>(k) Land instability, erosion and sedimentation;</li> <li>(l) Proximity to underground services and service connections;</li> <li>(m) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>

HOPZ – Hopuhopu zone

<b>EW-R47</b>	Earthworks – general	
HOPZ – Hopuhopu zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Except as otherwise specified in Advice note 1 and 2 below: <ul style="list-style-type: none"> <li>(i) Ancillary rural earthworks provided they are not within a kauri root zone;</li> <li>(ii) A farm quarry where the volume of aggregate extracted does not exceed 1000m<sup>3</sup> in any single consecutive 12 month period and provided they are not within a kauri root zone.</li> </ul> </li> <li>(b) Earthworks ancillary to a conservation activity must meet the following standards: <ul style="list-style-type: none"> <li>(i) Sediment resulting from the earthworks is managed on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</li> <li>(ii) Provided they are not within a kauri root zone.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material or clean fill;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Geotechnical stability;</li> <li>(i) Flood risk, including natural water flows and established drainage paths;</li> <li>(j) Land instability, erosion and sedimentation;</li> <li>(k) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access;</li> <li>(l) Proximity to underground services and service connections; and</li> <li>(m) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<b>EW-R48</b>	Earthworks – general	
HOPZ – Hopuhopu zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) With the exception of earthworks for the activities listed in EW-R47 and EW-R49, earthworks across the whole of the HOPZ – Hopuhopu zone must meet all of the following standards: <ul style="list-style-type: none"> <li>(i) Cumulatively, do not exceed a volume of more than 2000m<sup>3</sup> and an area of more than 4000m<sup>2</sup> over any single consecutive 12 month period</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material or clean fill;</li> </ul>

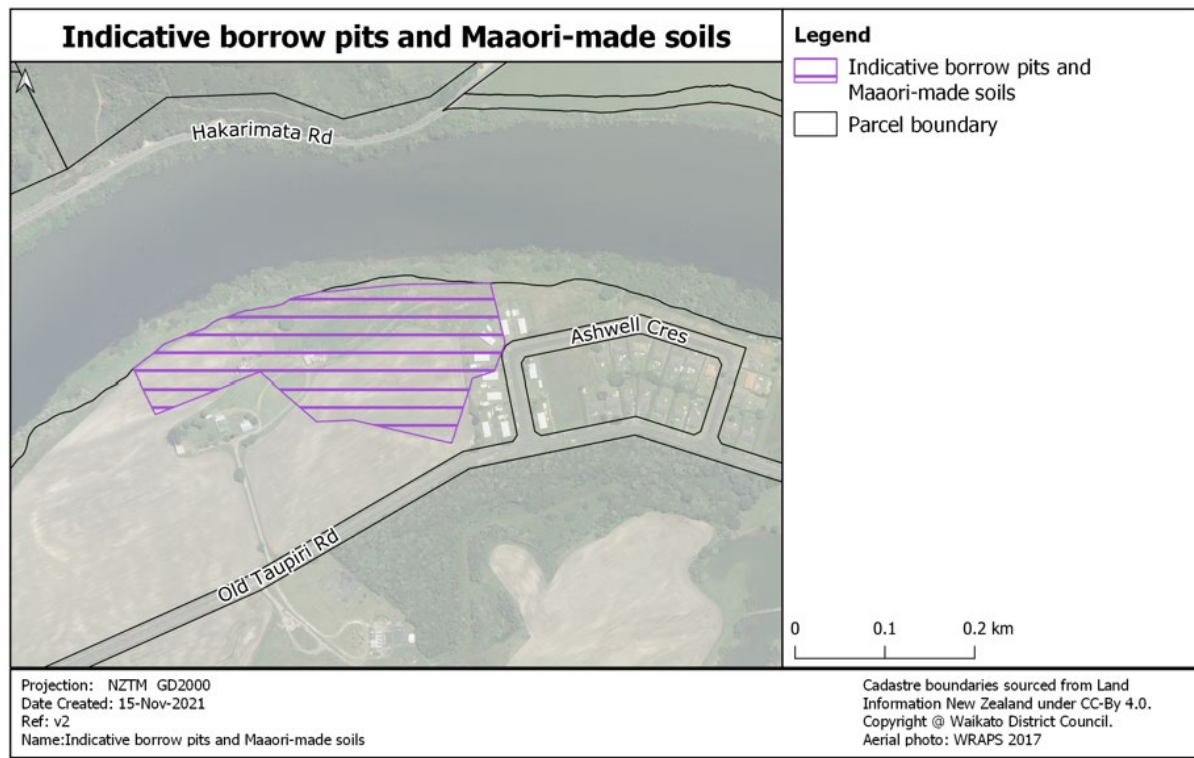


	<p>of which imported fill material or cleanfill does not exceed a total volume of 1,000m<sup>3</sup> in any single consecutive 12 month period;</p> <p>(ii) The total combined depth of any excavation (excluding drilling) or filling does not exceed 3m above or below natural ground level;</p> <p>(iii) Take place on land with a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Earthworks are setback a minimum of 1.5m from all site and zone boundaries;</p> <p>(v) Earthworks are setback 5m horizontally from any waterway, open drain or overland flow path;</p> <p>(vi) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and any remaining bare ground re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks or finished with a hardstand surface;</p> <p>(i) Sediment resulting from the earthworks is managed on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(ii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths;</p> <p>(iii) Earthworks must not result in the site being unable to be serviced by gravity sewers; and</p> <p>(iv) Provided they are not within a kauri root zone.</p>	<p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p> <p>(i) Flood risk, including natural water flows and established drainage paths;</p> <p>(j) Land instability, erosion and sedimentation;</p> <p>(k) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R49</b>	Earthworks – general	

<p>HOPZ – Hopuhopu zone</p>	<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks for the purpose of creating a building platform (including the use of imported fill material) that is: <ul style="list-style-type: none"> <li>(i) Subject to an approved building consent;</li> <li>(ii) The earthworks occur wholly within the footprint of the building;</li> <li>(iii) Provided they are not within a kauri root zone;</li> <li>(iv) For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the outside wall; and</li> <li>(v) For the purposes of this rule, this exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the building.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material or clean fill;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Geotechnical stability;</li> <li>(i) Flood risk, including natural water flows and established drainage paths;</li> <li>(j) Land instability, erosion and sedimentation;</li> <li>(k) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</li> <li>(l) Proximity to underground services and service connections; and</li> <li>(m) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
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*Advice Note 1: The Hopuhopu Archaeological Site map below (Figure 19) indicates an area which contains Maaori-made soils and possible borrow pits. Heritage New Zealand Pouhere Taonga should be contacted regarding development in this area and an archaeological assessment to determine the need for an archaeological authority. The Heritage New Zealand Pouhere Taonga Act 2014 protects both recorded and unrecorded archaeological sites.*

*Advice Note 2: The 'Indicative Borrow Pit and Maaori-Made Soils' area also coincides with an area known to have contained alligator weed. The Waikato Regional Pest Management Plan 2014-2024 contains rules which relate to the management of alligator weed.*



**Figure 19 – Indicative borrow pits and Maaori-made soils**

KLZ – Kimihia lakes zone

<b>EW-R50</b>	<b>Earthwork – general</b>	
KLZ – Kimihia lakes zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Areas exposed by earthworks are re-vegetated must achieve 80% ground cover within 2 months of the completion of the earthworks except where earthworks are for the purposes of creating infrastructure or facilities for recreation, events and access, no re-vegetation is required;</li> <li>(b) Sediment resulting from the earthworks must be retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</li> <li>(c) The importation of fill material to site must meet the following conditions:</li> <li>(d) Does not restrict the ability for land to drain;</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Contamination of fill material;</li> <li>(b) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(c) Flood risk, including natural water flows and established drainage paths;</li> <li>(d) Land instability, erosion and sedimentation; and</li> <li>(e) Proximity to underground services and service connections; and</li> <li>(f) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>

	<p>(e) Is not located within 1.5m of public sewers, utility services or manholes;</p> <p>(f) The sediment from fill material is retained on the site; and</p> <p>(g) Provided they are not within a kauri root zone.</p>	
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*MAZ – Mercer airport zone*

<b>EW-R51</b>	Earthworks – general	
MAZ – Mercer airport zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Earthworks within the MAZ – Mercer Airport zone must meet all of the following standards:</p> <p>(i) Earthworks must not exceed a volume of more than 1,000m<sup>3</sup> in a single calendar year;</p> <p>(ii) Earthworks must not exceed an area of more than 1,000m<sup>2</sup> in a single calendar year;</p> <p>(iii) The height of the resulting cut or batter face does not exceed 1.5 m with a maximum slope of 1:2 (1 metre vertical to 2 m horizontal);</p> <p>(iv) Areas exposed by the earthworks not covered by buildings or other impervious surfaces are revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</p> <p>(v) Sediment is retained on site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Earthworks must not divert or change natural water flows or established drainage paths; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of earthworks relative to waterways;</p> <p>(f) Compaction of fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability of fill material;</p> <p>(i) Flood risk;</p> <p>(j) Land instability, erosion and sedimentation; and</p> <p>(k) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R52</b>	Earthworks – general	

<p>MAZ – Mercer airport zone</p>	<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The importation of fill material to the site must meet all of the following standards, in addition to the standards in Rule EW-R51:</li> <li>(v) Earthworks do not exceed a total volume of 500m<sup>3</sup> per site and a depth of 1 metre;</li> <li>(vi) Earthworks must be fit for compaction;</li> <li>(vii) The height of the resulting batter face in stable ground must not exceed 1.5 metres with a maximum slope of 1:2 (1m vertical to 2m horizontal);</li> <li>(viii) Earthworks do not restrict the ability of the land to drain;</li> <li>(ix) The sediment from fill material is retained on the site; and</li> <li>(x) Provided they are not within a kauri root zone.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of earthworks relative to waterways;</li> <li>(f) Compaction of fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Geotechnical stability of fill material;</li> <li>(i) Flood risk;</li> <li>(j) Land instability, erosion and sedimentation; and</li> <li>(k) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
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*MSRZ – Motorsport and recreation zone*

<b>EW-R53</b>	<b>Earthworks – all precincts</b>	
<p>MSRZ – Motorsport and recreation zone</p>	<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks within a site must meet all of the following standards: <ul style="list-style-type: none"> <li>(i) Do not exceed a volume of more than 1000m<sup>3</sup> and an area of more than 2000m<sup>2</sup> over any single consecutive 12-month period;</li> <li>(ii) The total depth of any excavation or filling does not exceed 3m above or below ground level with a maximum slope of 1:2 (1 vertical to 2 horizontal);</li> <li>(iii) Earthworks are setback 1.5m from all boundaries;</li> <li>(iv) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Geotechnical stability;</li> <li>(i) Flood risk, including natural water flows and established drainage paths</li> </ul>

	<p>within 2 months of the completion of the earthworks;</p> <p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>(j) Land instability, erosion and sedimentation;</p> <p>(k) Proximity to underground services and service connections; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R54</b>	Earthworks – all precincts	
MSRZ – Motorsport and recreation zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The importation of fill material to a site shall meet all of the following standards in addition to Rule EW-R53:</p> <p>(i) Does not exceed a total volume of 500m<sup>3</sup> per site and a depth of 1m;</p> <p>(ii) Is fit for compaction;</p> <p>(iii) The height of the resulting batter face in stable ground must not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iv) Does not restrict the ability for land to drain;</p> <p>(v) Is not located within 1.5m of public sewers, utility services or manholes;</p> <p>(vi) The sediment from fill material is retained on the site; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p> <p>(i) Flood risk, including natural water flows and established drainage paths</p> <p>(j) Land instability, erosion and sedimentation;</p> <p>(k) Proximity to underground services and service connections; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>

MTZ – Matangi zone

<b>EW-R55</b>	Earthworks – general
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<p>MTZ – Matangi zone</p>	<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks within a site must meet the following standards: <ul style="list-style-type: none"> <li>(i) Not exceed a volume of more than 2,500m<sup>3</sup>;</li> <li>(ii) Not exceed an area of more than 10,000m<sup>2</sup> within a 12 month period;</li> <li>(iii) Earthworks associated with any activity requiring building consent (including associated site works) shall not exceed 500m<sup>3</sup>;</li> <li>(iv) any excavation or filling does not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal);</li> <li>(v) Not be located within 1.5m of the KiwiRail designated corridor;</li> <li>(vi) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks, or finished with a hardstand surface;</li> <li>(vii) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</li> <li>(viii) Do not divert or change the nature of natural water flows, water bodies or onsite disposal systems for wastewater and stormwater; and</li> <li>(ix) Provided they are not within a kauri root zone.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Effects on waterbodies, and significant indigenous vegetation and habitat;</li> <li>(e) Compaction of the fill material;</li> <li>(f) Volume and depth of fill material;</li> <li>(g) Geotechnical stability;</li> <li>(h) Flood risk, including natural water flows and established drainage paths;</li> <li>(i) Land instability, erosion and sedimentation;</li> <li>(j) Proximity to underground services and service connections;</li> <li>(k) Effects on onsite disposal systems for wastewater and stormwater; and</li> <li>(l) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
<p><b>EW-R56</b></p>	<p>Earthworks – general</p>	
<p>MTZ – Matangi zone</p>	<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks for the purpose of creating a building platform within a site, using imported fill material (excluding cleanfill),</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> </ul>

	<p>must meet the following standards:</p> <ul style="list-style-type: none"> <li>(i) Must not exceed a total volume of 500m<sup>3</sup>;</li> <li>(ii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal);</li> <li>(iii) Areas exposed by filling are revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks, or finished with a hardstand surface;</li> <li>(iv) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</li> <li>(v) Do not divert or change the nature of natural water flows, water bodies or established drainage paths, or onsite disposal systems for wastewater and stormwater; and</li> <li>(vi) Provided they are not within a kauri root zone.</li> </ul>	<ul style="list-style-type: none"> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Effects on waterbodies, and significant indigenous vegetation and habitat;</li> <li>(e) Compaction of the fill material;</li> <li>(f) Volume and depth of fill material;</li> <li>(g) Geotechnical stability;</li> <li>(h) Flood risk, including natural water flows and established drainage paths;</li> <li>(i) Land instability, erosion and sedimentation;</li> <li>(j) Proximity to underground services and service connections; and</li> <li>(k) Effects on onsite disposal systems for wastewater and stormwater;</li> <li>(l) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>
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RPZ – Rangitahi Peninsula zone

<b>EW-R57</b>	Earthworks – general	
RPZ – Rangitahi Peninsula zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Earthworks within a site must meet all of the following standards:</li> <li>(i) Be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe;</li> <li>(ii) Not exceed a volume of more than 250m<sup>3</sup> and an area of more than 1,000m<sup>2</sup> within a site;</li> <li>(iii) The height of the resulting cut, filled areas or fill batter face in stable ground, not</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> </ul>



	<p>including any surcharge, does not exceed 2m, with a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</p> <p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths;</p> <p>(vii) Do not result in the site being unable to be serviced by gravity sewers; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	<p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p> <p>(i) Flood risk, including natural water flows and established drainage paths</p> <p>(j) Land instability, erosion and sedimentation;</p> <p>(k) Proximity to underground services and service connections;</p> <p>(l) Traffic movements to and from the site; and</p> <p>(m) Consistency with the Rangitahi Peninsula Structure Plan; and</p> <p>(n) The risk of earthworks exacerbating Kauri dieback disease.</p>
<b>EW-R58</b>	Earthworks – general	
RPZ – Rangitahi Peninsula zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The importation of fill material to a site must meet the following conditions standards, in addition to the standards in EW-R57:</p> <p>(i) Does not exceed a total volume of 500m<sup>3</sup> per site and a depth of 1m;</p> <p>(ii) Is fit for compaction;</p> <p>(iii) The height of the resulting batter face in stable ground must not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iv) Does not restrict the ability for land to drain;</p> <p>(v) Is not located within 1.5m of public sewers, utility services or manholes; and</p> <p>(vi) The sediment from fill material is retained on the site; and</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p> <p>(i) Flood risk, including natural water flows and established drainage paths</p> <p>(j) Land instability, erosion and sedimentation;</p>

	(vii) Provided they are not within a kauri root zone.	<p>(k) Proximity to underground services and service connections;</p> <p>(l) Traffic movements to and from the site; and</p> <p>(m) Consistency with the Rangitahi Peninsula Structure Plan; and</p> <p>(n) The risk of earthworks exacerbating Kauri dieback disease.</p>
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*TKAZ – Te Kowhai airpark zone*

<b>EW-R59</b>	<b>Earthworks – all precincts</b>	
TKAZ – Te Kowhai airpark zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) In all precincts, earthworks within a site must meet all of the following standards:</li> <li>(i) Earthworks must be located more than 1.5m either side of a public sewer, open drain, overland flowpath or other service pipe;</li> <li>(ii) Earthworks must not exceed a volume of more than 1,000m<sup>3</sup> in a single calendar year;</li> <li>(iii) Earthworks must not exceed an area of more than 1,000m<sup>2</sup> in a single calendar year;</li> <li>(iv) The height of the resulting cut or batter face does not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal);</li> <li>(v) Areas exposed by the earthworks not covered by buildings or other impervious surfaces are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</li> <li>(vi) Sediment is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values and landscape effects;</li> <li>(b) Volume, extent and depth of earthworks;</li> <li>(c) Nature of fill material;</li> <li>(d) Contamination of fill material;</li> <li>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</li> <li>(f) Compaction of the fill material;</li> <li>(g) Volume and depth of fill material;</li> <li>(h) Geotechnical stability;</li> <li>(i) Flood risk, including natural water flows and established drainage paths;</li> <li>(j) Land instability, erosion and sedimentation;</li> <li>(k) Proximity to underground services and service connections; and.</li> <li>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</li> <li>(m) The risk of earthworks exacerbating Kauri dieback disease.</li> </ul>

	<p>(vii) Earthworks must not divert or change natural water flows or established drainage paths; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	
<b>EW-R60</b>	Earthworks – all precincts	
TKAZ – Te Kowhai airpark zone	<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) In all precincts, the importation of fill material to a site must meet all of the following standards, in addition to the standards in EW-R59:</p> <p>(i) Earthworks do not exceed a total volume of 20m<sup>3</sup> per site and a depth of 1m;</p> <p>(ii) Earthworks must be fit for compaction;</p> <p>(iii) The height of the resulting batter face in stable ground must not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iv) Earthworks do not restrict the ability for land to drain;</p> <p>(v) Earthworks are not located within 1.5m of public sewers, utility services or manholes; and</p> <p>(vi) The sediment from fill material is retained on the site; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p> <p>(i) Flood risk, including natural water flows and established drainage paths;</p> <p>(j) Land instability, erosion and sedimentation;</p> <p>(k) Proximity to underground services and service connections; and.</p> <p>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>

## LLRZ – Large lot residential zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The LLRZ – Large lot residential zone covers areas on the outskirts of Tuakau, Pokeno, and Te Kowhai that have a history of large lot residential development and that are used predominantly for residential activities and buildings, such as detached houses on lots larger than those of the GRZ – General residential zone. These areas have an existing spacious character and are generally subject to other constraints (primarily infrastructure provision) to more intensive development.

### Objectives

- LLRZ-O1 Large lot residential zone character.  
Within the zone in Tuakau, Pokeno, and Te Kowhai, maintain a low density character with minimum lot sizes of at least 2,500m<sup>2</sup>.
- LLRZ-O2 Large lot residential zone built form and amenity.  
Neighbourhood residential amenity values in the zone are maintained.
- LLRZ-O3 Adverse effects of land use and development.  
The health, safety and well-being of people, communities and the environment are protected from the adverse effects of land use and development.

### Policies

- LLRZ-P1 Character.  
Within the zone in Tuakau, Pokeno, and Te Kowhai, maintain a low density character.
- LLRZ-P2 Future development – Tuakau, Pokeno, and Te Kowhai.  
In Tuakau, Pokeno, and Te Kowhai, buildings, access, and lot boundaries are located to enable future subdivision and development in the event that reticulated water, stormwater, and wastewater infrastructure become available and a plan change to rezone to a higher density is in place.
- LLRZ-P3 Building setbacks.  
Maintain views between buildings in the zone when viewed from a road.
- LLRZ-P4 Front setback character.  
Maintain the open character of streets through the use of setbacks.

- LLRZ-P5 Excessive building scale.
- LLRZ-P6 Development shall only exceed height, bulk and form standards where it is in keeping with, and does not detract from, the amenity values of the street.
- LLRZ-P7 Residential amenity and function.
- (I) Limit the establishment of non-residential activities in the zone except where they:
- (a) Have a functional need to locate within the zone; or
  - (b) Provide for the health and well-being of the community, including emergency services.
- LLRZ-P8 Height of buildings.
- Ensure building height does not result in loss of privacy or cause over shadowing on adjoining sites or detract from the amenity of the area.
- LLRZ-P9 Daylight and outlook.
- Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.
- LLRZ-P10 Maintain residential function.
- Restrict the establishment of non-residential, commercial or industrial activities, unless the activity has a strategic or operational need to locate within the zone, and does not compromise the character and amenity of the neighbourhood.
- LLRZ-P11 Non-residential activities.
- (I) Ensure that the design and scale of non-residential activities and associated buildings:
- (a) Maintain residential character including by considering the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas;
  - (b) Minimise adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill; and
  - (c) Encourage designs that conform to the principles of Crime Prevention Through Environmental Design (CPTED) where appropriate.
- LLRZ-P12 Existing non-residential activities.
- (I) Enable existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have significant adverse effects on the character and amenity of zone.
- LLRZ-P13 Outdoor storage.
- The adverse visual effects of outdoor storage are mitigated through screening or landscaping.
- LLRZ-P14 Objectionable odour.
- (I) Ensure that the effects of objectionable odour do not detract from the amenity of other sites; and

- (2) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that generate objectionable odour.

## Rules

### Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>LLRZ-R1</b>	Residential activity, unless specified below  This includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>LLRZ-R2</b>	Home business	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) It is wholly contained within a building; (b) The storage of materials or machinery associated with the home occupation are wholly contained within a building; (c) No more than 2 people who are not permanent residents of the site are employed at any one time; (d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:30am and before 7:00pm on any day; and (e) Machinery can only be operated after 7:00am and up to 7:00pm on any day.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>LLRZ-R3</b>	Community facility	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>LLRZ-R4</b>	Neighbourhood park	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>LLRZ-R5</b>	Home stay	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) No more than 4 temporary home stay residents.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>LLRZ-R6</b>	Farming	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b>		<b>(2) Activity status where compliance not achieved: n/a</b>

Nil.	
<b>LLRZ-R7</b>	Buildings, structures and sensitive land uses within the National Grid Yard in sites existing as of 18 July 2018
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Within the National Grid Yard:</p> <ul style="list-style-type: none"> <li>(i) Building alterations and additions to an existing building or structure for a sensitive land use that does not involve an increase in the building height or footprint;</li> <li>(ii) New, or additions to existing buildings or structures that are not for a sensitive land use;</li> <li>(iii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991</li> <li>(iv) Fences less than 2.5m in height, measured from the natural ground level immediately below.</li> </ul> <p>(b) All buildings or structures permitted by Rule LLRZ-R7(1)(a) must:</p> <ul style="list-style-type: none"> <li>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</li> <li>(ii) Locate a minimum of 12m from the outer visible foundation of any National Grid support structure and associated stay wire, unless it is one of the following: <ul style="list-style-type: none"> <li>(1) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP34:2001 ISSN 0114-0663;</li> <li>(2) Fences less than 2.5m in height, measured from the natural ground level immediately below, and located a minimum of 5m from the nearest National Grid support structure foundation;</li> <li>(3) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>

<p>in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(c) Not permanently physically impede existing vehicular access to a National Grid support structure.</p>	
<b>LLRZ-R8</b>	Construction or alteration of a building for a sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<b>LLRZ-R9</b>	Construction or demolition of, or alteration or addition to, a building or structure
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>LLRZ-R10</b>	Educational facilities
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The extent to which it is necessary to locate the activity in the zone;</p> <p>(b) Reverse sensitivity effects of adjacent activities;</p> <p>(c) The extent to which the activity may adversely impact on the transport network;</p> <p>(d) The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood, with particular regard to the bulk of the buildings; and</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>



(e) The extent to which the activity may adversely impact on the noise environment.	
<b>LLRZ-R11</b>	Community corrections facilities
<b>Activity status: DIS</b>	
<b>LLRZ-R12</b>	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
<b>Activity status: DIS</b>	
<b>LLRZ-R13</b>	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
<b>Activity status: NC</b>	

*Land use – building*

<b>LLRZ-S1</b>	Residential unit
<b>(1) Activity status: PER</b> <b>Where:</b> (a) One residential unit within a Record of Title.	
<b>(2) Activity status where compliance not achieved: DIS</b>	
<b>LLRZ-S2</b>	Minor residential unit
<b>(1) Activity status: PER</b> <b>Where:</b> (a) One minor residential unit contained within a Record of Title must comply with all of the following standards; (i) The net site area is 1000m <sup>2</sup> or more; and (ii) The gross floor area shall not exceed 70m <sup>2</sup> .	
<b>(2) Activity status where compliance not achieved: DIS</b>	
<b>LLRZ-S3</b>	Building height – general
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A building or structure measured from the natural ground level immediately below that part of the structure that does not exceed a height of 7.5m; (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 9.5m measured from the natural ground level immediately below the structure.	
<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on any other sites; (d) Privacy on other sites; and (e) Amenity values of the locality.	
<b>LLRZ-S4</b>	Building height – general
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A hose drying tower in association with an emergency services training and management facility measured from the natural ground level immediately below	
<b>(2) Activity status where compliance not achieved: DIS</b>	

that part of the structure that does not exceed a height of 15m.	
<b>LLRZ-S5</b>	Height in relation to boundary
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) A building or structure that does not project beyond a 45 degree height control plane measured from a point 2.5m above natural ground level along the boundary of a site.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building;</li> <li>(c) Extent of shading on any other sites;</li> <li>(d) Privacy on other sites; and</li> <li>(e) Amenity values of the locality</li> </ul>
<b>LLRZ-S6</b>	Building coverage
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) On a lot connected to public wastewater and a water supply, the building coverage must not exceed 40%; and</li> <li>(b) LLRZ-S6(1)(a) does not apply: <ul style="list-style-type: none"> <li>(i) To a structure that is not a building; or</li> <li>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matter:</b> <ul style="list-style-type: none"> <li>(a) Design, scale and location of the building.</li> </ul>
<b>LLRZ-S7</b>	Building coverage
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) On a lot not connected to public wastewater and a water supply, the building coverage must not exceed 20%;</li> <li>(b) LLRZ-S7(1)(a) does not apply: <ul style="list-style-type: none"> <li>(i) To a structure that is not a building; or</li> <li>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Whether the balance of open space and buildings will maintain the character and amenity values anticipated for the zone;</li> <li>(b) Visual dominance of the street resulting from building scale; and</li> <li>(c) Management of stormwater flooding, nuisance or damage to within the site.</li> </ul>
<b>LLRZ-S8</b>	Building setbacks – all boundaries
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) Any building must be setback a minimum of: <ul style="list-style-type: none"> <li>(i) 3m from a road boundary;</li> <li>(ii) 13m from the centreline of an indicative road;</li> <li>(iii) 1.5m from every boundary other than a road boundary; and</li> <li>(iv) 1.5m from every vehicle access to another site; and</li> <li>(v) Any new buildings or alterations to an existing building must be setback 5m</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Road network safety and efficiency;</li> <li>(b) Reverse sensitivity effects;</li> <li>(c) Adverse effects on amenity;</li> <li>(d) Streetscape;</li> <li>(e) Potential to mitigate adverse effects;</li> <li>(f) Daylight admission to any adjoining site;</li> <li>(g) Effects on privacy at any adjoining site;</li> <li>(h) The size, nature and location of the buildings on the site;</li> </ul>

<p>from any designated railway corridor boundary.</p> <p>(b) Despite Rule LLRZ-S8(1)(a)(ii), this rule shall not apply where the indicative road has been formed, is open to the public and has been vested to Council</p> <p>(c) A non-habitable building may be set back less than 1.5m from a boundary, where:</p> <p>(i) The total length of all buildings within 1.5m of the boundary does not exceed 6m; and</p> <p>(ii) The non-habitable building does not have any windows or doors on the side of the building facing the boundary.</p> <p>(d) A garage must be set back further from the road than the façade of the front of the dwelling.</p> <p>(e) LLRZ-S8(1)(a), (c) and (d) do not apply to a structure which is not a building.</p>	<p>(i) The extent to which the safety and efficiency of rail and road operations will be adversely affected; and</p> <p>(j) Any characteristics of the proposed use that will make compliance unnecessary.</p>
<b>LLRZ-S9</b>	Building setbacks – sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of:</p> <p>(i) 5m from the designated boundary of the railway corridor;</p> <p>(ii) 15m from the boundary of a national route or regional arterial;</p> <p>(iii) 25m from the designated boundary of the Waikato Expressway;</p> <p>(iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;</p> <p>(v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</p> <p>(vi) 300m from the boundary of another site containing an intensive farming activity.</p> <p>(b) LLRZ-S9(1)(a) does not apply to a structure which is not a building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Road network safety and efficiency;</p> <p>(b) On-site amenity values;</p> <p>(c) Odour, dust and noise levels received at the notional boundary of the building;</p> <p>(d) Mitigation measures; and</p> <p>(e) Potential for reverse sensitivity effects.</p>
<b>LLRZ-S10</b>	Building setback – waterbodies
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building must be set back a minimum of:</p> <p>(i) 23m from a lake margin;</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p>

<ul style="list-style-type: none"> <li>(ii) 23m from a wetland margin;</li> <li>(iii) 23m from the bank of a river, other than the Waikato River and Waipa River;</li> <li>(iv) 28m from a bank of the Waikato River and Waipa River</li> <li>(b) A public amenity of up to 25m<sup>2</sup>, or a pump shed (public or private) or maimai of up to 10m<sup>2</sup> within any building setback identified Standard LLRZ-S10(1)(a).</li> </ul>	<ul style="list-style-type: none"> <li>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</li> <li>(b) Adequacy of erosion and sediment control measures;</li> <li>(c) The functional or operational need for the building to be located close to the waterbody;</li> <li>(d) Effects on public access to the waterbody;</li> <li>(e) Effects on the amenity of the locality; and</li> <li>(f) Effects on natural character values.</li> </ul>
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## GRZ – General residential zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The purpose of the GRZ – General residential zone is to provide predominantly for residential activities with a mix of building types, and other compatible activities. The zone applies to the residential areas within the District's main towns (Tuakau, Pokeno, Te Kauwhata, Raglan, Huntly and Ngauruawahia) and the smaller towns (Meremere, Taupiri, Gordonton, Horotiu, Te Kowhai, Whatawhata, Matangi and Rangiriri).

### Objectives

- GRZ-O1 Residential character.  
The low-density residential character of the zone is maintained.
- GRZ-O2 Residential built form and amenity.  
Maintain neighbourhood residential amenity values and facilitate safety in the zone.
- GRZ-O3 On-site residential amenity.  
Maintain amenity values within and around dwellings and sites in the zone.
- GRZ-O4 Housing options.  
A range of housing options occurs in the zone to meet the needs of the community in a suburban setting.
- GRZ-O5 Maintain residential purpose.  
Residential activities remain the dominant activity in the zone.
- GRZ-O6 Adverse effects of land use and development.  
The health, safety and well-being of people, communities and the environment are protected from the adverse effects of land use and development.

### Policies

- GRZ-P1 Character.
- (1) Ensure residential development in the zone:
- (a) Provides road patterns that follow the natural contour of the landform;
  - (b) Promotes views and vistas from public spaces of the hinterland beyond; and
  - (c) Is an appropriate scale and intensity, and setback from the road frontages to provide sufficient open space for the planting of trees and private gardens.
- GRZ-P2 Front setback.
- (1) Ensure buildings are designed and set back from roads by:

## MRZ – Medium density residential zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The purpose of the MRZ – Medium density residential zone is to enable more efficient use of residentially zoned land and infrastructure by providing for a higher intensity of residential development than typically found in the GRZ – General residential zone. The MRZ – Medium density residential zone provides for this form of development within a walkable catchment of town centres, strategic transport corridors and community facilities. The zone will:

- Provide greater housing supply to respond to anticipated growth;
- Reduce pressure for residential development on the urban fringe and beyond;
- Relieve anticipated pressures on the road transport network (which are exacerbated by adopting sprawl to accommodate urban growth). This will be achieved by providing housing close to town and business centres where the use of both public and active modes of transport to access places of employment, retail and entertainment is readily achievable and/or viable;
- Provide greater diversity / choice of housing; and
- Coordinate delivery of infrastructure and services.

The zone provisions enable a variety of dwelling sizes and typologies to be delivered which provides opportunity for greater housing variety and choice. Development within the zone is guided by rules which encourage innovation and flexibility in design responses. The rules provide design guidance for up to 3 dwellings on site, allowing compliant smaller scale developments to be enabled in a manner that maximises opportunities on smaller existing sites. Developments of more than 3 dwellings are subject to a more intensive design assessment process with matters of discretion which provide the primary guidance for assessment, including the intensity of development and enabling appropriate design outcomes regarding:

- The contribution the development makes to the zone having regard to the planned urban form and intensity the zone provides for;
- The creation of safe and high-quality residential neighbourhoods;
- The on-site amenity for residents such as high-quality outdoor spaces;
- The amenity effects on adjoining sites such as privacy and shading; and
- The provision of three waters infrastructure to service the development.

### Objectives

MRZ-O1 Housing typology.

Achieve greater housing choice for the community in response to changing demographics and housing needs.

MRZ-O2 Efficient use of land and infrastructure.

Land and infrastructure near the TCZ – Town Centre Zone, LCZ – Local centre zone and COMZ – Commercial zone and close to public transport networks, strategic transport corridors and community facilities is efficiently used for medium density residential living, resulting in a compact urban settlement pattern.

## GRUZ – General rural zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The GRUZ – General rural zone provides predominantly for primary production activities, including intensive indoor primary production. The zone also provides for occasional community facilities, agricultural produce processing facilities, rural-related commercial and industrial activities, conservation activities, network infrastructure, and quarrying activities. These diverse activities are set within a landscape that is visually dominated by openness and vegetation with significant separation between buildings and where natural character elements such as waterways, wetlands, water bodies, indigenous vegetation, and natural landforms are key contributors to the character of the rural zone.

### Objectives

GRUZ-O1 Purpose of the zone.

- (1) Enable farming activities;
- (2) Protect high class soils for farming activities;
- (3) Provide for rural industry, infrastructure, rural commercial, conservation activities, community facilities, and extractive activities;
- (4) Maintain rural character and amenity;
- (5) Limit development to activities that have a functional need to locate in the zone.

GRUZ-O2 Productive capacity of soils.

The primary productive value of soils, in particular high class soils, is retained.

GRUZ-O3 Rural character and amenity.

- (1) Maintain rural character and amenity.
- (2) The attributes of areas and features valued for their contribution to landscape values and visual amenity are maintained or enhanced.

GRUZ-O4 Extractive activities

Recognise the contribution of extractive industries to the economic and social well-being of the district.

### Policies

GRUZ-P1 High class soils.

Ensure the adverse effects of activities do not compromise the physical, chemical and biological properties of high class soils.

GRUZ-P2 Effects of subdivision and development on soils.

Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.

**GRUZ-P3** Contributing elements to rural character and amenity values.

Recognise that rural character and amenity values vary across the zone as a result of the natural and physical resources present and the scale and extent of land use activities.

**GRUZ-P4** Productive rural activities.

(1) Enable the on-going use of the rural environment zone as a productive working environment by:

- (a) Recognising that buildings and structures associated with farming and forestry and other operational structures for productive rural activities contribute to rural character and amenity values;
- (b) Ensuring productive rural activities are supported by appropriate rural industries and services;
- (c) Providing for lawfully-established rural activities and protecting them from sensitive land uses and reverse sensitivity effects; and
- (d) Recognising the economic, social and cultural benefits that result from use and development of rural resources.

**GRUZ-P5** Other anticipated activities in rural areas

Enable activities that provide for the rural community's social, cultural, and recreational needs, subject to such activities being of a scale, intensity, and location that are in keeping with rural character and amenity values.

**GRUZ-P6** Industrial and commercial activities.

(1) Provide for rural industry and rural commercial activities provided they are either dependent on the rural soil resource or have a functional or operational need for a rural location.

(2) Such activities are to be managed to ensure that:

- (a) Their scale, intensity, and built form maintain rural character;
- (b) They maintain an appropriate level of amenity for neighbouring sites; and
- (c) They minimise reverse sensitivity effects on existing productive rural, intensive farming, quarrying, or rural industrial activities.

(3) Avoid locating industrial and commercial activities in rural areas that do not have a genuine functional connection with the rural land or soil resource.

**GRUZ-P7** Intensive Farming activities.

Provide for intensive farming activities where they operate in accordance with industry best practice and the management of adverse effects beyond the site boundaries.

**GRUZ-P8** Home businesses.

Enable home businesses, provided that it is of a scale that maintains rural the character and amenity.



**GRUZ-P9 Meremere Dragway.**

Enable the ongoing operation and activities at the Meremere Dragway, provided that its adverse effects are avoided, remedied or mitigated.

**GRUZ-P10 Waste management activities.**

- (1) Encourage the rehabilitation of existing quarry sites
- (2) Ensure waste management facilities are located and operated so that rural amenity and character are maintained and conflict with rural activities are minimised.
- (3) Avoid waste management facilities located within:
  - (a) An Outstanding Natural Landscape;
  - (b) An Outstanding Natural Feature;
  - (c) An Outstanding Natural Character Area.

**GRUZ-P11 Agricultural Research Centres.**

Enable and protect the continued operation and development of Agricultural Research Centres that are an integral part of the agricultural sector.

**GRUZ-P12 Huntly Power Station – coal and ash management.**

- (1) Recognise and protect facilities that are integral to energy production at Huntly Power Station.
- (2) Provide for specific facilities that involve the handling, stockpiling, and haulage of coal and the management of coal ash water within identified areas in close proximity to Huntly Power Station.

**GRUZ-P13 Reverse sensitivity and separation of incompatible activities.**

- (1) Contain, as far as practicable, adverse effects within the site where the effect is generated.
- (2) Provide adequate separation of the activity from the site boundaries.
- (3) Ensure that new or extended sensitive land uses achieve adequate separation distances from and/or adopt appropriate measures to avoid, remedy or mitigate potential reverse sensitivity effects on productive rural activities, intensive farming, rural industry, infrastructure, extractive activities, or Extraction Resource Areas.

**GRUZ-P14 Density of residential units and seasonal worker accommodation.**

- (1) Maintain an open and spacious rural character by:
  - (a) Limiting residential units and seasonal worker accommodation to those associated with farming and productive rural activities;
  - (b) Limiting residential units to no more than one per Record of Title, except for particularly large titles where a minimum of 40ha is provided for each residential unit;
  - (c) Limiting the size, location, and number of minor residential units and requiring such units to be ancillary to an existing residential unit; and

- (d) Limiting seasonal worker accommodation to no more than one facility per Record of Title that is at least 20ha in area.

**GRUZ-P15 Retirement villages.**

Provide for alterations and additions to retirement villages existing or subject to a resource consent at 17 January 2022.

**GRUZ-P16 Building scale and location.**

- (1) Provide for buildings and structures where they are necessary components of farming and rural-related activities including rural industry, rural commercial, and extractive activities.
- (2) Manage the size and location of buildings and structures to:
- (a) Maintain adequate levels of outlook, daylight, and privacy for adjoining sensitive land uses and public reserves; and
  - (b) Maintain rural character, amenity, and landscape values, in particular where located in areas with high landscape values, the coastal environment, and adjacent to waterbodies.

**GRUZ-P17 Management of extractive activities.**

- (1) Provide for extractive activities provided that adverse effects are appropriately avoided, remedied or mitigated; and, where this is not possible, off-set or compensated.
- (2) Protect access to, and extraction of, mineral, aggregate and coal resources by:
- (a) Identifying on planning maps lawfully-established extractive activities as either Aggregate Extraction Areas and or Coal Mining Areas on planning maps;
  - (b) Identifying on planning maps the site of a potential extractive activity in an Extractive Resource Area;
- (3) Ensure that lawfully-established extractive activities are not compromised by new subdivision, use or development;
- (4) Avoid locating sensitive land uses within specified building setbacks in order to ensure the effective operation of an Aggregate Extraction Area, Coal Mining Area, or Extractive Resource Area.

## Rules

*Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>GRUZ-R1</b>	Farming
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>GRUZ-R2</b>	A home business

<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) It is wholly contained within a building;</li> <li>(b) The storage of materials or machinery associated with the home business is either wholly contained within a building, or where outside occupies no more than 100m<sup>2</sup> of site area and is located where it is not visible from other sites or public roads;</li> <li>(c) No more than 2 people who are not permanent residents of the site are employed at any one time;</li> <li>(d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:00am and before 7:00pm on any day;</li> <li>(e) Machinery can be operated after 7:30am and up to 7:00pm on any day;</li> <li>(f) The home business shall not occupy more than 200m<sup>2</sup> in total within buildings and outdoor storage areas.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-R3</b>	Meremere Dragway activity
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>GRUZ-R4</b>	Afforestation not in an Outstanding Natural Landscape or Outstanding Natural Feature
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Be undertaken in accordance with Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017. Where compliance is not achieved with the permitted activity standards in the NES, then the activity is subject to the activity status as set out in the NES.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-R5</b>	Plantation forestry
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Be undertaken in accordance with Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017. Where compliance is not achieved with the permitted activity standards in the NES, then the activity is subject to the activity status as set out in the NES.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-R6</b>	Produce stall

<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>GRUZ-R7</b>	Home stay	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Have no more than 5 guests.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-R8</b>	Equestrian centre	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>GRUZ-R9</b>	Horse training centre	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>GRUZ-R10</b>	Visitors' accommodation	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Have no more than 5 guests; and (b) Be within a building that was existing as at 17 January 2022; and (c) Standards GRUZ-R10(a) and (b) do not apply to occupation of a single residential unit for short term rental.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-R11</b>	Residential activity, unless specified below.  This includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>GRUZ-R12</b>	Conservation activity	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>GRUZ-R13</b>	Child care facility	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Have no more than four non-resident children.		<b>(2) Activity status: RDIS</b> <b>Where:</b> (a) A child care facility for five or more non-resident children, which is not in an Urban Expansion Area.  <b>Council's discretion is restricted to the following matters:</b> (b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is

	<p>necessary to locate in the GRUZ – General Rural Zone;</p> <p>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings;</p> <p>(d) Nuisance effects including light spill and glare, odour, dust, and noise;</p> <p>(e) Traffic effects;</p> <p>(f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and</p> <p>(g) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes.</p> <p><b>(3) Activity status: DIS</b></p> <p><b>Where:</b></p> <p>(a) A child care facility located in an Urban Expansion Area.</p>
<b>GRUZ-R14</b>	<p>Maintenance, operation, and alterations to Tamahere Hospital (Section 55 SO 457609).</p> <p>Note: additions to this facility are subject to Rule GRUZ-R37.</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The alterations do not increase net floor area.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-R15</b>	<p>Educational Facilities including student and staff accommodation at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210936)</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Land Use – building standards for the zone except:</p> <p>(i) GRUZ-S1 (Number of residential units) does not apply;</p> <p>(ii) GRUZ-S2 (Minor residential units) does not apply;</p> <p>(b) Student or staff accommodation must be ancillary to the educational facilities.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-R16</b>	<p>Mineral exploration and prospecting, including:</p> <p>(a) Sampling by methods involving hand tools;</p> <p>(b) Mechanical sampling where there is existing vehicle access to the area to be trenched or sampled;</p> <p>(c) Samples taken using explosives; and</p> <p>(d) Geophysical surveys not using explosives.</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p>

<p>(a) Shall not be located within all or part of any of the following landscape and natural character areas:</p> <ul style="list-style-type: none"> <li>(i) Outstanding Natural Feature;</li> <li>(ii) Outstanding Natural Landscape;</li> <li>(iii) High natural character area;</li> <li>(iv) Outstanding Natural Character area.</li> </ul> <p>(b) All drilling is limited to 150mm in diameter and a density of one drill site per hectare.</p> <p>(c) The cumulative length of trenching or sampling does not exceed 50 lineal metres per hectare.</p> <p>(d) Where areas are disturbed, topsoil shall be stockpiled and replaced over such areas, and the site shall be rehabilitated and restored generally to its original condition within 1 month of sampling being completed.</p> <p>(e) The use of explosives for sampling shall only occur between 7:00am to 7:00pm.</p>	<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Separation from sensitive activities;</li> <li>(b) The visual and amenity effects of stockpiles;</li> <li>(c) Amenity effects relating to the hours of operation and noise;</li> <li>(d) Landscape and ecological effects;</li> <li>(e) Effects on waterbodies, riparian margins, and wetlands;</li> <li>(f) Site restoration; and</li> <li>(g) Financial contributions towards landscaping, site restoration, and roading.</li> </ul>
<b>GRUZ-R17</b>	Free range pig or poultry farming, and poultry hatcheries
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>GRUZ-R18</b>	Seasonal worker accommodation
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Is used solely for part of the year to meet labour requirements for primary production;</li> <li>(b) Comprises of communal kitchen and eating areas and separate sleeping and ablution facilities;</li> <li>(c) Accommodates no more than 12 workers; and</li> <li>(d) Complies with Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The effectiveness of methods to avoid, remedy, or mitigate the effects on existing activities, including the provision of screening, landscaping, and methods for noise control; and</li> <li>(b) The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by the Department of Building and Housing 2008.</li> </ul>
<b>GRUZ-R19</b>	Recreational hunting and freshwater fishing
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>GRUZ-R20</b>	Gardening
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

<b>GRUZ-R21</b>	Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Within National Grid Yard:</p> <ul style="list-style-type: none"> <li>(i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or</li> <li>(ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or</li> <li>(iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or</li> <li>(iv) Non-habitable horticultural buildings; or</li> <li>(v) Artificial crop protection and support structures (excluding commercial greenhouses and <i>Pseudomonas syringae</i> pv. <i>Actinidiae</i> (Psa) disease control structures);</li> <li>(vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</li> <li>(vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</li> </ul> <p>(b) All buildings or structures permitted by Rule GRUZ-R21(1)(a) must:</p> <ul style="list-style-type: none"> <li>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid</li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>

<p>transmission line operating conditions; and</p> <p>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p>	
<b>GRUZ-R22</b>	Construction or alteration of a building for a sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The construction or alteration of a building for a sensitive land use that</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity values of the site;</p>



<p>complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<b>GRUZ-R23</b>	Construction, demolition, addition, and alteration of a building or structure
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>GRUZ-R24</b>	An agricultural or horticultural research activity, including laboratories and administrative facilities within the Agricultural Research Centres specific control area identified on the planning maps
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>GRUZ-R25</b>	An educational facility, including conference and teaching facilities within the Agricultural Research Centres specific control area identified on the planning maps
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) That is incidental to agricultural or horticultural research.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-R26</b>	An industrial activity within the Agricultural Research Centres specific control area identified on the planning maps
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) That is incidental to agricultural or horticultural research.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-R27</b>	A trade or engineering workshop within the Agricultural Research Centres specific control area identified on the planning maps
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) That is incidental to agricultural or horticultural research.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-R28</b>	Intensive farming within the Agricultural Research Centres specific control area identified on the planning maps
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) That is incidental to agricultural or horticultural research; and</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

(b) Where an associated building and animal feedlot are located at least 200m inside any boundary of an Agricultural Research Centre site.	
<b>GRUZ-R29</b>	The on-site disposal or storage of solid organic waste or cleanfill within the Agricultural Research Centres specific control area identified on the planning maps
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) That is incidental to agricultural or horticultural research; and (b) Where the solid organic waste or cleanfill is generated on the site.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-R30</b>	A staff facility, including: (a) A recreational facility (b) Staff residential units (c) Cafeterias and cafés (d) Social clubs  within the Agricultural Research Centres specific control area identified on the planning maps
<b>(2) Activity status: PER</b> <b>Activity-specific standards:</b> (a) That is incidental to agricultural or horticultural research.	<b>(3) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-R31</b>	Coal related activities within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Coal related activities within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps involving: (i) Stockpiling; (ii) Screening and sorting; (iii) Use of transportation conveyors; (iv) Erection, operation, and maintenance of loading and unloading facilities; and (v) An activity that is ancillary to those listed in (i) – (iv) above.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-R32</b>	The management, stockpiling, transportation, and disposal of coal ash and coal ash water within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The management, stockpiling, transportation, and disposal of coal ash and coal ash water where:	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Visual amenity; and (b) Traffic effects.

<p>(i) These materials are transported between the Huntly Power Station and the ash ponds located adjacent to Te Ohaaki Road via the pipeline located within the Huntly Power Station - Coal and Ash Management specific control area;</p> <p>(ii) They involve the operation and maintenance of the ash disposal ponds located adjacent to Te Ohaaki Road within within the Huntly Power Station - Coal and Ash Management specific control area; and</p> <p>(iii) They involve the transportation of ash from the ash ponds to a long-term disposal facility, provided the heavy vehicle movement are not more than 85 per day.</p>	
<b>GRUZ-R33</b>	Energy corridor – transportation of minerals and substances within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The transportation of minerals and substances in an energy corridor must comply with all the following standards:</p> <p>(i) be limited to coal ash, aggregate, overburden, cleanfill, wastewater and other liquids (other than a hazardous substance);</p> <p>(ii) not deposit discernible minerals or dust; and</p> <p>(iii) not result in odour identified outside the energy corridor.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Adverse amenity effects.</p>
<b>GRUZ-R34</b>	Intensive farming
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Intensive Farming that meets all of the following standards:</p> <p>(i) Land use – effects standards for the zone;</p> <p>(ii) Land use – building standards for the zone;</p> <p>(iii) Building coverage does not exceed 3% of the site:</p> <p>(1) GRUZ-S9 – GRUZ-S11 (Building coverage) does not apply;</p> <p>(iv) Building height does not exceed 15m;</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(1) GRUZ-S4 – GRUZ-S7 (Building height) does not apply.</p> <p>(b) Intensive farming s not located in:</p> <ul style="list-style-type: none"> <li>(i) An Outstanding Natural Feature;</li> <li>(ii) An Outstanding Natural Landscape;</li> <li>(iii) An Outstanding Natural Character Area; or</li> <li>(iv) A High Natural Character Area.</li> </ul> <p>(c) For intensive pig farming, buildings and outdoor enclosures are set back at least:</p> <ul style="list-style-type: none"> <li>(i) 300 metres from any site boundary;</li> <li>(ii) From any boundary of a GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone or RLZ – Rural lifestyle zone: <ul style="list-style-type: none"> <li>(1) 1200 metres (500 or fewer less pigs); or</li> <li>(2) 2000 metres (more than 500 pigs).</li> </ul> </li> </ul> <p>(d) For housed or free-range poultry that meets the definition for intensive farming and all other intensive farming, buildings and outdoor enclosures are set back at least:</p> <ul style="list-style-type: none"> <li>(i) 300 metres from any site boundary; and</li> <li>(ii) 500 metres from any boundary of a GRZ – General Residential, MRZ – Medium Density Residential, LLRZ – Large Lot Residential, SETZ - Settlement or RLZ – Rural Lifestyle Zone.</li> <li>(iii) The extent to which the activity may adversely impact on the noise environment.</li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(e) Traffic effects;</li> <li>(f) Effects on amenity values, including odour, visual impact, landscaping;</li> <li>(g) Location, type and scale of development; and</li> <li>(h) Noise effects.;</li> <li>(i) Odour and dust effects, except where a Certificate of Compliance or resource consent has been obtained from the Waikato Regional Council for air discharges; and</li> </ul>	
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(j) The extent to which the farm will operate in accordance with an approved farm Environment Plan or relevant industry codes of practice.	
<b>GRUZ-R35</b>	Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills and animal feed production, and rural contractors' depots
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills and animal feed production, and rural contractors' depots; that meet the following standards:</p> <p>(i) Not in an Urban Expansion Area; and</p> <p>(ii) Is not an extractive activity.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ – General rural zone;</p> <p>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings,</p> <p>(d) Location, type and scale of development;</p> <p>(e) Nuisance effects including light spill and glare, odour, dust, noise; and</p> <p>(k) Traffic effects.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-R36</b>	Educational facilities that are primary or secondary schools not otherwise provided for as a permitted activity by Rule GRUZ-R15(1) or GRUZ-R25(1)
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Educational facilities that are primary or secondary schools not otherwise provided for as a permitted activity by Rule GRUZ-R15(1) or GRUZ-R25(1) which meet the following standard:</p> <p>(i) Not in an Urban Expansion Area.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>of townships and the extent to which it is necessary to locate in the GRUZ – General rural zone;</p> <p>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings;</p> <p>(d) Nuisance effects including light spill and glare, odour, dust, and noise;</p> <p>(e) Traffic effects;</p> <p>(f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and</p> <p>(g) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes.</p>	
<b>GRUZ-R37</b>	Community facility
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) A Community facility which meets the following standard:</p> <p>(i) Not in an Urban Expansion Area.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ – General rural zone;</p> <p>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings;</p> <p>(d) Nuisance effects including light spill and glare, odour, dust, and noise;</p> <p>(e) Traffic effects;</p> <p>(f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and</p> <p>(g) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-R38</b>	Rural commercial
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(a) Rural commercial that meet the following standard:</p> <p>(i) Not in an Urban Expansion Area.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ – General rural zone;</p> <p>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings;</p> <p>(d) Nuisance effects including light spill and glare, odour, dust, and noise;</p> <p>(e) Traffic effects; and</p> <p>(f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities.</p>	
<b>GRUZ-R39</b>	Agricultural and horticultural research facilities
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Agricultural and horticultural research facilities that meet the following standard:</p> <p>(i) Not in an Urban Expansion Area.</p> <p>Note: For research activities undertaken within an Agriculture Research Centre Specific Area, rules GRUZ-R24 – GRUZ-30 also apply.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) Effects on rural character and amenity;</p> <p>(c) Nuisance effects including light spill and glare, odour, dust, and noise;</p> <p>(d) Traffic effects;</p> <p>(e) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities;</p> <p>(f) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-R40</b>	An extractive activity or waste management activity located within an Aggregate Extraction Area, Coal Mining Area or Extractive Resource Area
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

Nil	
<b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Effects on rural character and amenity;</li> <li>(b) Location, type and scale of development;</li> <li>(c) Nuisance effects including dust, noise, vibration, odour and light spill;</li> <li>(d) Industry best practice and use of management plans;</li> <li>(e) Traffic effects;</li> <li>(f) Erosion and sediment control; and</li> <li>(g) Rehabilitation and end use including back filling.</li> </ul>	
<b>GRUZ-R41</b>	A waste management facility located outside an Aggregate Extraction Area, Coal Mining Area or Extractive Resource Area.
<b>(I) Activity status: DIS</b>	
<b>GRUZ-R42</b>	Hazardous waste storage, processing or disposal.
<b>(I) Activity status: DIS</b>	
<b>GRUZ-R43</b>	An educational facility that is not a primary or secondary school.
<b>(I) Activity status: DIS</b>	
<b>GRUZ-R44</b>	A correctional facility
<b>(I) Activity status: DIS</b>	
<b>GRUZ-R45</b>	An extractive activity located outside an Aggregate Extraction Area, Coal Mining Area or Extractive Resource Area.
<b>(I) Activity status: DIS</b>	
<b>GRUZ-R46</b>	Visitors' accommodation for 6 or more people or that is within a building that was constructed after 17 January 2022.
<b>(I) Activity status: DIS</b>	
<b>GRUZ-R47</b>	Motorised sport and recreation
<b>(I) Activity status: DIS</b>	
<b>GRUZ-R48</b>	Transport depot
<b>(I) Activity status: DIS</b>	
<b>GRUZ-R49</b>	Afforestation of any part of an Outstanding Natural Landscape or Outstanding Natural Feature
<b>(I) Activity status: DIS</b>	
<b>GRUZ-R50</b>	A dog or cat boarding, daycare, breeding or animal training establishment
<b>(I) Activity status: DIS</b>	
<b>GRUZ-R51</b>	Construction of a building located on an indicative road prior to that road being constructed and vested in Council.
<b>(I) Activity status: NC</b>	
<b>GRUZ-R52</b>	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>GRUZ-R53</b>	Any change of use of an existing building to a sensitive land use within the National Grid Yard



<b>(I) Activity status: NC</b>	
<b>GRUZ-R54</b>	The establishment of any new sensitive land use within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>GRUZ-R55</b>	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, <i>Pseudomonas syringae</i> pv. <i>Actinidiae</i> (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>GRUZ-R56</b>	An extractive activity industry located within all or part of any of the following landscape and natural character areas: <ul style="list-style-type: none"> <li>(a) Outstanding Natural Feature;</li> <li>(b) Outstanding Natural Landscape;</li> <li>(c) High natural character area; or</li> <li>(d) Outstanding Natural Character area.</li> </ul>
<b>(I) Activity status: NC</b>	
<b>GRUZ-R57</b>	A waste management facility located within all or part of any of the following landscape and natural character areas: <ul style="list-style-type: none"> <li>(a) Outstanding Natural Feature;</li> <li>(b) Outstanding Natural Landscape;</li> <li>(c) High Natural Character area; or</li> <li>(d) Outstanding Natural Character Area.</li> </ul>
<b>(I) Activity status: NC</b>	
<b>GRUZ-R58</b>	The following activities located within the Urban Expansion Area, the following activities: <ul style="list-style-type: none"> <li>(a) Intensive farming;</li> <li>(b) Storage, processing or disposal of hazardous waste;</li> <li>(c) Correctional facility;</li> <li>(d) Extractive activity;</li> <li>(e) Industrial activity, including rural industry;</li> <li>(f) Rural commercial;</li> <li>(g) Agricultural and horticultural research facilities;</li> <li>(h) Motorised sport and recreation activity; or</li> <li>(i) Transport depot.</li> </ul>
<b>(I) Activity status: NC</b>	
<b>GRUZ-R59</b>	Industrial activity, excluding a rural industrial activity
<b>(I) Activity status: NC</b>	
<b>GRUZ-R60</b>	Commercial activity, excluding a produce stall or rural commercial activity.
<b>(I) Activity status: NC</b>	
<b>GRUZ-R61</b>	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
<b>(I) Activity status: NC</b>	
<b>GRUZ-R62</b>	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).
<b>Activity status: PR</b>	

*Land use – building*

<b>GRUZ-S1</b>	Number of residential units and seasonal worker accommodation within a lot	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) One residential unit within a Record of Title containing an area less than 40ha;</li> <li>(b) Within a lot Record of Title containing an area of 40ha or more, one additional residential unit is permitted for every additional 40ha of area up to a maximum of three residential units;</li> <li>(c) One seasonal worker accommodation shall be located within a Record of Title containing an area of 20ha or more (this is in addition to the residential unit in GRUZ-S1(1)(a));</li> <li>(d) Any residential unit(s) under GRUZ-S1(1)(a) and (b), or seasonal worker accommodation under GRUZ-S1(1)(a)(c) must not be located within any of the following landscape and natural character areas: <ul style="list-style-type: none"> <li>(i) Outstanding Natural Feature;</li> <li>(ii) Outstanding Natural Landscape;</li> <li>(iii) Outstanding Natural Character Area;</li> <li>or</li> <li>(iv) High Natural Character Area.</li> </ul> </li> </ul>		<b>(2) Activity status: DIS</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) A residential unit that complies with GRUZ-S1(1)(a) or (b) and is located within an area listed in (d); or</li> <li>(b) Seasonal worker accommodation that complies with GRUZ-S1(1)(c) and is located within an area listed in (d).</li> </ul>
<b>(3) Activity status: NC</b> <b>Where</b> <ul style="list-style-type: none"> <li>(a) A residential unit that does not comply with GRUZ-S1(1)(a) or (b);</li> <li>(b) Seasonal worker accommodation that does not comply with GRUZ-S1(1)(c).</li> </ul>		
<b>GRUZ-S2</b>	Minor residential units	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) One minor residential unit not exceeding 120m<sup>2</sup> gross floor area (excluding accessory buildings) within a Record of Title lot.</li> <li>(b) The minor residential unit shall be located on the same Record of Title as an existing residential unit and shall: <ul style="list-style-type: none"> <li>(i) Be located within 100m of the existing residential unit;</li> <li>(ii) Share a single driveway access with the existing residential unit.</li> </ul> </li> <li>(c) Any minor residential unit must not be located within any of the following landscape or natural character areas: <ul style="list-style-type: none"> <li>(i) Outstanding Natural Feature;</li> <li>(ii) Outstanding Natural Landscape;</li> <li>(iii) Outstanding Natural Character Area;</li> <li>or</li> <li>(iv) High Natural Character Area.</li> </ul> </li> </ul>		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-S3</b>	Building height – general	

<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 15m, except: <ul style="list-style-type: none"> <li>(i) The maximum height is 10m where located within 50m of a road or internal boundary;</li> <li>(ii) For hose drying towers associated with emergency service facilities the maximum height is 15m.</li> </ul> </li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where the maximum height is 12m.</li> </ul> <p>Advice note: the height of frost fans is subject to GRUZ-S4.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building;</li> <li>(c) Admission of daylight and sunlight to the site and other site;</li> <li>(d) Privacy on any other site; and</li> <li>(e) Amenity values of the locality.</li> </ul>
<b>GRUZ-S4</b>	Building height – frost fans
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The height of the support structure for a frost fan must not exceed 10.5m; and</li> <li>(b) The fan blades must not rotate higher than 13.5m above natural ground level.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-S5</b>	Building height – within a Campus (Agricultural Research Centres specific control area)
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building or structure within a campus identified on the planning maps must not exceed a height of 15m measured from the natural ground level immediately below that part of the structure.</li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure</li> <li>(c) GRUZ-S3 (Building height – general) does not apply.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on visual amenity.</li> </ul>
<b>GRUZ-S6</b>	Building height – within the Huntly Power Station Coal and Ash Management specific control area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(a) A building measured from the natural ground level immediately below that part of the structure must not exceed a height of:</p> <ul style="list-style-type: none"> <li>(i) 30m within an area of up to 1500m<sup>2</sup>; and</li> <li>(ii) 20m for the balance of the Huntly Power Station Coal and Ash Management specific control area.</li> </ul> <p>(b) GRUZ-S3 (Building height – general) does not apply.</p>	
<b>GRUZ-S7</b>	Height – buildings, structures and vegetation in a battlefield view shaft
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The maximum height of any building, structure or vegetation within a battlefield view shaft as shown on the planning map must not exceed 5m.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-S8</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building or structure (excluding poles or aerials) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building;</li> <li>(c) Admission of daylight and sunlight to the site and other site;</li> <li>(d) Privacy on any other site; and</li> <li>(e) Amenity values of the locality.</li> </ul>
<b>GRUZ-S9</b>	Building coverage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The total building coverage must not exceed: <ul style="list-style-type: none"> <li>(i) 2% of the site area or 500m<sup>2</sup> (whichever is larger) for sites smaller than 10ha;</li> <li>(ii) 5,000m<sup>2</sup> for sites larger than 10ha.</li> </ul> </li> <li>(b) GRUZ-S9(1)(a) does not apply: <ul style="list-style-type: none"> <li>(i) To a structure that is not a building; or</li> <li>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</li> </ul> </li> <li>(c) No site coverage limit applies to Artificial Crop Protection Structures that meet the following standards: <ul style="list-style-type: none"> <li>(i) Green or black cloth shall be used on vertical faces within 30m of the site boundary;</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matter:</b></p> <ul style="list-style-type: none"> <li>(a) Design, scale and location of the building.</li> </ul>

(ii) Green, black or white cloth shall be used on horizontal surfaces.	
<b>GRUZ-S10</b>	Building coverage
<b>(1) Activity status: PER</b> <b>Where:</b> (a) The total building coverage at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210935) must not exceed 10,000m <sup>2</sup> .	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>GRUZ-S11</b>	Building coverage – within a Campus (Agricultural Research Centres specific control area)
<b>(1) Activity status: PER</b> <b>Where:</b> (a) Building coverage must not exceed 70% of a campus identified on the planning maps. (b) GRUZ-S9 (Building coverage) does not apply.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on visual amenity; and (b) Stormwater management.
<b>GRUZ-S12</b>	Building setbacks – all boundaries
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of: (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; (iii) 25m from the boundary of an adjoining site that is 6ha or more; (iv) 12m from the boundary of an adjoining site that is less than 6ha; (b) A non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of: (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; (iii) 12m from every boundary other than a road boundary. (c) Standard GRUZ-S12(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or aërials. (d) A habitable building located on a Record of Title 1.6ha or more must be set back a minimum of: (i) 12m from the road boundary; (ii) 22m from the centre line of an indicative road; (iii) 25m from every boundary other than a road boundary.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on rural amenity values; (b) Transport network safety and efficiency; (c) Reverse sensitivity effects; and (d) Where the road boundary is with an unformed paper road the likelihood of the road being formed or readily utilised by the public.

<p>(e) A non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 12m from the road boundary;</li> <li>(ii) 22m from the centre line of an indicative road;</li> <li>(iii) 12m from every boundary other than a road boundary.</li> </ul> <p>(f) Standard GRUZ-S12(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or aërials;</p> <p>(g) Any building at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210936) must be set back a minimum of 12m from any site boundary.</p>	
<b>GRUZ-S13</b>	Building setbacks – sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building for a sensitive land use must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 5m from the designated boundary of the railway corridor;</li> <li>(ii) 15m from a national route or regional arterial road;</li> <li>(iii) 35m from the designated boundary of the Waikato Expressway;</li> <li>(iv) 200m from an Aggregate Extraction Area or Extractive Resource Area containing a sand resource;</li> <li>(v) 500m from an Aggregate Extraction Area or Extractive Resource Area containing a rock resource, or a Coal Mining Area;</li> <li>(vi) 100m from a site in the Tamahere Commercial Areas A and C;</li> <li>(vii) 300m from the boundary of buildings or outdoor enclosures used for an intensive farming activity. This setback does not apply to sensitive activities located on the same site as the intensive farming activity;</li> <li>(viii) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site;</li> <li>(ix) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</li> <li>(x) Not be located within the Te Uku wind farm setback shown on the planning maps.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Road network safety and efficiency;</li> <li>(b) On-site amenity values;</li> <li>(c) Odour, dust and noise levels received at the notional boundary of the building;</li> <li>(d) Mitigation measures; and</li> <li>(e) Potential for reverse sensitivity effects.</li> </ul>
<b>GRUZ-S14</b>	Building setback – noise sensitive activities

<p><b>(1) Activity status: PER</b>  <b>Where:</b>  (a) Construction of, or addition, or alteration to a building containing a noise sensitive activity must comply with APPI – Acoustic insulation within:  (i) 350m of the Huntly Power Station site boundary; or  (ii) The Waikato Gun Club Noise Control Boundary.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b>  (a) Internal design sound levels;  (b) On-site amenity values; and  (c) Potential for reverse sensitivity effects.</p>
<b>GRUZ-S15</b>	Building setback – waterbodies
<p><b>(1) Activity status: PER</b>  <b>Where:</b>  (a) A building other than provided for under Standards GRUZ-S15(1)(b) and (c) must be set back a minimum of:  (i) 32m from the margin of any lake with a size of 8ha or more;  (ii) 32m from the margin of any wetland;  (iii) 32m from the bank of a river with an average width of 3m or more, other than the Waikato River and Waipa River;  (iv) 37m from a bank of the Waikato River and Waipa River;  (v) 12m from the bank of any river with an average width of 3m or less;  (vi) 12m from the margin of any lake with a size of less than 8ha;  (vii) 32m from mean high water springs  (b) A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m<sup>2</sup> in size;  (c) A pump shed (public or private) set back a minimum of 5m from any waterbody.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b>  (a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;  (b) Adequacy of erosion and sediment control measures;  (c) The functional or operational need for the building to be located close to the waterbody;  (d) Effects on public access to the waterbody;  (e) Effects on rural character and amenity; and  (f) Effects on natural character values.</p>
<b>GRUZ-S16</b>	Building setback – Te Kauwhata Environmental Protection Area
<p><b>(1) Activity status: PER</b>  <b>Where:</b>  (a) Any building must be set back a minimum of 3m from the Te Kauwhata Environmental Protection Area identified on the planning maps.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRUZ-S17</b>	Building setback and location within the Huntly Power Station Coal and Ash Management specific control area
<p><b>(1) Activity status: PER</b>  <b>Where:</b>  (a) A building must be:  (i) Set back at least 20m from every boundary of the Huntly Power Station Coal and Ash Management specific</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>control area where its height exceeds 20m; and</p> <p>(ii) Set back at least 10m from every boundary of the Huntly Power Station Coal and Ash Management specific control area where its height is up to 20m; or</p> <p>(iii) Located within an energy corridor (refer to the Huntly Power Station Coal and Ash Management specific control area on the planning maps).</p> <p>(b) GRUZ-S12 – GRUZ-S16 do not apply.</p>	
<b>GRUZ-S18</b>	Coal stockpile height, setback and coverage within the Huntly Power Station Coal and Ash Management specific control area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Coal stockpiles must:</p> <p>(i) not exceed a height of 15m;</p> <p>(ii) be set back at least 5m from the boundary of the Huntly Power Station Coal and Ash Management specific control area;</p> <p>(iii) not exceed 25% of the the Huntly Power Station Coal and Ash Management specific control area.</p> <p>(b) GRUZ-S12 – GRUZ-S16 do not apply.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Visual amenity.</p>



**MRZ-O3 Residential amenity.**

Achieve a level of residential amenity commensurate with a medium density environment comprised of primarily townhouse and low-rise apartments.

**MRZ-O4 Activities.**

An appropriate mix of complementary and compatible activities is enabled to support residential growth.

**Policies**

**MRZ-P1 Housing typology and type.**

Enable a variety of housing typologies including apartments, terrace housing and duplexes.

**MRZ-P2 Efficient use of land and infrastructure.**

- (1) Enable land to be used for higher intensity residential living where such land is:
  - (a) Adjacent to the TCZ – Town centre zone, LCZ – Local centre zone, COMZ – Commercial zone and within a walkable catchment of transport networks; or
  - (b) Integrated into master-planned growth areas in close proximity to neighbourhood centres or publicly accessible open space.
- (2) Recognise the social, economic and environmental benefits arising from higher density development being situated closer to community facilities and the TCZ – Town centre zone, LCZ – Local centre zone and COMZ – Commercial zone when considering development proposals.
- (3) Recognise the economic and environmental benefits of higher density development that efficiently utilises existing, and planned, investment in both transport and three waters infrastructure.

**MRZ-P3 Building form, massing and coverage.**

- (1) Enable residential development that:
  - (a) Is of a height and bulk that manages daylight access and a reasonable standard of privacy for residents; and
  - (b) Manages visual dominance effects on adjoining sites.

**MRZ-P4 Streetscape, yards and outdoor living spaces.**

- (1) Enable residential development that contributes to attractive and safe streets and public open spaces by:
  - (a) Providing for passive surveillance to public open spaces and streets through the siting of dwellings and rooms, façade design and fencing / landscaping;
  - (b) Incorporating front yard landscaping that will enhance streetscape amenity; and
  - (c) Minimising the prevalence of garage doors, carparking and driveways fronting the street.
- (2) Require development to have sufficient side yard setbacks to provide for:

- (a) Landscaping and permeable surfaces;
    - (b) Privacy to adjoining sites;
    - (c) Sunlight and daylight; and
    - (d) Driveways and accessways.
  - (3) Require the provision of outdoor living spaces that:
    - (a) Are attractive, functional and accessible; and
    - (b) Provide a reasonable standard of privacy for residents and to adjoining sites.
  - (4) Enable flexibility and innovation in the provision of outdoor living spaces by recognising the varying means by which suitable spaces can be provided for a particular form of development; including shared outdoor spaces, roof terraces or other communal outdoor living spaces.
- MRZ-P5 Changes to amenity values.
- Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban character over time.
- MRZ-P6 Home businesses.
- (1) Provide for home businesses to allow flexibility for people to work from their homes.
  - (2) Manage adverse effects on residential amenity through limiting home occupations to a scale that is compatible with the primary residential purpose of the zone.
- MRZ-P7 Non-residential activities.
- (1) Maintain the zone primarily for residential activities while also:
    - (a) Ensuring community facilities:
      - (i) Are suitably located;
      - (ii) Are of a limited scale and intensity that is compatible with the zone;
      - (iii) Contribute to the amenity of the neighbourhood; and
      - (iv) Support the social and economic well-being of the residential community.
    - (b) Avoiding the establishment of new non-residential activities (except home occupations) on rear sites, or sites located on cul-de-sacs; and
    - (c) Ensuring that the design and scale of non-residential activities and associated buildings mitigates adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill.
  - (2) Enabling existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse effect on character and amenity.

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>MRZ-R1</b>	Residential activity, unless specified below  This includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>MRZ-R2</b>	A new retirement village or alterations to an existing retirement village	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) The site is connected to public water and wastewater infrastructure;</li> <li>(b) The minimum living space or balcony area and dimensions are: <ul style="list-style-type: none"> <li>(i) Apartment – 10m<sup>2</sup> area with a minimum dimension horizontal and vertical of 2.5m;</li> <li>(ii) Studio unit or 1 bedroom unit – 12.5m<sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m; or</li> <li>(iii) 2 or more bedroomed unit – 15m<sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m.</li> </ul> </li> <li>(c) The minimum service court is either: <ul style="list-style-type: none"> <li>(i) Apartment – Communal outdoor space (i.e. no individual service courts required); or</li> <li>(ii) All other units – 10m<sup>2</sup> for each unit.</li> </ul> </li> <li>(d) The following land use – effects standard does not apply: <ul style="list-style-type: none"> <li>(i) SIGN-R1, SIGN-R8 – SIGN-R10 (Signs).</li> </ul> </li> <li>(e) The following Land Use – Building standards do not apply: <ul style="list-style-type: none"> <li>(i) MRZ-S1 (Residential unit);</li> <li>(ii) MRZ-S8 (Outdoor living space); and</li> </ul> </li> <li>(f) The following infrastructure and energy rule does not apply: <ul style="list-style-type: none"> <li>(i) Rule TRPT-R4(1)(a) (Traffic generation).</li> </ul> </li> </ul>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> <li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li> <li>(c) Cumulative effects.</li> </ul>
<b>MRZ-R3</b>	Home business	

<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The home business is wholly contained within a building;</li> <li>(b) The storage of materials or machinery associated with the home business are wholly contained within a building or are screened so as not to be visible from a public road or neighbouring residential property;</li> <li>(c) No more than 2 people who are not permanent residents of the site are employed at any one time;</li> <li>(d) Unloading and loading of vehicles, the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day; and</li> <li>(e) Machinery may only be operated between 7:30am and 9pm on any day.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> <li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li> <li>(c) Cumulative effects.</li> </ul>
<b>MRZ-R4</b>	Community facilities
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) No more than 200m<sup>2</sup> GFA.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> <li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li> <li>(c) Cumulative effects.</li> </ul>
<b>MRZ-R5</b>	Neighbourhood park
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>MRZ-R6</b>	Home stay
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) No more than 4 temporary residents.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> <li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li> <li>(c) Cumulative effects.</li> </ul>
<b>MRZ-R7</b>	Boarding houses/boarding establishments
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) No more than 10 people per site inclusive of staff and residents.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b></p>

		<ul style="list-style-type: none"><li>(a) Consideration of the effects of the activity-specific standard not met;</li><li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li><li>(c) Cumulative effects.</li></ul>
<b>MRZ-R8</b>	Construction or alteration of a building for a sensitive land use	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"><li>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:<ul style="list-style-type: none"><li>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</li><li>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</li></ul></li></ul>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"><li>(a) Effects on the amenity values of the site;</li><li>(b) The risk of electrical hazards affecting the safety of people;</li><li>(c) The risk of damage to property; and</li><li>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</li></ul>
<b>MRZ-R9</b>	Construction, demolition, addition, and alteration of a building or structure	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>MRZ-R10</b>	Any activity that is not listed as permitted, restricted discretionary or prohibited,	
<b>Activity status: DIS</b>		
<b>MRZ-R11</b>	Any building, structure, objects or vegetation that obscures the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).	
<b>Activity status: PR</b>		

*Land use – building*

<b>MRZ-S1</b>	Residential unit	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) Up to three residential units per site.</li> </ul>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Intensity of the development; and</li> <li>(b) Design, scale and layout of buildings and outdoor living spaces in relation to the planned urban character of the zone;</li> <li>(c) The relationship of the development with adjoining streets or public open spaces,</li> </ul>

		<p>including the provision of landscaping; and</p> <p>(d) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms and outdoor living spaces; and</p> <p>(e) Provision of 3-waters infrastructure to individual units; and</p> <p>(f) The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces; and</p> <p>(g) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</p>
<b>MRZ-S2</b>	Minimum residential unit size	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Residential units must have a minimum net internal floor area of:</p> <p>(i) 35m<sup>2</sup> for studio dwellings; and</p> <p>(ii) 45m<sup>2</sup> for one or more bedroom dwellings.</p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The functionality of the residential unit; and</p> <p>(b) Internal residential amenity.</p>
<b>MRZ-S3</b>	Height – building general	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The permitted height of any building or structure is 11m measured from the natural ground level immediately below that part of the structure;</p> <p>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 13m measured from the natural ground level immediately below the structure;</p> <p>(c) In Raglan, the permitted height of any building or structure is 7.5m measured from the natural ground level immediately below that part of the structure.</p> <p>(d) In Raglan, chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 9.5m measured from the natural ground level immediately below the structure;</p> <p>(e)</p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Height of the building or structure;</p> <p>(b) Design, scale and location of the building;</p> <p>(c) Extent of shading on adjacent sites; and</p> <p>(d) Privacy and overlooking on adjoining sites.</p>
<b>MRZ-S4</b>	Fences or walls – road boundaries	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p>

<p>(a) Fences and walls between the applicable building setbacks under MRZ-S10 and MRZ-11 on a site and any road boundaries, must comply with all of the following standards:</p> <p>(i) Be no higher than 1.5m if solid;</p> <p>(ii) Be no higher than 1.8m if:</p> <p style="padding-left: 40px;">(1) Visually permeable for the full 1.8m height of the fence or wall; or</p> <p style="padding-left: 40px;">(2) Solid up to 1.5m and visually permeable between 1.5 and 1.8m.</p>	<p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Building materials and design;</p> <p>(b) Effects on streetscape amenity; and</p> <p>(c) Public space visibility.</p>
<p><b>MRZ-S5</b></p>	<p>Height in relation to boundary</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Buildings and structures must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3m above natural ground level at every point of the site boundary, except</p> <p>(i) Where the boundary forms part of a legal right of way, entrance strip or access site; the standard applies from the farthest boundary of that legal right of way, entrance strip or access site;</p> <p>(ii) This standard does not apply to existing or proposed internal boundaries within a site;</p> <p>(iii) Where a site in the MRZ – Medium density residential zone adjoins a site in the GRZ – General residential zone, LLRZ – Large lot residential or SETZ – Settlement zone, then buildings must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above natural ground level at every point of the site boundary abutting that GRZ – General residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone;</p> <p>(iv) Where the boundary adjoins a legal road.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Extent of shading on adjacent sites; and</p> <p>(d) Privacy on adjoining sites.</p>
<p><b>MRZ-S6</b></p>	<p>Building coverage</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The total building coverage must not exceed 45%.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p>

<p>(b) MRZ-S6(1)(a) does not apply:</p> <ul style="list-style-type: none"> <li>(i) To a structure that is not a building; or</li> <li>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Design, scale and location of the building;</li> <li>(b) Provision for outdoor living space and service courts; and</li> <li>(c) Effects on the planned urban built character of the surrounding residential area.</li> </ul>
<b>MRZ-S7</b>	Impervious surfaces
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The impervious surfaces of a site must not exceed 70%.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Site design, layout and amenity; and</li> <li>(b) The risk of flooding, nuisance or damage to the site or other buildings and sites.</li> </ul>
<b>MRZ-S8</b>	Outdoor living space
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) An outdoor living space must be provided for each residential unit that meets all of the following standards: <ul style="list-style-type: none"> <li>(i) It is for the exclusive use of the occupants of the residential unit;</li> <li>(ii) It is readily accessible from a living area of the residential unit;</li> <li>(iii) Where the residential unit contains an internal habitable space (excluding garages, bathrooms, laundries, and hall or stairways) on the ground floor, an outdoor living court shall be provided and shall have a minimum area of 20m<sup>2</sup> and a minimum dimension of 4m in any direction; and</li> <li>(iv) Where the residential unit has its principal living area at first floor level or above, a balcony shall be provided and shall have a minimum area of 5m<sup>2</sup> for studio and one-bedroom dwellings, or 8m<sup>2</sup> for two or more bedroom dwellings and a minimum dimension of 1.5m.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Design and location of the building;</li> <li>(b) Provision for outdoor living space including access to sunlight and open space and the usability and accessibility of the outdoor living space proposed;</li> <li>(c) Privacy and overlooking on adjoining sites; and</li> <li>(d) The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.</li> </ul>
<b>MRZ-S9</b>	Ground floor internal habitable space
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Garages shall occupy less than 50% of the ground floor space internal to buildings on the site.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The visual dominance of garaging, parking, and vehicle manoeuvring areas and the balance across the site of internal habitable space, outdoor living courts, and landscaping at ground level; and</li> </ul>



		(b) The design and location of garaging as viewed from streets or public open spaces.
<b>MRZ-S10</b>	Building setbacks – all boundaries	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) The finished external walls (excluding eaves) of a building must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 3m from the road boundary;</li> <li>(ii) 3m from the edge of an indicative road (as demonstrated on a structure plan or planning maps);</li> <li>(iii) 1m from every boundary other than a road boundary; and</li> </ul> </li> <li>(b) Balconies greater than 1.5m above ground level shall be set back a minimum of 4m from every boundary other than a boundary to a road or public open space;</li> <li>(c) MRZ-S10(1)(a) and (b) do not apply to structures that are not buildings.</li> </ul>		<b>Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(d) Road network safety and efficiency;</li> <li>(e) Potential to mitigate adverse effects on the streetscape through use of other design features;</li> <li>(f) Daylight admission to adjoining properties; and</li> <li>(g) Privacy overlooking on adjoining sites.</li> </ul>
<b>MRZ-S11</b>	Building setbacks – water bodies	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) A building must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 20m from the margin of any lake;</li> <li>(ii) 20m from the margin of any wetland;</li> <li>(iii) 23m from the bank of any river (other than the Waikato River and Waipa River);</li> <li>(iv) 38m from the margin of either the Waikato River and the Waipa River</li> <li>(v) 23m from mean high water springs</li> </ul> </li> <li>(b) A public amenity of up to 25m<sup>2</sup> or pump shed within any building setback identified in MRZ-S12(1)(a);</li> <li>(c) MRZ-S11(1)(a) does not apply to a structure which is not a building.</li> </ul>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</li> <li>(b) Adequacy of erosion and sediment control measures;</li> <li>(c) The functional or operational need for the building to be located close to the waterbody;</li> <li>(d) Effects on public access to the waterbody;</li> <li>(e) Effects on the amenity of the locality; and</li> <li>(f) Effects on natural character values.</li> </ul>

- (a) Maintaining the existing street character including the predominant building setback from the street;
- (b) Allowing sufficient space for the establishment of gardens and trees on the site; and
- (c) Providing for passive surveillance to roads and avoiding windowless walls to the street.

GRZ-P3 Setback side boundaries.

- (1) Require development to have sufficient side boundary setbacks to provide for:
  - (a) Planting;
  - (b) Privacy; and
  - (c) Sunlight and daylight.
- (2) Reduced side boundary setbacks occur only where it:
  - (a) Enables effective development of sites where on-site topographic constraints occur; or
  - (b) Retains trees on the site.

GRZ-P4 Height.

Ensure building height is complementary to the low rise character of the zone.

GRZ-P5 Site coverage and permeable surfaces.

- (1) Ensure all sites have sufficient open space to provide for landscaping, on-site stormwater disposal, parking, and vehicles manoeuvring by maintaining maximum site coverage requirements for buildings in the zone.
- (2) Ensure a proportion of each site is maintained in permeable surfaces in order to ensure there is sufficient capacity to enable disposal of stormwater.

GRZ-P6 Building scale.

Facilitate quality development by ensuring buildings are a complementary height, bulk and form for the site, and are in keeping with the amenity values of the street.

GRZ-P7 Reverse sensitivity.

- (1) Avoid or minimise the potential for reverse sensitivity by managing the location and design of sensitive activities through:
  - (a) The use of building setbacks;
  - (b) The design of subdivisions and development; and
  - (c) Acoustic insulation requirements for noise sensitive activities.

GRZ-P8 Daylight and outlook.

- (1) Maintain adequate daylight and enable opportunities for passive solar gain.
- (2) Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.

- (3) Maintain and enhance attractive open space character of residential areas by ensuring that development is compatible in scale to surrounding activities and structures and has on-site landscaping, screening and street planting.

GRZ-P9 Outdoor living space – residential units.  
Require outdoor living spaces to be accessible and usable.

GRZ-P10 Outdoor living space – retirement villages.  
Require outdoor living spaces or communal outdoor living spaces to be usable and accessible.

GRZ-P11 Housing types.  
Enable a variety of housing types in the zone where it is connected to public reticulation, including minor residential units and retirement villages.

GRZ-P12 Retirement villages.

- (1) Provide for the establishment of new retirement villages and care facilities that:
- (a) Offer a diverse range of housing types, including care facilities, for the particular needs and characteristics of older people;
  - (b) Promote visual integration with the street scene, neighbourhoods and adjoining sites;
  - (c) Are comprehensively designed and managed and offer a variety of accommodation and accessory services that meet the needs of residents, including those requiring care or assisted living;
  - (d) Recognise that housing and care facilities for older people can require higher densities;
  - (e) Provide high quality on-site amenity;
  - (f) Integrate with local services and facilities, including public transport; and
  - (g) Connect to alternative transport modes to the LLRZ – Large lot residential zone, SETZ – Settlement zone, MRZ – Medium density residential zone, GRZ – General residential zone, TCZ – Town centre zone, LCZ – Local centre zone or COMZ – Commercial zone.
- (2) Enable alterations and additions to existing retirement villages that:
- (a) Promote visual integration with the street scene, neighbourhoods and adjoining sites;
  - (b) Recognise that housing and care facilities for older people can require higher densities;
  - (c) Provide high quality on-site amenity; and
  - (d) Integrate with local services and facilities, including public transport and alternative transport modes.

GRZ-PI3 Maintain residential purpose.

Restrict the establishment of commercial or industrial activities, unless the activity has a strategic or operational need to locate within a residential zone, and the effects of such activities on the character and amenity of residential zones are insignificant.

GRZ-PI4 Bankart Street and Wainui.

Provide for the ongoing change in the mixture of residential and commercial activities bordering identified commercial areas at Raglan.

GRZ-PI5 Non-residential activities.

(1) Maintain the zone for residential activities by:

- (a) Ensuring the number of non-residential activities are not dominant within a residential block;
- (b) Ensuring non-residential activities are in keeping with the scale and intensity of development anticipated by the zone and contribute to the amenity of the neighbourhood;
- (c) Enabling non-residential activities that provide for the health, safety and well-being of the community and that service or support an identified local need;
- (d) Avoiding the establishment of new non-residential activities on rear sites, or sites located on cul-de-sacs, or that have access to national routes, regional arterial roads and arterial roads; and
- (e) Ensuring that the design and scope of non-residential activities and associated buildings:
  - (i) Maintain residential character including the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas; and
  - (ii) Mitigate adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill, to the extent that they minimise adverse effects on residential character and amenity and the surrounding transport network.

(2) Enable existing non-residential activities to continue and support their redevelopment and expansion provided they do not have a significant adverse effect on the character and amenity of the zone.

GRZ-PI6 Home businesses.

(1) Provide for home businesses to allow flexibility for people to work from their homes.

(2) Manage the adverse effects on residential amenity through limiting home businesses to a scale that is compatible with the level of amenity anticipated in the residential environment.

GRZ-PI7 Neighbourhood centres in structure plan areas.

(1) Provide for new neighbourhood centres within structure plan areas or master plan areas, that:

- (a) Are for the daily retail and service needs of the community; and

- (b) Are located within a walkable catchment.

**GRZ-P18** Outdoor storage.

- (a) The adverse visual effects of outdoor storage are mitigated through screening or landscaping.

**GRZ-P19** Objectionable odour.

- (1) Ensure that the effects of objectionable odour do not detract from the amenity of other sites.
- (2) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that generate objectionable odour.

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>GRZ-R1</b>	Residential activity, unless specified below  This includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>GRZ-R2</b>	A new retirement village or alterations to an existing retirement village	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The site or combination of sites where the retirement village is proposed to be located has a minimum net site area of 3ha; (b) The site is either serviced by or within 400m walking distance of public transport; (c) The site is connected to public water and wastewater infrastructure; (d) Minimum outdoor living space or balcony area and dimensions: (i) Apartment – 10m <sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m; (ii) Studio unit or 1 bedroom unit – 12.5m <sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m; or (iii) 2 or more bedroomed unit – 15m <sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m; (e) Minimum service court is either:		<b>(2) Activity status where compliance not achieved: DIS</b>

<ul style="list-style-type: none"> <li>(i) Apartment – Communal outdoor space (ie no individual service courts required); or</li> <li>(ii) All other units – 10m<sup>2</sup> for each unit;</li> <li>(f) Building height does not exceed 8m, measured from the natural ground level immediately below the structure, except for 15% of the total building coverage, where buildings may be up to 10m high; and</li> <li>(g) The following land use – building standards do not apply:                         <ul style="list-style-type: none"> <li>(i) GRZ-S2 (Residential units);</li> <li>(ii) GRZ-S4 – GRZ-S6 (Building Height);</li> <li>(iii) GRZ-S14 – GRZ-S15 (Outdoor living space);</li> <li>(iv) GRZ-S16 (Service Court).</li> </ul> </li> </ul>	
<b>GRZ-R3</b>	Home business
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) It is wholly contained within a building;</li> <li>(b) The storage of materials or machinery associated with the home business are either wholly contained within a building or are screened so as not to be visible from a public road or neighbouring residential property;</li> <li>(c) No more than 2 people who are not permanent residents of the site are employed at any one time;</li> <li>(d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day;</li> <li>(e) Machinery may only be operated between 7:30am and 9pm on any day.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRZ-R4</b>	Community facility
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>GRZ-R5</b>	Neighbourhood park
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>GRZ-R6</b>	Home stay
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) No more than 4 temporary residents.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRZ-R7</b>	Neighbourhood centre

<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b>                  (a) Must be within an area identified in a Council approved Structure Plan or Master Plan.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRZ-R8</b>	Commercial activity
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b>                  (a) Must be within the Bankart Street and Wainui Road Business Overlay Area.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRZ-R9</b>	Childcare facility
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b>                  (a) For up to 4 children that are not permanent residents of the household unit.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRZ-R10</b>	Buildings, structures and sensitive land uses within the National Grid Yard in sites existing as of 18 July 2018
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b>                  (a) Within the National Grid Yard:                      (i) Building alterations and additions to an existing building or structure for a sensitive land use that does not involve an increase in the building height or footprint;                      (ii) New, or additions to existing buildings or structures that are not for a sensitive land use;                      (iii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991                      (iv) Fences less than 2.5m in height, measured from the natural ground level immediately below.                  (b) All buildings or structures permitted by Rule GRZ-R10(1)(a) must:                      (i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and                      (ii) Locate a minimum of 12m from the outer visible foundation of any National Grid support structure and associated stay wire, unless it is one of the following:</p>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>

<p>(1) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP34:2001 ISSN 0114-0663;</p> <p>(2) Fences less than 2.5m in height, measured from the natural ground level immediately below, and located a minimum of 5m from the nearest National Grid support structure foundation;</p> <p>(3) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure.</p>	
<b>GRZ-R11</b>	Construction or alteration of a building for a sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<b>GRZ-R12</b>	Construction, demolition, addition, and alteration of a building or structure
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>GRZ-R13</b>	<p>Educational facilities</p> <p>This excludes childcare facilities.</p>



<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The extent to which it is necessary to locate the activity in the GRZ - General residential zone;</li> <li>(b) Reverse sensitivity effects of adjacent activities;</li> <li>(c) The extent to which the activity may adversely impact on the transport network;</li> <li>(d) The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood;</li> <li>(e) The extent to which the activity may adversely impact on the noise environment.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>GRZ-R14</b>	The establishment of any new sensitive land use within the National Grid Yard
<b>(1) Activity status: NC</b>	
<b>GRZ-R15</b>	Any new building within the Huntly North Wetland specific control identified on the planning maps
<b>(1) Activity status: NC</b>	
<b>GRZ-R16</b>	Any activity that is not listed as prohibited, permitted, restricted discretionary or discretionary.
<b>(1) Activity status: NC</b>	
<b>GRZ-R17</b>	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (refer to APP8 – Raglan navigation beacon).
<b>(1) Activity status: PR</b>	

*Land use – effects*

<b>GRZ-S1</b>	Servicing and hours of operation – Bankart Street and Wainui Road Business Overlay Area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity within the Bankart Street and Wainui Road Business Overlay Area shall occur between 7.30am and 6:30pm.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

*Land use – building*

<b>GRZ-S2</b>	Residential unit
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<b>(1) Activity status: PER</b> <b>Where:</b> (a) One residential unit within a site.		<b>(2) Activity status where compliance not achieved: DIS</b>	
<b>GRZ-S3</b>	Minor residential unit		
<b>(1) Activity status: PER</b> <b>Where:</b> (a) One minor residential unit contained within a site must comply with all of the following standards: (i) The net site area is 600m <sup>2</sup> or more; and (ii) The gross floor area shall not exceed 70m <sup>2</sup> .		<b>(2) Activity status where compliance not achieved: DIS</b>	
<b>GRZ-S4</b>	Height – building general		
<b>(1) Activity status: PER</b> <b>Where:</b> (a) The maximum height of any building or structure, measured from the natural ground level immediately below the structure, shall not exceed 8m; (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 10m measured from the natural ground level immediately below the structure; (c) The maximum height of a hose drying tower on a Fire and Emergency fire station site, measured from the natural ground level immediately below the structure, shall not exceed 15m.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Extent of overshadowing and shading of adjoining sites, particularly internal and external living spaces; (b) Loss of privacy through overlooking adjoining sites; (c) Whether development on the adjoining sites (such as separation by land used for vehicle access, the provision of screening) reduces the need to protect the adjoining site from overlooking; and (d) Design (such as high windows) and location of the building.	
<b>GRZ-S5</b>	Height – building and vegetation in a battlefield view shaft area		
<b>(1) Activity status: PER</b> <b>Where:</b> (a) The maximum height of a building, structure or vegetation above ground level within a battlefield view shaft as shown on the planning maps, shall not exceed 5m.		<b>(2) Activity status where compliance not achieved: DIS</b>	
<b>GRZ-S6</b>	Height – buildings, structures or vegetation – Raglan Navigation Beacon Height Restriction Plane		
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A building, structure or vegetation that is located beneath, but does not intrude into, the Raglan Navigation Beacon Height Restriction Plane, as defined in APP8 – Raglan navigation beacon, provided that: (i) A Registered Surveyor has certified, in writing, that the building, structure or		<b>(2) Activity status where compliance not achieved: n/a</b>	

GRZ-S6 is Operative

<p>vegetation does not intrude into the Raglan Navigation Beacon Height Restriction Plane; and</p> <p>(ii) This certification is provided to Council prior to the commencement of any works.</p>	
<b>PREC4-S1</b>	Height – buildings or structures adjoining Hilltop parks within PREC4 – Havelock precinct
<p><b>(3) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure with a maximum height not exceeding 5m, measured from the natural ground level immediately below that part of the structure, where it is located within 50m (horizontal distance) of the boundary of the Hilltop parks identified on the Havelock precinct plan in APP14 – Havelock precinct plan.</p>	<p><b>(4) Activity status where compliance not achieved: DIS</b></p>
<b>GRZ-S7</b>	Fences or walls – road boundaries and OSZ – Open space zone boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Fences and walls between the applicable building setbacks under GRZ-S17 – GRZ- on a site and any road and OSZ – Open space zone boundaries shall comply with all of the following standards, measured from the natural ground level immediately below the structure:</p> <p>(i) Be no higher than 1.2m if solid;</p> <p>(ii) Be no higher than 1.8m if:</p> <p>(iii) visually permeable for the full 1.8m height of the fence or wall; or</p> <p>(iv) solid up to 1.2m and visually permeable between 1.2 and 1.8m.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Building materials and design;</p> <p>(b) Effects on amenity; and</p> <p>(c) Public space visibility.</p>
<b>GRZ-S8</b>	Fences or walls – road boundaries and OSZ – Open space zone boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any fences or walls erected within the applicable building setbacks under GRZ-S17 – GRZ-S23 on common boundaries of the GRZ – General residential zone and RLZ – Rural lifestyle zone, between Wayside Road and Travers Road, Te Kauwhata, shall be of a rural-type post and wire or post and rail.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Building materials and design;</p> <p>(b) Effects on amenity; and</p> <p>(c) Public space visibility.</p>
<b>GRZ-S9</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Buildings or structures shall not protrude through a height control plane rising at an angle of 45 degrees commencing at an</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p>

elevation of 2.5m above ground level at every point of the site boundary.	<ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building;</li> <li>(c) Extent of shading on adjacent any other sites;</li> <li>(d) Privacy on another any other sites; and</li> <li>(e) Effects on amenity values and residential character.</li> </ul>
<b>GRZ-S10</b>	Building coverage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The total building coverage shall not exceed 40%;</li> <li>(b) GRZ-S10(1)(a) does not apply: <ul style="list-style-type: none"> <li>(i) To a structure that is not a building; or</li> <li>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Whether the balance of open space and buildings will maintain the character and amenity values anticipated for the zone;</li> <li>(b) Visual dominance of the street resulting from building scale; and</li> <li>(c) Management of stormwater flooding, nuisance or damage to within the site.</li> </ul>
<b>GRZ-S11</b>	Building coverage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Within the Te Kauwhata Ecological Residential Area as identified on the planning maps, the total building coverage shall not exceed 35%.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Whether the balance of open space and buildings will maintain the character and amenity values anticipated for the zone;</li> <li>(b) Visual dominance of the street resulting from building scale; and</li> <li>(c) Management of stormwater flooding, nuisance or damage to within the site.</li> </ul>
<b>GRZ-S12</b>	Building coverage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Within the Bankart Street and Wainui Road Business Overlay Area as identified on the planning maps, total building coverage shall not exceed 50%.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Whether the balance of open space and buildings will maintain the character and amenity values anticipated for the zone;</li> <li>(b) Visual dominance of the street resulting from building scale; and</li> <li>(c) Management of stormwater flooding, nuisance or damage to within the site.</li> </ul>
<b>GRZ-S13</b>	Impervious surfaces
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The impervious surfaces of a site shall not exceed 70%.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Site design, layout and amenity; and</li> </ul>

		(b) The risk of flooding, nuisance or damage to the site or other buildings and sites.
<b>GRZ-S14</b>	Outdoor living space	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) An outdoor living space shall be provided for each residential unit that meets all of the following standards: <ul style="list-style-type: none"> <li>(i) It is for the exclusive use of the occupants of the residential unit;</li> <li>(ii) It is readily accessible from a living area of the residential unit;</li> <li>(iii) When located on the ground floor, it has a minimum area of 80m<sup>2</sup> and a minimum dimension of 4m in any direction; and</li> <li>(iv) When located on a balcony of an above ground apartment building, it must have a minimum area of 15m<sup>2</sup> and a minimum dimension of 2m in any direction.</li> </ul> </li> </ul>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) The extent to which the space is useable and contributes to the feeling of spaciousness;</li> <li>(b) Access to sunlight;</li> <li>(c) Privacy of adjoining residential sites;</li> <li>(d) Accessibility to and convenience of the space for occupiers; and</li> <li>(e) Whether the size and quality of communal outdoor living space in the development or other public open space compensates for any reduction in the private space.</li> </ul>
<b>GRZ-S15</b>	Outdoor living space	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) An outdoor living space shall be provided for each minor residential unit that meets all of the following standards: <ul style="list-style-type: none"> <li>(i) It is for the exclusive use of the occupants of the minor residential unit;</li> <li>(ii) It is readily accessible from a living area of the minor residential unit;</li> <li>(iii) When located on the ground floor it has a minimum area of 40m<sup>2</sup> and a minimum dimension of 4m in any direction;</li> <li>(iv) When located on a balcony of an above ground apartment building, it must have a minimum area of 15m<sup>2</sup> and a minimum dimension of 2m in any direction.</li> </ul> </li> </ul>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) The extent to which the space is useable and contributes to the feeling of spaciousness;</li> <li>(b) Access to sunlight;</li> <li>(c) Privacy of adjoining residential sites;</li> <li>(d) Accessibility to and convenience of the space for occupiers; and</li> <li>(e) Whether the size and quality of communal outdoor living space in the development or other public open space compensates for any reduction in the private space.</li> </ul>
<b>GRZ-S16</b>	Service court	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) A service court shall be provided for each residential unit and minor residential unit, either as two separate areas or one combined area, each with all the following dimensions:</li> </ul>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) The convenience and accessibility of the spaces for building occupiers;</li> </ul>

<p>(i) Storage of waste and recycling bins – minimum area of 3m<sup>2</sup> and minimum dimension of 1.5m; and</p> <p>(ii) Washing line – minimum area of 5m<sup>2</sup> and minimum dimension of 2m.</p>	<p>(b) The adequacy of the space to meet the expected requirements of building occupiers; and</p> <p>(c) Adverse effects on the location of the space on visual amenity from the street or adjoining sites.</p>
<b>GRZ-S17</b>	Building setbacks – all boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The finished external walls (excluding eaves) of a building shall be set back a minimum of:</p> <p>(i) 3m from the road boundary;</p> <p>(ii) 1.3m from the edge of an indicative road (as demonstrated on a structure plan or planning maps);</p> <p>(iii) 1.5m from every boundary other than a road boundary; and</p> <p>(iv) 1.5m from every vehicle access to another site.</p> <p>(b) GRZ-S17(1)(a) does not apply to a structure which is not a building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Road network safety and efficiency;</p> <p>(b) Reverse sensitivity effects;</p> <p>(c) Adverse effects on amenity;</p> <p>(d) Streetscape;</p> <p>(e) Potential to mitigate adverse effects;</p> <p>(f) Daylight admission to adjoining properties; and</p> <p>(g) Effects on privacy at adjoining sites.</p>
<b>GRZ-S18</b>	Building setbacks – all boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The finished external walls (excluding eaves) of a non-habitable building can be set back less than 1.5m from a boundary, where:</p> <p>(i) The total length of all buildings within 1.5m of the boundary does not exceed 6m; and</p> <p>(ii) The building does not have any windows or doors on the side of the building facing the boundary.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Road network safety and efficiency;</p> <p>(b) Reverse sensitivity effects;</p> <p>(c) Adverse effects on amenity;</p> <p>(d) Streetscape;</p> <p>(e) Potential to mitigate adverse effects;</p> <p>(f) Daylight admission to adjoining properties; and</p> <p>(g) Effects on privacy at adjoining sites.</p>
<b>GRZ-S19</b>	Building setbacks – all boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A garage shall be set back behind the front façade of the residential unit where the residential unit and garage are on a site that has frontage to a road.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Road network safety and efficiency;</p> <p>(b) Reverse sensitivity effects;</p> <p>(c) Adverse effects on amenity;</p> <p>(d) Streetscape;</p> <p>(e) Potential to mitigate adverse effects;</p> <p>(f) Daylight admission to adjoining properties; and</p> <p>(g) Effects on privacy at adjoining sites.</p>
<b>GRZ-S20</b>	Building setback – sensitive land use

<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any new building or alteration to an existing building for a sensitive land use shall be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 5m from the designated boundary of the railway corridor;</li> <li>(ii) 15m from the boundary of a national route or regional arterial;</li> <li>(iii) 25m from the designated boundary of the Waikato Expressway;</li> <li>(iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;</li> <li>(v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</li> <li>(vi) 300m from the boundary of the Alstra Poultry intensive farming activities located on River Road and Great South Road, Ngaaruawaahia.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Road network safety and efficiency;</li> <li>(b) On-site amenity values;</li> <li>(c) Odour, dust and noise levels received at the notional boundary of the building;</li> <li>(d) Mitigation measures; and</li> <li>(e) Potential for reverse sensitivity effects.</li> </ul>
<p><b>GRZ-S2I</b></p>	<p>Building setback – sensitive land use located outside the Amenity Setback specific control in Tuakau</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any new building or alteration to an existing building for a sensitive land use shall be located outside the Amenity Setback specific control identified on the planning maps.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) On-site amenity values;</li> <li>(b) Odour, dust and noise levels received at the notional boundary of the building;</li> <li>(c) Timing and duration of noise received at the notional boundary of the building; and</li> <li>(d) Potential for reverse sensitivity effects</li> </ul>
<p><b>PREC4-S2</b></p>	<p>Building setback – sensitive land use within PREC4 – Havelock precinct</p>
<p><b>(3) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any new building or alteration to an existing building for a sensitive land use within the PREC4 – Havelock precinct that is located outside the Pōkeno Industry Buffer identified on the planning maps.</li> </ul>	<p><b>(4) Activity status where compliance not achieved: NC</b></p>
<p><b>GRZ-S22</b></p>	<p>Building setback – water bodies</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building must shall be setback a minimum of:</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p>

<ul style="list-style-type: none"> <li>(i) 23m from the margin of any; <ul style="list-style-type: none"> <li>(1) lake; and</li> <li>(2) wetland;</li> </ul> </li> <li>(ii) 23m from the bank of any river (other than the Waikato and Waipa Rivers);</li> <li>(iii) 28m from the margin of both the Waikato River and the Waipa River; and</li> <li>(iv) 23m from mean high water springs.</li> <li>(v) 10m from any artificial wetland.</li> <li>(b) A public amenity of up to 25m<sup>2</sup> or a pump shed (public or private), within any building setback identified in GRZ-S22(1)(a).</li> </ul>	<ul style="list-style-type: none"> <li>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</li> <li>(b) Adequacy of erosion and sediment control measures;</li> <li>(c) The functional or operational need for the building to be located close to the waterbody;</li> <li>(d) Effects on public access to the waterbody;</li> <li>(e) Effects on the amenity of the locality; and</li> <li>(f) Effects on natural character values.</li> </ul>
<b>GRZ-S23</b>	Building setback – Environmental Protection Area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building shall be set back a minimum of 3m from an Environmental Protection Area.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>GRZ-S24</b>	Building – Horotiu Acoustic Area (identified on the planning maps)
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Construction, addition to or alteration of a building for a noise sensitive activity within the Horotiu Acoustic Area shall be designed and constructed to achieve the internal design sound level specified in APPI – Acoustic insulation, Table 22 – Internal design sound levels</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) On-site amenity values;</li> <li>(b) Noise levels received at the notional boundary of the building;</li> <li>(c) Timing and duration of noise received at the notional boundary of the building; and</li> <li>(d) Potential for reverse sensitivity effects.</li> </ul>
<b>PREC4-S3</b>	Building design – sensitive land use with PREC4 – Havelock precinct
<p><b>(3) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any new building or alteration to an existing building for a sensitive land use located outside the Pōkeno Industry Buffer but within the 40 dB L<sub>Aeq</sub> noise contour shown on the planning maps that is designed and constructed so that internal noise levels do not exceed 25 dB L<sub>Aeq</sub> in all habitable rooms.</li> <li>(b) Provided that if compliance with clause (a) above requires all external doors of the building and all windows of these rooms to be closed, the building design and construction as a minimum:</li> </ul>	<p><b>(4) Activity status where compliance not achieved: DIS</b></p>



<p>(i) Is mechanically ventilated and/or cooled to achieve an internal temperature no greater than 25°C based on external design conditions of dry bulb 25.1 °C and wet bulb 20.1 °C.</p> <p>(ii) Includes either of the following for all habitable rooms on each level of a dwelling:</p> <p>(1) Mechanical cooling installed; or</p> <p>(2) A volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:</p> <p>(a) 6 air changes per hour for rooms with less than 30% of the façade area glazed;</p> <p>(b) 15 air changes per hour for rooms with greater than 30% of the façade area glazed;</p> <p>(c) 3 air changes per hour for rooms with facades only facing south (between 120 degrees and 240 degrees) or where the glazing in the façade is not subject to any direct sunlight.</p> <p>(iii) Provides relief for equivalent volumes of spill air.</p> <p>(iv) All is certified by a suitably qualified and experienced person.</p>	
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## PREC5 – Whaanga Coast development precinct

*The relevant district-wide chapters and GRUZ – General rural zone provisions apply in addition to this chapter (unless specified otherwise).*

### Objective

PREC5-O1 Whaanga Coast.

Rural character and amenity are maintained.

### Policies

PREC5-P1 Whaanga Coast.

Enable the use and development of Maaori land for a range of activities in accordance with tikanga Maaori including kainga nohoanga and mahinga kai to support the social, cultural and economic aspirations of mana whenua on the Whaanga coast.

PREC5-P2 Whaanga Coast development specific control area.

Provide for a bulk and scale of land use and development to enable papakaainga housing in the Whaanga Coast development specific control area.

### Rules

*Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters (unless specified otherwise).

PREC5-RI	Maaori Purpose Activity within a Whaanga Coast Development specific control area
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Building height does not exceed 7.5m measured from the natural ground level immediately below that part of the structure in any of the following areas: <ul style="list-style-type: none"> <li>(i) Outstanding Natural Landscape;</li> <li>(ii) Outstanding Natural Feature;</li> <li>(iii) Outstanding Natural Character Area of the coastal environment;</li> <li>(iv) High Natural Character Area of the coastal environment;</li> </ul> </li> <li>(b) For residential units: <ul style="list-style-type: none"> <li>(i) Where the underlying zone would otherwise require a outdoor living space, and compliance with that cannot be achieved, a communal</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The adverse visual and amenity effects from any building or structure on the attributes of the identified landscape or natural character area are avoided, remedied or mitigated;</li> <li>(b) In regards to outdoor living spaces: <ul style="list-style-type: none"> <li>(i) The extent to which the space is useable to the occupiers;</li> <li>(ii) Access to sunlight;</li> <li>(iii) Privacy of adjoining residential sites; and,</li> <li>(iv) Accessibility to and convenience of the space for occupiers.</li> </ul> </li> <li>(c) In regards to service courts:</li> </ul>

<p>outdoor living space of at least 24m<sup>2</sup> per residential unit shall be provided;</p> <p>(ii) Where the underlying zone would otherwise require a service court, and compliance with that cannot be achieved, a communal service court of at least 3m<sup>2</sup> per residential unit shall be provided at ground floor</p>	<p>(i) The convenience and accessibility of the spaces for building occupiers;</p> <p>(ii) The adequacy of the space to meet the expected requirements of building occupiers; and,</p> <p>(iii) Adverse effects on the location of the space on visual amenity from the street or adjoining sites.</p>
<b>PREC5-R2</b>	A home business within a Whaanga Coast development specific control area
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) It is wholly contained within a building;</p> <p>(i) The storage of materials or machinery associated with the home business are wholly contained within a building;</p> <p>(ii) No more than 2 people who are not permanent residents of the site are employed at any one time;</p> <p>(iii) Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:30am and before 7:00pm on any day;</p> <p>(iv) Machinery may be operated after 7:30am and up to 9pm on any day</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>PREC5-R3</b>	Farming within a Whaanga Coast development specific control area
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC5-R4</b>	Produce stall within a Whaanga Coast development specific control area
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC5-R5</b>	Any land use activity or building located outside a Whaanga Coast development specific control area
<p><b>(1) Activity status: DIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

*Land-use building*

<b>PREC5-SI</b>	Building height within a Whaanga Coast development specific control area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building within a Whaanga Coast development specific control area must comply with the following standards:</p> <p>(i) Height does not exceed 7.5m measured from the natural ground</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>level immediately below that part of the structure; and</p> <p>(ii) It does not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p> <p>(b) Rules GRUZ-S3 – GRUZ-S7 do not apply.</p>	
<b>PREC5-S2</b>	Accessory building within a Whaanga Coast development specific control area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) An accessory building within a Whaanga Coast development specific control area must comply with the following standards:</p> <p>(i) Its gross floor area must not exceed 75m<sup>2</sup>; and</p> <p>(ii) It is the only accessory building for a residential unit.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>PREC5-S3</b>	Building setback within a Whaanga Coast development specific control area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building within Whaanga Coast development specific control area must be set back a minimum of:</p> <p>(i) 12m from any road boundary or any other zone boundary;</p> <p>(ii) 20m from any watercourse or area proposed for wastewater disposal and treatment; and</p> <p>(iii) 100m from mean high water springs</p> <p>(b) Rules GRUZ-S12 – GRUZ-S18 do not apply.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>PREC5-S4</b>	Papakaainga Building – gross floor area within a Whaanga Coast development specific control area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A Papakaainga Building within Whaanga Coast development specific control area that does not exceed 300m<sup>2</sup> gross floor area.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>PREC5-S5</b>	Residential unit – gross floor area within a Whaanga Coast development specific control area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A residential unit within a Whaanga Coast development specific control area that does not exceed 180m<sup>2</sup> gross floor area.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

(b) Rules GRUZ-SI does not apply.	
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## RLZ – Rural lifestyle zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The purpose of the RLZ – Rural lifestyle zone is to provide for, and maintain, the semi-rural character of large lot rural-residential development. The Rural Lifestyle Zone is typically located on the fringe of towns and provides a transition to the surrounding rural area.

The zone is generally characterised by rural-residential development, with one house per site which is usually single storied and set on sections of 5,000m<sup>2</sup> or larger, surrounded by paddocks, trees and garden/landscaping. The zone provides an opportunity for people to enjoy a spacious living environment while being close to an urban centre.

Development, including fencing, will maintain an open and spacious character that contrasts with the urban towns and rural land.

In addition to residential activities, the zone also provides for some non-residential activities that operate from existing houses or from purpose-built buildings, where these activities are compatible with the character and amenity of the zone and complementary with residential activities.

### Objectives

RLZ-O1 RLZ – Rural lifestyle zone.

- (1) The zone is used primarily for a residential lifestyle within a rural environment on lots smaller than those of the GRZ – General rural zone, while still enabling primary production to occur.

### Policies

RLZ-P1 Rural lifestyle character.

- (1) Any building and activity within the zone is designed, located, scaled and serviced in a manner that does not detract from the character of the area by:
  - (a) Maintaining the open space character;
  - (b) Maintaining low density residential development;
  - (c) Recognising the absence of Council wastewater services and lower levels of other infrastructure.
- (2) Maintain views and vistas of the rural hinterland beyond, including, where applicable, Waikato River, wetlands, lakes, and the coast.
- (3) Maintain a road pattern that follows the natural contour of the landform.
- (4) Ensures that the scale and design of any non-residential activities maintains the open rural character and addresses site specific issues such as on-site servicing, and transport related effects.
- (5) Requires activities within the zone to be self-sufficient in the provision of water supply, wastewater and stormwater disposal, unless a reticulated supply is available.

- RLZ-P2      Building setbacks.  
Maintain the existing spaciousness between buildings with adjoining sites.
- RLZ-P3      Scale and intensity of development.  
Minimise the adverse effects of development created by excessive building scale, overshadowing, building bulk, excessive site coverage or loss of privacy.
- RLZ-P4      Height of buildings.  
Ensure building height does not result in loss of privacy or cause overshadowing on adjoining sites or detract from the amenity of the area.
- RLZ-P5      Non-residential activities.  
(1)      Avoid the establishment of commercial or industrial activities within the zone unless they:  
          (a)      Have a functional need to locate within the zone; and  
          (b)      Provide for the health and well-being of the community.
- RLZ-P6      Existing non-residential activities.  
Enable existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse effect on the character and amenity of the zone.
- RLZ-P7      Home businesses.  
(1)      Provide for home businesses to allow flexibility for people to work from their homes.  
(2)      Manage the adverse effects on residential amenity through limiting home businesses to a scale that is compatible with the level of amenity anticipated in the zone.
- RLZ-P8      Outdoor storage.  
The adverse visual effects of outdoor storage are managed through screening or landscaping.
- RLZ-P9      Objectionable odour.  
(1)      Ensure that the effects of objectionable odour do not detract from the amenity on other sites.  
(2)      Maintain appropriate setback distances between new sensitive land uses and existing lawfully-established activities that generate objectionable odour.
- RLZ-P10     Reverse sensitivity.  
(1)      Avoid or minimise the potential for reverse sensitivity through:  
          (a)      The use of setbacks, the design of subdivisions and development  
          (b)      Limiting subdivision near the Waikato Regional Airport.

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>RLZ-R1</b>	Residential activity, unless specified below  This includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>RLZ-R2</b>	Home stay	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Maximum of 4 guests		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>RLZ-R3</b>	A home business	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) It is wholly contained within a building; (b) The storage of materials or machinery associated with the home business are wholly contained within a building; (c) No more than 2 people who are not permanent residents of the site are employed at any one time; (d) Unloading and loading of vehicles and the receiving of customers or deliveries can only occur after 7:00am and before 7:00pm on any day; (e) Machinery may be operated after 7:00am and up to 7:00pm on any day.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>RLZ-R4</b>	Farming	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>RLZ-R5</b>	Childcare facility	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Maximum 10 children		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) The extent to which it is necessary to locate the activity in the RLZ – Rural lifestyle zone; (b) Reverse sensitivity effects of adjacent activities; (c) The extent to which the activity may adversely impact on the transport network; (d) The extent to which the activity may adversely impact on the streetscape, character and amenity of the neighbour,



	with particular regard to the bulk and location of the buildings; (e) The extent to which the activity may adversely impact on the noise environment.
<b>RLZ-R6</b>	Visitor accommodation
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Maximum 5 guests.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>RLZ-R7</b>	Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Within National Grid Yard: (i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or (ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or (iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or (iv) Non-habitable horticultural buildings; or (v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures); (vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and (vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and	<b>(2) Activity status where compliance not achieved: NC</b>

<p>culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule RLZ-R7(1)(a) must:</p> <p>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</p> <p>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p>	
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(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.	
<b>RLZ-R8</b>	Construction or alteration of a building for a sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<b>RLZ-R9</b>	Construction, demolition, additions and alterations to a structure
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>RLZ-R10</b>	Atawhai Assisi Retirement Village (Lot 1 DPS21156) maintenance, operation, and alteration
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The alterations do not increase net floor area.</p> <p>(b) Land use – building standards for the zone except:</p> <p>(i) RLZ-S1 (Residential unit) does not apply;</p> <p>(ii) RLZ-S2 (Minor residential units) does not apply;</p> <p>(iii) RLZ-S7 (Building coverage) does not apply.</p>	<p><b>(2) Activity status: RDIS:</b></p> <p><b>Where:</b></p> <p>(a) Atawhai Assisi Retirement (Lot 1 DPS21156) alterations and additions that increase net floor area and that meet all of the following standards:</p> <p>(i) Land use – effects standards for the zone</p> <p>(ii) Land use – building standards for the zone except:</p> <p>(1) RLZ-S1 (Residential unit) does not apply;</p> <p>(2) RLZ-S2 (Minor residential units) does not apply;</p> <p>(3) RLZ-S7 (Building coverage) does not apply.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) Effects on rural character and amenity;</p> <p>(c) The visual and amenity effects of building bulk and scale;</p>

		<p>(d) Connectivity to, and capacity of, existing towns and villages, including connections to existing walkways, roads, and public transport;</p> <p>(e) Connectivity to public reticulated water supply and wastewater, or the adequacy of services provided on-site;</p> <p>(f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and</p> <p>(g) Traffic effects.</p>
<b>RLZ-R11</b>	Educational facilities (other than childcare)	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) The extent to which it is necessary to locate the activity in the RLZ – Rural lifestyle zone;</p> <p>(b) Reverse sensitivity effects of adjacent activities;</p> <p>(c) The extent to which the activity may adversely impact on the transport network;</p> <p>(d) The extent to which the activity may adversely impact on the streetscape., character and amenity of the neighbour, with particular regard to the bulk and location of the buildings; and</p> <p>(e) The extent to which the activity may adversely impact on the noise environment.</p>		<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>RLZ-R12</b>	A commercial activity (excluding produce stall)	
<b>(1) Activity status: DIS</b>		
<b>RLZ-R13</b>	A community facility	
<b>(1) Activity status: DIS</b>		
<b>RLZ-R14</b>	A funeral home and/or crematorium	
<b>(1) Activity status: DIS</b>		
<b>RLZ-R15</b>	A health facility	
<b>(1) Activity status: DIS</b>		
<b>RLZ-R16</b>	A hospital, or a hospice with 10 or more beds	
<b>(1) Activity status: DIS</b>		
<b>RLZ-R17</b>	An industrial activity	
<b>(1) Activity status: DIS</b>		
<b>RLZ-R18</b>	Any activity that is not listed as permitted, controlled, restricted discretionary, discretionary or non-complying	
<b>(1) Activity status: DIS</b>		

<b>RLZ-R19</b>	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>RLZ-R20</b>	Any change of use of an existing building to a sensitive land use within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>RLZ-R21</b>	The establishment of any new sensitive land use within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>RLZ-R22</b>	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>RLZ-R23</b>	A correctional facility
<b>(I) Activity status: NC</b>	
<b>RLZ-R24</b>	Quarrying activities
<b>(I) Activity status: NC</b>	
<b>RLZ-R25</b>	A retirement village
<b>(I) Activity status: NC</b>	
<b>RLZ-R26</b>	Multi-unit development
<b>(I) Activity status: NC</b>	
<b>RLZ-R27</b>	Intensive farming
<b>(I) Activity status: NC</b>	
<b>RLZ-R28</b>	Transport depot
<b>(I) Activity status: NC</b>	
<b>RLZ-R29</b>	Motorised sport and recreation
<b>(I) Activity status: NC</b>	
<b>RLZ-R30</b>	A child care facility within the Hamilton Airport Noise Outer Control Boundary
<b>(I) Activity status: NC</b>	
<b>RLZ-R31</b>	A hospital or hospice within the Hamilton Airport Noise Outer Control Boundary
<b>(I) Activity status: NC</b>	
<b>RLZ-R32</b>	Construction of a building on an indicative road
<b>(I) Activity status: NC</b>	
<b>RLZ-R33</b>	A waste management facility
<b>(I) Activity status: NC</b>	
<b>RLZ-R34</b>	Storage, processing or disposal of hazardous waste
<b>(I) Activity status: NC</b>	
<b>RLZ-R35</b>	Industrial activity within the Urban Expansion Area
<b>(I) Activity status: NC</b>	
<b>RLZ-R36</b>	Rural industry within the Urban Expansion Area
<b>(I) Activity status: NC</b>	

*Land use – building*

<b>RLZ-S1</b>	Residential unit
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<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) One residential unit within a Record of Title;</li> <li>(b) The residential unit must not be located within any of the following landscape and natural character areas: <ul style="list-style-type: none"> <li>(i) Outstanding Natural Feature;</li> <li>(ii) Outstanding Natural Landscape;</li> <li>(iii) Outstanding Natural Character Area of the coastal environment;</li> <li>(iv) High Natural Character Area of the coastal environment.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>RLZ-S2</b>	Minor residential unit
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A maximum of one minor residential unit within a Record of Title must comply with the following standards: <ul style="list-style-type: none"> <li>(i) Not exceed 70m<sup>2</sup> gross floor area;</li> <li>(ii) Be located within 20m of the principal residential unit;</li> <li>(iii) Share a single driveway access with the principal residential unit.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>RLZ-S3</b>	Height – building general
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 7.5m.</li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 9.5m measured from the natural ground level immediately below the structure;</li> <li>(c)</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building;</li> <li>(c) Extent of shading on adjacent site;</li> <li>(d) Privacy on any other site; and</li> <li>(e) Effects on amenity values of the locality.</li> </ul>
<b>RLZ-S4</b>	Height – building general
<p><b>(1) Activity status: CON</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The height of emergency services facilities (excluding hose drying towers) measured from the natural ground level immediately below that part of the structure must not exceed 9m.</li> </ul> <p><b>Council's control is reserved over the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Location on the site;</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

(b) Dominance on adjoining sites; and (c) Design.	
<b>RLZ-S5</b>	Height – building general
<b>(1) Activity status: CON</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) The maximum height of emergency services hose drying towers measured from the natural ground level immediately below that part of the structure must not exceed 15m.</li> </ul> <b>Council's control is reserved over the following matters:</b> <ul style="list-style-type: none"> <li>(b) Location on the site;</li> <li>(c) Dominance on adjoining sites; and</li> <li>(d) Design.</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>RLZ-S6</b>	Height in relation to boundary
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) Buildings and structures must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building;</li> <li>(c) Extent of shading on adjacent site;</li> <li>(d) Privacy on any other site; and</li> <li>(e) Effects on amenity values of the locality.</li> </ul>
<b>RLZ-S7</b>	Building coverage
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) The building coverage must not exceed 10% of the site or 300m<sup>2</sup>, whichever is the larger.</li> <li>(b) RLZ-S7(1)(a) does not apply: <ul style="list-style-type: none"> <li>(i) To a structure that is not a building; or</li> <li>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matter:</b> <ul style="list-style-type: none"> <li>(a) Design, scale and location of the building.</li> </ul>
<b>RLZ-S8</b>	Impervious surfaces
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) The impervious surface of a site must not exceed 70%.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Site design, layout and amenity;</li> <li>(b) The risk of flooding, nuisance or damage to the site or other buildings and sites.</li> </ul>
<b>RLZ-S9</b>	Building setbacks – all boundaries
<b>(1) Activity status: PER</b> <b>Where:</b>	<b>(2) Activity status where compliance not achieved: RDIS</b>

<p>(a) A building located on a site Record of Title containing more than 1000m<sup>2</sup> must be set back a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 7.5m from a road boundary;</li> <li>(ii) 17.5m from the centre line of an indicative road;</li> <li>(iii) 12m from every boundary other than a road boundary.</li> </ul> <p>(b) RLZ-S9(1)(a)(ii) does not apply where the indicative road has been formed, is open to the public and has been vested in Council.</p> <p>(c) RLZ-S9(1)(a)(ii) does not apply to a structure which is not a building.</p>	<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values;</li> <li>(b) Transport network safety and efficiency;</li> <li>(c) Daylight admission to adjoining properties;</li> <li>(d) Effects on privacy of adjoining sites; and</li> <li>(e) Reverse sensitivity effects.</li> </ul>
<b>RLZ-S10</b>	Building setbacks – all boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building located on a lot containing 1000m<sup>2</sup> or less must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 3m from a road boundary;</li> <li>(ii) 1.5m from every boundary other than a road boundary;</li> <li>(iii) 24m from an existing dwelling residential unit on any adjoining site.</li> </ul> </li> <li>(b) RLZ-S10(1)(a) does not apply to a structure which is not a building.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity values;</li> <li>(b) Transport network safety and efficiency;</li> <li>(c) Daylight admission to adjoining properties;</li> <li>(d) Effects on privacy of adjoining sites; and</li> <li>(e) Reverse sensitivity effects.</li> </ul>
<b>RLZ-S11</b>	Building setback - sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 15m from a national route or regional arterial boundary;</li> <li>(ii) 35m from the designated boundary of the Waikato Expressway;</li> <li>(iii) 200m from an Aggregate Extraction Area containing a sand resource;</li> <li>(iv) 500m from an Aggregate Extraction Area containing a rock resource;</li> <li>(v) 300m from the boundary of another site containing an intensive farming activity;</li> <li>(vi) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site;</li> <li>(vii) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Road network safety and efficiency;</li> <li>(b) On-site amenity values;</li> <li>(c) Odour, dust and noise levels received at the notional boundary of the building;</li> <li>(d) Mitigation measures; and</li> <li>(e) Potential for reverse sensitivity effects.</li> </ul>



<b>RLZ-S12</b>	Building setback - sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of 5m from the designated boundary of the railway corridor.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The size, nature and location of the buildings on the site;</p> <p>(b) The extent to which the safety and efficiency of rail and road operations will be adversely affected;</p> <p>(c) The outcome of any consultation with KiwiRail; and</p> <p>(d) Any characteristics of the proposed use that will make compliance unnecessary.</p>
<b>RLZ-S13</b>	Building setbacks from Tamahere Commercial Areas and A and B
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any new building for a sensitive land use or alteration to an existing building for a sensitive land use must be:</p> <p>(i) Set back at least 100m from Tamahere Commercial Area A; or</p> <p>(ii) Within 100m of Tamahere Commercial Area A providing:</p> <p>(1) The alteration is to a residential unit that has existed since 30 June 2012;</p> <p>(2) No part of the alteration is located between the existing residential unit and any boundary of Tamahere Commercial Area A; and</p> <p>(3) It is designed and constructed to achieve the internal design sound level specified in APP1 – Acoustic insulation, Table 25 – Internal sound levels.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Reverse sensitivity;</p> <p>(b) The means to avoid, remedy or mitigate adverse effects on amenity within the site;</p> <p>(c) The setback distance from Tamahere Commercial Area A and Tamahere Commercial Area B; and</p> <p>(d) The position, orientation and design of the building and outdoor living court in relation to Tamahere Commercial Area A and Tamahere Commercial Area B.</p>
<b>RLZ-S14</b>	Building setbacks from Tamahere Commercial Areas and A and B
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any new building or alteration to an existing building for a sensitive land use must be:</p> <p>(i) Set back at least 100m from Tamahere Commercial Area B; or</p> <p>(ii) Within 100m of Tamahere Commercial Area B and either:</p> <p>(1) the alteration is to a residential unit that has existed since 30 June 2012 and no part of the alteration</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Reverse sensitivity;</p> <p>(b) The means to avoid, remedy or mitigate adverse effects on amenity within the site;</p> <p>(c) The setback distance from Tamahere Commercial Area A and Tamahere Commercial Area B; and</p>

<p>is located between the existing residential unit and boundary of Tamahere Commercial Area B; or</p> <p>(2) it is a new residential unit that is placed within the building platform approved in the course of any subdivision and it is designed and constructed to achieve the internal design sound level specified in APPI – Acoustic insulation, Table 25 – Internal sound levels</p> <p>(3) Within Tamahere Commercial Area B, be designed and constructed to achieve the internal design sound level specified in APPI – Acoustic insulation, Table 25 – Internal sound levels</p>	<p>(d) The position, orientation and design of the building and outdoor living court in relation to Tamahere Commercial Area A and Tamahere Commercial Area B.</p>
<b>RLZ-S15</b>	Building setback – waterbodies
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building must be set back a minimum of:</p> <p>(i) 32m from the margin of any;</p> <p>(1) Lake over 4ha; and</p> <p>(2) Wetland;</p> <p>(ii) 32m from the bank of any river (other than the Waikato River and Waipa River);</p> <p>(iii) 37m from the banks of the Waikato River and the Waipa River; and</p> <p>(iv) 32m from mean high water springs; or</p> <p>(v) 10m from the bank of a perennial or intermittent stream (named or unnamed)</p> <p>(vi) 10m from a managed wetland</p> <p>(b) A public amenity of up to 25m<sup>2</sup>, or a pump shed (public or private) within any building setback identified in RLZ-S15(1)(a);</p> <p>(c) A maimai structure with a maximum floor area of 10m<sup>2</sup> within any building setback identified in RLZ-S15(1)(a).</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</p> <p>(b) Adequacy of erosion and sediment control measures;</p> <p>(c) The functional or operational need for the building to be located close to the waterbody;</p> <p>(d) Effects on public access to the waterbody;</p> <p>(e) Effects on the amenity of the locality; and</p> <p>(f) Effects on natural character values.</p>

*Advice note: Refer to the National Environmental Standard for Freshwater*

<b>RLZ-S16</b>	Building setback – Environmental Protection Area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

(a) Any building must be set back a minimum of 3m from an Environmental Protection Area.	
<b>RLZ-S17</b>	Building – Horotiu Noise Acoustic Area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Construction, addition to, or alteration of a building containing a noise sensitive activity within the Horotiu Noise Acoustic Area that is designed and constructed to achieve the internal design sound levels specified in APP1 – Acoustic insulation, Table 22 – Internal design sound levels</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) On-site amenity values;</p> <p>(b) Noise levels received at the notional boundary of the building;</p> <p>(c) Timing and duration of noise received at the notional boundary of the building; and</p> <p>(d) Potential for reverse sensitivity effects.</p>

## SETZ – Settlement zone

### Purpose

The SETZ – Settlement zone covers small settlements located within rural areas. These areas comprise of a cluster of residential dwellings and in some cases may also include small-scale community facilities. Due to the zone's lack of reticulated infrastructure and distance from employment, community facilities, and public transport, opportunities for further growth are limited.

### Objectives

- SETZ-O1 Settlement zone character.  
Maintain the existing low density character of the zone and limit further urban growth.
- SETZ-O2 Settlement zone built form and amenity.  
Neighbourhood residential amenity values in the zone are maintained.
- SETZ-O3 Adverse effects of land use and development.  
The health, safety and well-being of people, communities and the environment are protected from the adverse effects of land use and development.

### Policies

- SETZ-P1 Character.  
Buildings and activities within the zone are designed, located, scaled and serviced in a manner that maintains the existing low density character.
- SETZ-P2 Infrastructure.  
Require activities within the zone to be self-sufficient in the provision of on-site water supply and wastewater and stormwater disposal, unless a reticulated supply is available.
- SETZ-P3 Building setbacks.  
Maintain views between buildings in the zone when viewed from a road.
- SETZ-P4 Front setback character.  
Maintain the open character of streets through the use of setbacks.
- SETZ-P5 Excessive building scale.
- SETZ-P6 Development shall only exceed height, bulk and form standards where it is in keeping with, and does not detract from, the amenity values of the street.
- SETZ-P7 Residential amenity and function.
- (1) Limit the establishment of non-residential activities in the zone except where they:
- (a) Have a functional need to locate within the zone; or
  - (b) Provide for the health and well-being of the community, including emergency services.

- SETZ-P8** Height of buildings.  
Ensure building height does not result in loss of privacy or cause over shadowing on adjoining sites or detract from the amenity of the area.
- SETZ-P9** Daylight and outlook.  
Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.
- SETZ-P10** Maintain residential function.  
Restrict the establishment of non-residential, commercial or industrial activities, unless the activity has a strategic or operational need to locate within the zone, and does not compromise the character and amenity of the neighbourhood.
- SETZ-P11** Non-residential activities.  
(1) Ensure that the design and scale of non-residential activities and associated buildings:
- (a) Maintain residential character including by considering the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas;
  - (b) Minimise adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill; and
  - (c) Encourage designs that conform to the principles of Crime Prevention Through Environmental Design (CPTED) where appropriate.
- SETZ-P12** Existing non-residential activities.  
(1) Enable existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have significant adverse effects on the character and amenity of zone.
- SETZ-P13** Outdoor storage.  
The adverse visual effects of outdoor storage are mitigated through screening or landscaping.
- SETZ-P14** Objectionable odour.  
(1) Ensure that the effects of objectionable odour do not detract from the amenity of other sites; and  
(2) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that generate objectionable odour.

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>SETZ-RI</b>	Residential activity, unless specified below
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	This includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>SETZ-R2</b>	Home business	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) It is wholly contained within a building; (b) The storage of materials or machinery associated with the home occupation are wholly contained within a building; (c) No more than 2 people who are not permanent residents of the site are employed at any one time; (d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:30am and before 7:00pm on any day; and (e) Machinery can only be operated after 7:00am and up to 7:00pm on any day.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>SETZ-R3</b>	Community facility	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>SETZ-R4</b>	Neighbourhood park	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>SETZ-R5</b>	Home stay	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) No more than 4 temporary home stay residents.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>SETZ-R6</b>	Farming	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>SETZ-R7</b>	Buildings, structures and sensitive land uses within the National Grid Yard in sites existing as of 18 July 2018	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Within the National Grid Yard: (i) Building alterations and additions to an existing building or structure for a sensitive land use that does not involve an increase in the building height or footprint;		<b>(2) Activity status where compliance not achieved: NC</b>

<ul style="list-style-type: none"> <li>(ii) New, or additions to existing buildings or structures that are not for a sensitive land use;</li> <li>(iii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991</li> <li>(iv) Fences less than 2.5m in height, measured from the natural ground level immediately below.</li> </ul> <p>(b) All buildings or structures permitted by Rule SETZ-R7(1)(a) must:</p> <ul style="list-style-type: none"> <li>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</li> <li>(ii) Locate a minimum of 12m from the outer visible foundation of any National Grid support structure and associated stay wire, unless it is one of the following: <ul style="list-style-type: none"> <li>(1) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP34:2001 ISSN 0114-0663;</li> <li>(2) Fences less than 2.5m in height, measured from the natural ground level immediately below, and located a minimum of 5m from the nearest National Grid support structure foundation;</li> <li>(3) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</li> </ul> </li> <li>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure.</li> </ul>	
<b>SETZ-R8</b>	Construction or alteration of a building for a sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The construction or alteration of a building for a sensitive land use that</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on the amenity values of the site;</li> </ul>

<p>complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<b>SETZ-R9</b>	Construction or demolition of, or alteration or addition to, a building or structure
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>SETZ-R10</b>	Educational facilities
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The extent to which it is necessary to locate the activity in the zone;</p> <p>(b) Reverse sensitivity effects of adjacent activities;</p> <p>(c) The extent to which the activity may adversely impact on the transport network;</p> <p>(d) The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood, with particular regard to the bulk of the buildings; and</p> <p>(e) The extent to which the activity may adversely impact on the noise environment.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>SETZ-R11</b>	Community corrections facilities
<b>Activity status: DIS</b>	
<b>SETZ-R12</b>	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
<b>Activity status: DIS</b>	
<b>SETZ-R13</b>	Any change of use of an existing building to a sensitive land use within the National Grid Yard
<b>Activity status: NC</b>	

Land use – building



<b>SETZ-S2</b>	Residential unit	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) One residential unit within a Record of Title.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>SETZ-S3</b>	Minor residential unit	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) One minor residential unit contained within a Record of Title must comply with all of the following standards; (i) The net site area is 1000m <sup>2</sup> or more; and (ii) The gross floor area shall not exceed 70m <sup>2</sup> .		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>SETZ-S4</b>	Building height – general	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A building or structure measured from the natural ground level immediately below that part of the structure that does not exceed a height of 7.5m. (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 9.5m measured from the natural ground level immediately below the structure;		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on any other sites; (d) Privacy on other sites; and (e) Amenity values of the locality.
<b>SETZ-S5</b>	Building height – general	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A hose drying tower in association with an emergency services training and management facility measured from the natural ground level immediately below that part of the structure that does not exceed a height of 15m.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>SETZ-S6</b>	Height in relation to boundary	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A building or structure that does not project beyond a 45 degree height control plane measured from a point 2.5m above natural ground level along the boundary of a site.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on any other sites; (d) Privacy on other sites; and (e) Amenity values of the locality
<b>SETZ-S7</b>	Building coverage	
<b>(1) Activity status: PER</b> <b>Where:</b>		<b>(2) Activity status where compliance not achieved: DIS</b>

(a) On a lot connected to public wastewater and a water supply, the building coverage must not exceed 40%.	
<b>SETZ-S8</b>	Building coverage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) On a lot not connected to public wastewater and a water supply, the building coverage must not exceed 20%.</p> <p>(b) SETZ-S8(1)(a) does not apply:</p> <p>(i) To a structure that is not a building; and</p> <p>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matter:</b></p> <p>(a) Design, scale and location of the building.</p>
<b>SETZ-S9</b>	Building setbacks – all boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building must be setback a minimum of:</p> <p>(i) 3m from a road boundary;</p> <p>(ii) 13m from the centreline of an indicative road;</p> <p>(iii) 1.5m from every boundary other than a road boundary; and</p> <p>(iv) 1.5m from every vehicle access to another site; and</p> <p>(v) Any new buildings or alterations to an existing building must be setback 5m from any designated railway corridor boundary.</p> <p>(b) Despite Rule SETZ-S9(1)(a)(ii), this rule shall not apply where the indicative road has been formed, is open to the public and has been vested to Council</p> <p>(c) A non-habitable building may be set back less than 1.5m from a boundary, where:</p> <p>(i) The total length of all buildings within 1.5m of the boundary does not exceed 6m; and</p> <p>(ii) The non-habitable building does not have any windows or doors on the side of the building facing the boundary.</p> <p>(d) A garage must be set back further from the road than the façade of the front of the dwelling.</p> <p>(e) SETZ-S9(1)(a), (c) and (d) do not apply to a structure which is not a building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Road network safety and efficiency;</p> <p>(b) Reverse sensitivity effects;</p> <p>(c) Adverse effects on amenity;</p> <p>(d) Streetscape;</p> <p>(e) Potential to mitigate adverse effects;</p> <p>(f) Daylight admission to any adjoining site;</p> <p>(g) Effects on privacy at any adjoining site;</p> <p>(h) The size, nature and location of the buildings on the site;</p> <p>(i) The extent to which the safety and efficiency of rail and road operations will be adversely affected; and</p> <p>(j) Any characteristics of the proposed use that will make compliance unnecessary.</p>
<b>SETZ-S10</b>	Building setbacks – sensitive land use

<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 5m from the designated boundary of the railway corridor;</li> <li>(ii) 15m from the boundary of a national route or regional arterial;</li> <li>(iii) 25m from the designated boundary of the Waikato Expressway;</li> <li>(iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;</li> <li>(v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</li> <li>(vi) 300m from the boundary of another site containing an intensive farming activity.</li> </ul> </li> <li>(b) SETZ-S10(I)(a) does not apply to a structure which is not a building.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Road network safety and efficiency;</li> <li>(b) On-site amenity values;</li> <li>(c) Odour, dust and noise levels received at the notional boundary of the building;</li> <li>(d) Mitigation measures; and</li> <li>(e) Potential for reverse sensitivity effects.</li> </ul>
<p><b>SETZ-S11</b></p>	<p>Building setback – waterbodies</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 23m from a lake margin;</li> <li>(ii) 23m from a wetland margin;</li> <li>(iii) 23m from the bank of a river, other than the Waikato River and Waipa River;</li> <li>(iv) 28m from a bank of the Waikato River and Waipa River</li> </ul> </li> <li>(b) A public amenity of up to 25m<sup>2</sup>, or a pump shed (public or private) or maimai of up to 10m<sup>2</sup> within any building setback identified Standard SETZ-S11(I)(a).</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</li> <li>(b) Adequacy of erosion and sediment control measures;</li> <li>(c) The functional or operational need for the building to be located close to the waterbody;</li> <li>(d) Effects on public access to the waterbody;</li> <li>(e) Effects on the amenity of the locality; and</li> <li>(f) Effects on natural character values.</li> </ul>

## LCZ – Local centre zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The LCZ – Local centre zone provides for a range of commercial and community activities that service the needs of the residential catchment.

### Objectives

- LCZ-O1      Economic growth of industry.
- Commercial activity is focussed within a differentiation of commercial zones (comprising the TCZ – Town centre zone, LCZ – Local centre zone, COMZ – Commercial zone, and the BTZ – Business Tamahere zone).
- LCZ-O2      Local centre zone character.
- The commercial scale, form of buildings and character of the zone is maintained.
- LCZ-O3      Local centre zone amenity.
- The amenity values of residential activities within, and activities in, adjoining zones are protected from the adverse effects of developments and activities in the zone.

### Policies

- LCZ-P1      Commercial function and purpose.
- Provide for commercial activities which serve the local convenience needs of the surrounding area, including retail within the zone.
- LCZ-P2      Commercial purpose.
- The role of the zone is to support the local economy and the needs of businesses by ensuring that:
- (a)      The scale of commercial activities supports the local convenience needs of the surrounding residential and rural areas; and
  - (b)      Enhances their vitality and amenity while providing for a range of commercial and community activities and facilities.
- LCZ-P3      Employment opportunities.
- Commercial development within the zone increases employment opportunities within the district.
- LCZ-P4      Retail.
- (1)      Locate small scale retail activities within the TCZ – Town centre zone and LCZ – Local centre zone and discourage large scale activities with the exception of supermarkets from establishing within the TCZ – Town centre zone.

- (2) Locate large scale retail and commercial activities within the COMZ – Commercial zone.
- LCZ-P5 Residential upper floors.
- (1) Maintain the commercial viability of the zone while:
- (a) Providing for mixed use developments, ensuring residential activities are preferably located above ground floor; and
  - (b) Avoiding residential activity located at ground level, where it could undermine commercial activity and frontage.
- LCZ-P6 Landscaping of onsite parking areas.
- Provide a degree of amenity for onsite parking areas within the zone by ensuring a planting strip is established and maintained.
- LCZ-P7 Strategic infrastructure setback.
- (1) Ensure buildings within the zone are designed and set back from strategic infrastructure by:
- (a) Retaining the predominant building setback within the street; and
  - (b) Allowing sufficient space for the establishment of landscaping on the site.
- LCZ-P8 Height.
- Ensure the height of new buildings is complementary to, and promotes, the existing character of the zone and adjoining residential zones.
- LCZ-P9 Reverse sensitivity.
- Development within the zone is acoustically insulated to mitigate the adverse effects of noise.
- LCZ-P10 Adjoining site amenity.
- (1) Maintain amenity of adjoining GRZ – General residential zone, MRZ – Medium density residential zone or OSZ – Open space zone by:
- (a) Requiring buildings within the zone to be set back from boundaries adjoining GRZ – General residential, MRZ – Medium density residential and OSZ – Open space zoned land; and
  - (b) The progressive reduction in the height of buildings in the zone, the closer they are located to boundaries adjoining GRZ – General residential, MRZ – Medium density residential and OSZ – Open space zoned land.
- LCZ-P11 Outdoor storage.
- The adverse visual effects of outdoor storage in the zone are mitigated through appropriate location, screening or landscaping.
- LCZ-P12 Objectionable odour.
- Within the zone ensure that the adverse effects of objectionable odour from activities do not detract from the amenity of other sites.

## Rules

### Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>LCZ-R1</b>	Commercial activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>LCZ-R2</b>	Supermarket
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>LCZ-R3</b>	Community facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Excluding a cemetery.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>LCZ-R4</b>	Residential activity, unless specified below  This includes occupation of a single residential unit for short term rental.
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Located above ground floor level.	<b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b> (a) The extent to which the residential activity effects the primary purpose of the zone to provide for commercial activities.
<b>LCZ-R5</b>	Educational facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>LCZ-R6</b>	Child care facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>LCZ-R7</b>	Office
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>LCZ-R8</b>	Public amenity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>

<b>LCZ-R9</b>	Health facility
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>LCZ-R10</b>	Visitor accommodation
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>LCZ-R11</b>	Public transport facility
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>LCZ-R12</b>	Community corrections activity
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>LCZ-R13</b>	Construction or alteration of a building for a sensitive land use
(1) Activity status: <b>PER</b> Activity-specific standards: (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.	(2) Activity status where compliance not achieved: <b>RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
<b>LCZ-R14</b>	Construction or demolition of, or alteration or addition to, a building or structure
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>LCZ-R15</b>	A multi-unit development
(1) Activity status: <b>RDIS</b> Activity-specific standards: (a) A multi-unit development that meets all of the following standards: (i) Land use – effects standards for the zone;	(2) Activity status where compliance not achieved: <b>DIS</b>

(ii) Land use – buildings standards for the zone, except the following rules do not apply;

(1) LCZ-S9 (Residential units) does not apply;

(2) LCZ-S10 (Outdoor living space) does not apply;

(b) A detailed site plan depicting the proposed Record of Title boundaries for each residential unit and any common areas (including access and services) must be provided, ensuring that a freehold (fee simple) or unit title subdivision complies with Rule SUB-R85 (Subdivision of multi-unit developments);

(c) Each residential unit must be designed and constructed to achieve the internal design sound levels specified in APP1 – Acoustic insulation, Table 25 – Internal sound levels;

(d) A communal service court is provided comprising;

(i) minimum area of 20m<sup>2</sup>; and

(ii) minimum dimension of 3m.

(e) Outdoor living space areas are provided to meet the following minimum requirements for each residential unit:

Residential Unit	Minimum outdoor Living space area	Minimum Dimensions
Studio unit or 1 bedroom	10m <sup>2</sup>	2m
2 or more bedrooms	15m <sup>2</sup>	2m

(f) Each residential unit must meet the following minimum unit size:

Unit or Apartment Area	Minimum Unit
Studio Unit	35m <sup>2</sup>
1 or more bedroom unit	45m <sup>2</sup>

**Council's discretion is restricted to the following matters:**

Design:

(g) The extent to which that portion of the building or site which fronts a road or public space:

(i) Provides for passive surveillance of the street from habitable rooms at ground and upper floor levels.

(ii) Avoids the use of impermeable screens or fencing that obstruct visual connections.

(iii) Avoids unrelieved and blank façades.



<ul style="list-style-type: none"> <li>(iv) Creates visual interest through the use of cladding materials, colour and articulation of the façade.</li> <li>(v) Utilises soft or hard landscape elements to contribute positively to streetscape amenity.</li> <li>(vi) Minimises vehicle garaging/parking or manoeuvring areas.</li> <li>(vii) Service courts are screened or obscured.</li> </ul> <p><u>On-site amenity:</u></p> <ul style="list-style-type: none"> <li>(h) The extent to which the design: <ul style="list-style-type: none"> <li>(i) Maximises opportunities for accessibility, privacy between units, access to daylight and shelter, including outdoor living spaces.</li> <li>(ii) Incorporates measures that may be required to mitigate the potential for reverse sensitivity effects.</li> <li>(iii) Maximises opportunities for passive solar gain within units.</li> </ul> </li> </ul> <p><u>Infrastructure:</u></p> <ul style="list-style-type: none"> <li>(i) The extent to which the design can be efficiently serviced with 3 waters infrastructure.</li> </ul> <p><u>Natural hazards:</u></p> <ul style="list-style-type: none"> <li>(j) The extent to which the design avoids or mitigates effects arising from the presence of natural hazards.</li> </ul> <p><u>Staging:</u></p> <ul style="list-style-type: none"> <li>(k) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner.</li> </ul>	
<b>LCZ-RI6</b>	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
<b>Activity status: DIS</b>	
<b>LCZ-RI7</b>	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).
<b>Activity status: PR</b>	

*Land use – effects*

<b>LCZ-SI</b>	Servicing and hours of operation
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity on a site adjoining the GRZ - General</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values on adjoining sites within the GRZ - General</li> </ul>

<p>residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone must only occur between 6.00am and 8.00pm.</p>	<p>residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone;</p> <p>(b) Timing, duration and frequency of adverse effects;</p> <p>(c) Location of activity in relation to zone boundary;</p> <p>(d) Location of activity in relation to residential units on adjoining sites;</p> <p>(e) The means to avoid, remedy or mitigate adverse effects on adjoining sites.</p>
<b>LCZ-S2</b>	Onsite parking areas – landscaping
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Onsite car parking area for 5 or more parking spaces located adjoining a road, must comply with the following standards:</p> <p>(i) The car parking area must be separated from the road by a 1.5m wide planting strip, with the exception of vehicle access points; and</p> <p>(ii) Plants within the planting and pedestrian strip must be maintained to a height no greater than 1m.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Design and location of the parking area and landscaping strip; and</p> <p>(b) Effects on streetscape amenity.</p>
<b>LCZ-S3</b>	Outdoor storage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Outdoor storage of goods or materials must comply with all of the following standards:</p> <p>(i) Be associated with the activity operating from the site;</p> <p>(ii) Not encroach on parking or loading areas;</p> <p>(iii) Standards LCZ-S4 Height and LCZ-S5 Height in relation to boundary; and</p> <p>(iv) Be fully screened from view by a close boarded fence or solid fence or wall to a height of 1.8m fencing or landscaping from any:</p> <p>(1) Public road;</p> <p>(2) Public reserve; and</p> <p>(3) Adjoining site in another zone.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Visual amenity;</p> <p>(b) Effects on loading and parking areas;</p> <p>(c) Size and location of storage area; and</p> <p>(d) Measures to mitigate adverse effects.</p>

*Land use – building*

<b>LCZ-S4</b>	Building height
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<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 12m;</li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 14m measured from the natural ground level immediately below the structure; and</li> <li>(c) The maximum height of hose drying towers associated with emergency service facilities measured from the natural ground level immediately below that part of the structure must not exceed 15m.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building</li> <li>(c) Extent of shading on an adjoining site; and</li> <li>(d) Privacy on adjoining sites.</li> </ul>
<b>LCZ-S5</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building or structure must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins the: <ul style="list-style-type: none"> <li>(i) GRZ – General residential zone;</li> <li>(ii) MRZ – Medium density residential zone;</li> <li>(iii) LLRZ – Large lot residential zone;</li> <li>(iv) SETZ – Settlement zone;</li> <li>(v) RLZ – Rural lifestyle zone; or</li> <li>(vi) OSZ – Open space zone.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building;</li> <li>(c) Level of shading on any other adjoining sites;</li> <li>(d) Privacy on other sites; and</li> <li>(e) Amenity values of the locality.</li> </ul>
<b>LCZ-S6</b>	Building setbacks – zone boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building must be set back a minimum of at least: <ul style="list-style-type: none"> <li>(i) 3.0 m from rear and side boundaries adjoining any: <ul style="list-style-type: none"> <li>(1) GRZ – General residential zone;</li> <li>(2) MRZ – Medium density residential zone;</li> <li>(3) LLRZ – Large lot residential zone;</li> <li>(4) SETZ - Settlement zone;</li> <li>(5) RLZ – Rural lifestyle zone; or</li> <li>(6) OSZ – Open space zone.</li> </ul> </li> <li>(ii) 1.5m from rear and side boundaries adjoining any:</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height, design and location of the building relative to the boundary;</li> <li>(b) Impacts on the privacy for adjoining site(s);</li> <li>(c) Impacts on amenity values, including main living areas, outdoor living space of adjoining site(s); and</li> <li>(d) Landscaping and/or screening.</li> </ul>

<p>(1) GRUZ – General rural zone; (2) GIZ – General industrial zone; or (3) HIZ – Heavy industrial zone. (iii) 15m from SH23 for any site between Greenslade Road and Hills Road, Raglan. (b) LCZ-S6(1)(a) does not apply to a structure which is not a building.</p>	
<b>LCZ-S7</b>	Building setback – waterbodies
<p><b>(1) Activity status: PER</b> <b>Where:</b> (a) A building that is set back a minimum of: (i) 27.5m from the margin of any lake; (ii) 27.5m from the margin of any wetland; (iii) 27.5 from the bank of any river (other than the Waikato River and Waipa River); (iv) 32.5m from the margin of either the Waikato River and the Waipa River; (v) 27.5m from mean high water springs; (vi) 10m from any artificial wetland; (b) A public amenity of up to 25m<sup>2</sup> or pump shed (private or public) within any building setback identified in Standard LCZ-S7(1)(a); (c) LCZ-S7(1)(a) does not apply to a structure which is not a building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body; (b) Adequacy of erosion and sediment control measures; (c) The functional or operational need for the building to be located close to the waterbody; (d) Effects on public access to the waterbody; (e) Effects on the amenity of the locality; and (f) Effects on natural character values.</p>
<b>LCZ-S8</b>	Horotiu acoustic area
<p><b>(1) Activity status: PER</b> <b>Where:</b> (a) Construction, addition to or alteration of a building for a noise-sensitive activity within the Horotiu Acoustic Area must be designed and constructed to achieve the internal design sound level specified in APPI – Acoustic insulation, Table 22 – Internal design sound levels.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) On-site amenity values; (b) Noise levels received at the notional boundary of the residential unit; (c) Timing and duration of noise received at the notional boundary of the residential unit; (d) Potential for reverse sensitivity effects.</p>
<b>LCZ-S9</b>	Residential units
<p><b>(1) Activity status: PER</b> <b>Where:</b> (a) One residential unit on the Record of Title must comply with all of the following standards: (i) The residential unit must not be located at ground level;</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(ii) The residential unit is designed and constructed to achieve the internal design sound levels specified in APPI – Acoustic insulation, Table 25 – Internal sound levels.</p> <p>(b) Standard LCZ-S9(1)(a) does not apply to multi-unit development (refer to Rule LCZ-R15 (Multi-unit development)).</p>	
<b>LCZ-S10</b>	Outdoor living space
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) An outdoor living space must be provided for each residential unit that meets all of the following standards:</p> <ul style="list-style-type: none"> <li>(i) It is for the exclusive use of the occupants of the residential unit;</li> <li>(ii) It is readily accessible from a living area of the residential unit; and</li> <li>(iii) It is located on a balcony containing at least 15m<sup>2</sup> and a circle with a diameter of at least 2.4m.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Design and location of the building;</li> <li>(b) Provision of outdoor living including access to daylight and open space and the useability and accessibility of the outdoor living space proposed;</li> <li>(c) Privacy on adjoining sites;</li> <li>(d) The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.</li> </ul>

## COMZ – Commercial zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The COMZ - Commercial zone identifies areas used predominantly for a range of commercial and community activities.

### Objectives

COMZ-O1 Economic growth of industry.

Commercial activity is focussed within a differentiation of commercial zones (comprising the TCZ – Town centre zone, LCZ – Local centre zone, COMZ – Commercial zone, and the BTZ – Business Tamahere zone.

COMZ-O2 Commercial zone character.

The commercial scale, form of buildings and character of the zone is maintained.

COMZ-O3 Commercial zone amenity.

The amenity values of residential activities within, and activities in, adjoining zones are protected from the adverse effects of developments and activities in the zone.

### Policies

COMZ-P1 Commercial function and purpose.

Larger scale commercial activities are provided for within the zone.

COMZ-P2 Commercial purpose.

- (I) The role of the zone is to support the local economy and the needs of businesses by:
  - (a) Providing for a wide range of commercial activities; and
  - (b) Providing for commercial activities at a scale that supports the commercial viability of towns and villages; and
  - (c) Ensuring that commercial activities complement and support the role of business town centres.

COMZ-P3 Role and function of the zone.

- (I) Ensure the role of the zone is complementary to the TCZ – Town centre zone by:
  - (a) Enabling a wide range of commercial activities including large format retail activities within the zone; and
  - (b) Discouraging small scale retail activities, administration and commercial services within the zone.

COMZ-P4 Employment opportunities.

Commercial development within the zone increases employment opportunities within the district.

**COMZ-P5 Retail.**

- (1) Locate small scale retail activities within the TCZ – Town centre zone and LCZ – Local centre zone and discourage large scale activities with the exception of supermarkets from establishing within the TCZ – Town centre zone.
- (2) Locate large scale retail and commercial activities within the COMZ – Commercial zone.

**COMZ-P6 Residential upper floors.**

- (1) Maintain the commercial viability of the zone while:
  - (a) Providing for mixed use developments, ensuring residential activities are preferably located above ground floor; and
  - (b) Avoiding residential activity located at ground level, where it could undermine commercial activity and frontage.

**COMZ-P7 Landscaping of onsite parking areas.**

Provide a degree of amenity for onsite parking areas within the zone by ensuring a planting strip is established and maintained.

**COMZ-P8 Strategic infrastructure setback.**

- (1) Ensure buildings within the zone are designed and set back from strategic infrastructure by:
  - (a) Retaining the predominant building setback within the street; and
  - (b) Allowing sufficient space for the establishment of landscaping on the site.

**COMZ-P9 Height.**

Ensure the height of new buildings is complementary to, and promotes, the existing character of the zone and adjoining residential zones.

**COMZ-P10 Reverse sensitivity.**

Development within the zone is acoustically insulated to mitigate the adverse effects of noise.

**COMZ-P11 Adjoining site amenity.**

- (1) Maintain amenity of adjoining GRZ – General residential zone, MRZ – Medium density residential zone or OSZ – Open space zone by:
  - (a) Requiring buildings within the zone to be set back from boundaries adjoining GRZ – General residential, MRZ – Medium density residential and OSZ – Open space zoned land; and
  - (b) The progressive reduction in the height of buildings in the zone, the closer they are located to boundaries adjoining GRZ – General residential, MRZ – Medium density residential and OSZ – Open space zoned land.

## **Rules**

### *Land use – activities*

Part 3: Area-specific matters / Zones / Commercial and mixed use zones / COMZ – Commercial zone

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>COMZ-R1</b>	Commercial activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Any individual tenancy must have a gross floor area of greater than 350m <sup>2</sup> .	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>COMZ-R2</b>	Supermarket
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>COMZ-R3</b>	Community facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Excluding a cemetery.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>COMZ-R4</b>	Residential activity, unless specified below  This includes occupation of a single residential unit for short term rental.
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Located above ground floor level.	<b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b> (a) The extent to which the residential activity effects the primary purpose of the zone to provide for commercial activities.
<b>COMZ-R5</b>	Educational facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>COMZ-R6</b>	Child care facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>COMZ-R7</b>	Office
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>COMZ-R8</b>	Public amenity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>COMZ-R9</b>	Health facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>



<b>COMZ-R10</b>	Visitor accommodation
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>COMZ-R11</b>	Public transport facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>COMZ-R12</b>	Servicing of boats at Raglan Wharf
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>COMZ-R13</b>	Community corrections activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>COMZ-R14</b>	Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) Within National Grid Yard: <ul style="list-style-type: none"> <li>(i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or</li> <li>(ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or</li> <li>(iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or</li> <li>(iv) Non-habitable horticultural buildings; or</li> <li>(v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures);</li> <li>(vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: NC</b>

<p>(vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule COMZ-R14(1)(a) must:</p> <p>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</p> <p>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for</p>	
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<p>separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p>	
<b>COMZ-R15</b>	Construction or alteration of a building for a sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<b>COMZ-R16</b>	Construction or demolition of, or alteration or addition to, a building or structure
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>COMZ-R17</b>	A multi-unit development
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) A multi-unit development that meets all of the following standards:</p> <p>(i) Land use – effects standards for the zone;</p> <p>(ii) Land use – building standards for the zone, except the following rules do not apply;</p> <p>(1) COMZ-S9 (Residential units) does not apply;</p> <p>(2) COMZ-S10 (Outdoor living space) does not apply;</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

- (b) A detailed site plan depicting the proposed Record of Title boundaries for each residential unit and any common areas (including access and services) must be provided, ensuring that a freehold (fee simple) or unit title subdivision complies with Rule SUB-R93 (Subdivision of multi-unit developments);
- (c) Each residential unit must be designed and constructed to achieve the internal design sound levels specified in APPI – Acoustic insulation, Table 25 – Internal sound levels;
- (d) A communal service court is provided comprising;
  - (i) minimum area of 20m<sup>2</sup>; and
  - (ii) minimum dimension of 3m.
- (e) Outdoor living space areas are provided to meet the following minimum requirements for each residential unit:

Residential Unit	Minimum outdoor Living space area	Minimum Dimensions
Studio unit or 1 bedroom	10m <sup>2</sup>	2m
2 or more bedrooms	15m <sup>2</sup>	2m

- (f) Each residential unit must meet the following minimum unit size:

Unit or Apartment Area	Minimum Unit
Studio Unit	35m <sup>2</sup>
1 or more bedroom unit	45m <sup>2</sup>

**Council's discretion is restricted to the following matters:**

Design:

- (g) The extent to which that portion of the building or site which fronts a road or public space:
  - (i) Provides for passive surveillance of the street from habitable rooms at ground and upper floor levels.
  - (ii) Avoids the use of impermeable screens or fencing that obstruct visual connections.
  - (iii) Avoids unrelieved and blank façades.
  - (iv) Creates visual interest through the use of cladding materials, colour and articulation of the façade.
  - (v) Utilises soft or hard landscape elements to contribute positively to streetscape amenity.

<p>(vi) Minimises vehicle garaging/parking or manoeuvring areas.</p> <p>(vii) Service courts are screened or obscured.</p> <p><u>On-site amenity:</u></p> <p>(h) The extent to which the design:</p> <p>(i) Maximises opportunities for accessibility, privacy between units, access to daylight and shelter, including outdoor living spaces.</p> <p>(ii) Incorporates measures that may be required to mitigate the potential for reverse sensitivity effects.</p> <p>(iii) Maximises opportunities for passive solar gain within units.</p> <p><u>Infrastructure:</u></p> <p>(i) The extent to which the design can be efficiently serviced with 3 waters infrastructure.</p> <p><u>Natural hazards:</u></p> <p>(j) The extent to which the design avoids or mitigates effects arising from the presence of natural hazards.</p> <p><u>Staging:</u></p> <p>(k) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner.</p>	
<b>COMZ-R18</b>	Commercial activities within in the Motorway service centre specific control
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on amenity of the locality;</p> <p>(b) Landscaping;</p> <p>(c) Design and layout;</p> <p>(d) Effects on efficiency and safety of the land transport network, including the Waikato Expressway;</p> <p>(e) Access design; and</p> <p>(f) Potential reverse sensitivity effects.</p>	<p><b>(2) Activity status: NC</b></p> <p><b>Where:</b></p> <p>(a) Any other activity within the Motorway service centre specific control area.</p> <p>Advice note: The other land-use activities listed within the COMZ – Commercial zone do not apply to the Motorway service centre specific control area, however the land-use effects and land-use standards do apply.</p>
<b>COMZ-R19</b>	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
<b>(1) Activity status: DIS</b>	
<b>COMZ-R20</b>	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
<b>(1) Activity status: NC</b>	

<b>COMZ-R21</b>	Any change of use of an existing building to a sensitive land use within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>COMZ-R22</b>	The establishment of any new sensitive land use within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>COMZ-R23</b>	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, <i>Pseudomonas syringae</i> pv. <i>Actinidiae</i> (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>COMZ-R24</b>	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).
<b>(I) Activity status: PR</b>	

*Land use – effects*

<b>COMZ-S1</b>	Servicing and hours of operation
<b>(I) Activity status: PER</b> <b>Where:</b> (a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity on a site adjoining the GRZ - General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone must only occur between 6.00am and 8.00pm.	
<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on amenity values on adjoining sites within the GRZ - General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone; (b) Timing, duration and frequency of adverse effects; (c) Location of activity in relation to zone boundary; (d) Location of activity in relation to residential units on adjoining sites; (e) The means to avoid, remedy or mitigate adverse effects on adjoining sites.	
<b>COMZ-S2</b>	Onsite parking areas – landscaping
<b>(I) Activity status: PER</b> <b>Where:</b> (a) Onsite car parking area for 5 or more parking spaces located adjoining a road, must comply with the following standards: (i) The car parking area must be separated from the road by a 1.5m wide planting strip, with the exception of vehicle access points; and (ii) Plants within the planting and pedestrian strip must be maintained to a height no greater than 1m.	
<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Design and location of the parking area and landscaping strip; and (b) Effects on streetscape amenity.	
<b>COMZ-S3</b>	Outdoor storage

<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Outdoor storage of goods or materials must comply with all of the following standards: <ul style="list-style-type: none"> <li>(i) Be associated with the activity operating from the site;</li> <li>(ii) Not encroach on parking or loading areas;</li> <li>(iii) Standards COMZ-S4 Height and COMZ-S7 Height in relation to boundary; and</li> <li>(iv) Be fully screened from view by a close boarded fence or solid fence or wall to a height of 1.8m fencing or landscaping from any: <ul style="list-style-type: none"> <li>(1) Public road;</li> <li>(2) Public reserve; and</li> <li>(3) Adjoining site in another zone.</li> </ul> </li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Visual amenity;</li> <li>(b) Effects on loading and parking areas;</li> <li>(c) Size and location of storage area; and</li> <li>(d) Measures to mitigate adverse effects.</li> </ul>
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*Land use – building*

COMZ-S4	Building height
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 12m;</li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 14m measured from the natural ground level immediately below the structure;</li> <li>(c) The maximum height of hose drying towers associated with emergency service facilities measured from the natural ground level immediately below that part of the structure must not exceed 15m.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building</li> <li>(c) Extent of shading on an adjoining site; and</li> <li>(d) Privacy on adjoining sites.</li> </ul>
COMZ-S5	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building or structure must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins the: <ul style="list-style-type: none"> <li>(i) GRZ – General residential zone;</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building;</li> <li>(c) Level of shading on any other adjoining sites;</li> <li>(d) Privacy on other sites; and</li> </ul>

<ul style="list-style-type: none"> <li>(ii) MRZ – Medium density residential zone;</li> <li>(iii) LLRZ – Large lot residential zone;</li> <li>(iv) SETZ – Settlement zone;</li> <li>(v) RLZ – Rural lifestyle zone; or</li> <li>(vi) OSZ – Open space zone.</li> </ul>	<p>(e) Amenity values of the locality.</p>
<b>COMZ-S6</b>	Building setbacks – zone boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building must be set back a minimum of at least: <ul style="list-style-type: none"> <li>(i) 3.0 m from rear and side boundaries adjoining any: <ul style="list-style-type: none"> <li>(1) GRZ – General residential zone;</li> <li>(2) MRZ – Medium density residential zone;</li> <li>(3) LLRZ – Large lot residential zone;</li> <li>(4) SETZ - Settlement zone;</li> <li>(5) RLZ – Rural lifestyle zone; or</li> <li>(6) OSZ – Open space zone.</li> </ul> </li> <li>(ii) 1.5m from rear and side boundaries adjoining any: <ul style="list-style-type: none"> <li>(1) GRUZ – General rural zone;</li> <li>(2) GIZ – General industrial zone; or</li> <li>(3) HIZ – Heavy industrial zone.</li> </ul> </li> <li>(iii) 15m from SH23 for any site between Greenslade Road and Hills Road, Raglan.</li> </ul> </li> <li>(b) COMZ-S6(1)(a) does not apply to a structure which is not a building.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height, design and location of the building relative to the boundary;</li> <li>(b) Impacts on the privacy for adjoining site(s);</li> <li>(c) Impacts on amenity values, including main living areas, outdoor living space of adjoining site(s); and</li> <li>(d) Landscaping and/or screening.</li> </ul>
<b>COMZ-S7</b>	Building setback – waterbodies
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building that is set back a minimum of: <ul style="list-style-type: none"> <li>(i) 27.5m from the margin of any lake;</li> <li>(ii) 27.5m from the margin of any wetland;</li> <li>(iii) 27.5 from the bank of any river (other than the Waikato River and Waipa River);</li> <li>(iv) 32.5m from the margin of either the Waikato River and the Waipa River;</li> <li>(v) 27.5m from mean high water springs;</li> <li>(vi) 10m from any artificial wetland;</li> </ul> </li> <li>(b) A public amenity of up to 25m<sup>2</sup> or pump shed (private or public) within any building setback identified in Standard COMZ-S7(1)(a);</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</li> <li>(b) Adequacy of erosion and sediment control measures;</li> <li>(c) The functional or operational need for the building to be located close to the waterbody;</li> <li>(d) Effects on public access to the waterbody;</li> <li>(e) Effects on the amenity of the locality; and</li> <li>(f) Effects on natural character values.</li> </ul>



(c) COMZ-S7(1)(a) does not apply to a structure which is not a building.	
<b>COMZ-S8</b>	Horotiu acoustic area
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) Construction, addition to or alteration of a building for a noise-sensitive activity within the Horotiu Acoustic Area must be designed and constructed to achieve the internal design sound level specified in APPI – Acoustic insulation, Table 22 – Internal design sound levels</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) On-site amenity values;</li> <li>(b) Noise levels received at the notional boundary of the residential unit;</li> <li>(c) Timing and duration of noise received at the notional boundary of the residential unit;</li> <li>(d) Potential for reverse sensitivity effects.</li> </ul>
<b>COMZ-S9</b>	Residential units
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) One residential unit on the Record of Title must comply with all of the following standards: <ul style="list-style-type: none"> <li>(i) The residential unit must not be located at ground level;</li> <li>(ii) The residential unit is designed and constructed to achieve the internal design sound levels specified in APPI – Acoustic insulation, Table 22 – Internal design sound levels.</li> </ul> </li> <li>(b) Standard COMZ-S9(1)(a) does not apply to multi-unit development (refer to Rule COMZ-R17 (Multi-unit development)).</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>COMZ-S10</b>	Outdoor living space
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) An outdoor living space must be provided for each residential unit that meets all of the following standards: <ul style="list-style-type: none"> <li>(i) It is for the exclusive use of the occupants of the residential unit;</li> <li>(ii) It is readily accessible from a living area of the residential unit; and</li> <li>(iii) It is located on a balcony containing at least 15m<sup>2</sup> and a circle with a diameter of at least 2.4m.</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Design and location of the building;</li> <li>(b) Provision of outdoor living including access to daylight and open space and the useability and accessibility of the outdoor living space proposed;</li> <li>(c) Privacy on adjoining sites;</li> <li>(d) The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.</li> </ul>

## TCZ – Town centre zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The TCZ – Town centre zone provides for a range of commercial, community, recreational and residential activities.

### Objectives

TCZ-O1 Economic growth of industry.

Commercial activity is focussed within a differentiation of commercial zones (comprising the TCZ – Town centre zone, LCZ – Local centre zone, COMZ – Commercial zone, and the BTZ – Business Tamahere zone.

TCZ-O2 Town centre zone character.

- (1) The commercial and mixed use character of Raglan, Huntly, Ngāruawaahia, Te Kauwhata, Pokeno and Tuakau town centres is maintained and enhanced.
- (2) The zone is promoted as a community focal point.
- (3) Development of town centres is designed in a functional and attractive manner serving the needs of the community.

TCZ-O3 Town centre zone amenity.

The amenity values of residential activities within, and activities in, adjoining zones are protected from the adverse effects of developments and activities in the zone.

### Policies

TCZ-P1 Commercial function and purpose.

- (1) Commercial activity develops in a way that ensures the town centre within each town is maintained as the primary focal point for retail, administration, commercial services and civic functions.

TCZ-P2 Commercial purpose.

- (1) The role of the zone in Raglan, Huntly, Ngāruawaahia, Te Kauwhata, Pokeno and Tuakau is strengthened by ensuring that:
  - (a) They are recognised and maintained as the primary retail, administration, commercial service and civic centre for each town; and
  - (b) The scale of commercial activities supports their continued viability as the primary retail, administration and commercial service centre for each town; and
  - (c) Enhances their vitality and amenity while providing for a range of commercial and community activities and facilities.

- TCZ-P3      Employment opportunities.
- Commercial development within the zone increases employment opportunities within the district.
- TCZ-P4      Retail.
- (1)      Locate small scale retail activities within the TCZ – Town centre zone and LCZ – Local centre zone and discourage large scale activities with the exception of supermarkets from establishing within the TCZ – Town centre zone.
- (2)      Locate large scale retail and commercial activities within the COMZ – Commercial zone.
- TCZ-P5      Residential upper floors.
- (1)      Maintain the commercial viability of the zone while:
- (a)      Providing for mixed use developments, ensuring residential activities are preferably located above ground floor; and
- (b)      Avoiding residential activity located at ground level, where it could undermine commercial activity and frontage.
- TCZ-P6      Town centre zone built form.
- (1)      The scale and form of new development in the zone is to:
- (a)      Provide for a safe, accessible, compact and attractive town centre environment;
- (b)      Facilitate the integration of retail shopping, administration and commercial services, residential, civic and community activities;
- (c)      Reflect the role and character of the town centre;
- (d)      Increase the prominence of buildings on street corners;
- (e)      Maintain a low rise built form and small scale, pedestrian focussed retail activities; and
- (f)      Manage adverse effects on the surrounding environment, particularly at the interface with residential areas.
- TCZ-P7      Huntly town centre.
- (1)      Development maintains and enhances the role of the Huntly town centre by:
- (a)      Maintaining wide footpaths and high quality public space, prioritising and providing for pedestrian movement and safety;
- (b)      Maintaining a pedestrian focus by discouraging vehicle access across footpaths; and
- (c)      Providing for a building scale appropriate to the town centre.
- TCZ-P8      Ngaaruawaahia town centre.
- (1)      Development maintains and enhances the role of the Ngaaruawaahia town centre by:
- (a)      Maintaining wide footpaths, prioritising and providing for pedestrian movement and safety;

- (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
- (c) Promoting improved pedestrian and cycle linkages with Te Awa River ride, Ngaaruawaahia swimming pool and the town centre; and
- (d) Providing for an appropriate building scale with narrow frontages

TCZ-P9 Te Kauwhata town centre.

(I) Development maintains and enhances the role of the Te Kauwhata town centre by:

- (a) Maintaining wide footpaths, prioritising and providing for pedestrian movement and safety;
- (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
- (c) Providing for an appropriate building scale with narrow frontages; and
- (d) Protecting and enhancing the character of existing buildings through new built form.

TCZ-P10 Pokeno town centre.

(I) Development maintains and enhances the role of the Pokeno town centre by:

- (a) Maintaining wide footpaths, prioritising and providing for pedestrian movement and safety;
- (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
- (c) Providing for an appropriate building scale with narrow frontages; and
- (d) Protecting and enhancing the character of existing buildings through new built form.

TCZ-P11 Tuakau town centre.

(I) Development maintains and enhances the role of the Tuakau town centre by:

- (a) Maintaining wide open streets, with wide pedestrian footpaths;
- (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths; and
- (c) Providing for an appropriate building scale with narrow frontages.

TCZ-P12 Pedestrian frontages: active street frontages.

(I) Provide for active street frontages in the design or redesign of buildings, and avoid car parking and accessways on sites within the pedestrian frontage area of the zone to enable the maintenance of:

- (a) Passive surveillance;
- (b) Continuous verandahs;
- (c) Display windows and building façades;
- (d) Pedestrian safety; and
- (e) Buildings located up to the street boundary.

TCZ-PI3 Corner buildings.

(I) Ensure buildings within zone positively reinforce corner locations through:

- (a) Building design;
- (b) The position of the building on the site;
- (c) Architectural details; and
- (d) Having prominent building entrances.

TCZ-PI4 Landscaping.

(I) Within the zone and outside of the pedestrian frontage areas, ensure that landscaping contributes to the adjacent streetscape.

TCZ-PI5 Height.

(I) Ensure the height of new buildings is complementary to, and promotes, the existing character of the business town centre within each town.

TCZ-PI6 New buildings

(I) New buildings within the zone:

- (a) Respond to the specific site characteristics and wider street and town context;
- (b) Promote architectural form, building features and placement;
- (c) The design of buildings contributes to vibrancy, character and commercial viability of the town centre;
- (d) Provide landscape and open space design that responds to the characteristics and qualities of the area;
- (e) Minimise visual and amenity impacts of accessways and parking facilities; and
- (f) Maximise pedestrian access and safety.

TCZ-PI7 Reverse sensitivity.

Development within the zone is acoustically insulated to mitigate the adverse effects of noise.

TCZ-PI8 Adjoining site amenity.

(I) Maintain amenity of adjoining GRZ – General residential zone, MRZ – Medium density residential zone or OSZ – Open space zone by:

- (a) Requiring buildings within the zone to be set back from boundaries adjoining GRZ – General residential, MRZ – Medium density residential and OSZ – Open space zoned land; and
- (b) The progressive reduction in the height of buildings in the zone, the closer they are located to boundaries adjoining GRZ – General residential, MRZ – Medium density residential and OSZ – Open space zoned land.

# TCZ-PI9 Outdoor storage.

The adverse visual effects of outdoor storage in the zone are mitigated through appropriate location, screening or landscaping.

# TCZ-P20 Objectionable odour.

Within the zone ensure that the adverse effects of objectionable odour from activities do not detract from the amenity of other sites.

## Rules

### Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>TCZ-R1</b>	Commercial activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>TCZ-R2</b>	Residential activity, unless specified below  This includes occupation of a single residential unit for short term rental.
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) Located above ground floor level; and</li> <li>(b) The entrance lobby, stairwell or lift may be located on the ground floor level</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Streetscape effects;</li> <li>(b) The extent to which the residential activity effects the primary purpose of the zone to provide for retail, administration, civic and commercial activities.</li> </ul>
<b>TCZ-R3</b>	Supermarket
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>TCZ-R4</b>	Visitor accommodation
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>TCZ-R5</b>	Community facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) Excluding a cemetery.</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>TCZ-R6</b>	Health facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b>	<b>(2) Activity status where compliance not achieved: DIS</b>

(a) Excluding a hospital.		
<b>TCZ-R7</b>	Office	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Located above ground floor level within the Verandah Line notation on the planning maps.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Streetscape effects including ways in which to activate visual connection and interest between pedestrians and the office; and (b) Extent of glazing and length of frontage of the office to the street.
<b>TCZ-R8</b>	Public transport facility	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>TCZ-R9</b>	Community corrections activity	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>TCZ-R10</b>	Construction or alteration of a building for a sensitive land use	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
<b>TCZ-R11</b>	Demolition of, or alteration or addition to, a building or structure	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>TCZ-R12</b>	A multi-unit development	
<b>(1) Activity status: RDIS</b> <b>Activity-specific standards:</b>		<b>(2) Activity status where compliance not achieved: DIS</b>





<ul style="list-style-type: none"> <li>(i) Provides for passive surveillance of the street from habitable rooms at ground and upper floor levels.</li> <li>(ii) Avoids the use of impermeable screens or fencing that obstruct visual connections.</li> <li>(iii) Avoids unrelieved and blank façades.</li> <li>(iv) Creates visual interest through the use of cladding materials, colour and articulation of the façade.</li> <li>(v) Utilises soft or hard landscape elements to contribute positively to streetscape amenity.</li> <li>(vi) Minimises vehicle garaging/parking or manoeuvring areas.</li> <li>(vii) Service courts are screened or obscured.</li> </ul> <p><u>On-site amenity:</u></p> <ul style="list-style-type: none"> <li>(h) The extent to which the design: <ul style="list-style-type: none"> <li>(i) Maximises opportunities for accessibility, privacy between units, access to daylight and shelter, including outdoor living spaces.</li> <li>(ii) Incorporates measures that may be required to mitigate the potential for reverse sensitivity effects.</li> <li>(iii) Maximises opportunities for passive solar gain within units.</li> </ul> </li> </ul> <p><u>Infrastructure:</u></p> <ul style="list-style-type: none"> <li>(i) The extent to which the design can be efficiently serviced with 3 waters infrastructure.</li> </ul> <p><u>Natural hazards:</u></p> <ul style="list-style-type: none"> <li>(j) The extent to which the design avoids or mitigates effects arising from the presence of natural hazards.</li> </ul> <p><u>Staging:</u></p> <ul style="list-style-type: none"> <li>(k) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner.</li> </ul>	
<b>TCZ-RI3</b>	Construction of any new building
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The construction of any new building that meets all of the following conditions standards: <ul style="list-style-type: none"> <li>(i) Land use – effects;</li> <li>(ii) Land use – building except;</li> </ul> </li> <li>(1) TCZ-S10 (Residential units) does not apply;</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(2) TCZ-S11 (Outdoor living space) does not apply.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) The extent to which the building is consistent with the following matters:</p> <p>(i) A site and contextual analysis;</p> <p>(ii) A connectivity and movement network analysis;</p> <p>(iii) A neighbourhood character assessment; and</p> <p>(iv) Design illustrating how the building will promote character elements</p>	
<b>TCZ-R14</b>	Educational facility
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The extent to which it is necessary to locate the activity with the TCZ – Town Centre Zone;</p> <p>(b) Reverse sensitivity effects of adjacent activities;</p> <p>(c) The extent to which the activity may adversely impact on the transport network;</p> <p>(d) The extent to which the activity may adversely impact on the streetscape; and</p> <p>(e) The effects of noise.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>TCZ-R15</b>	Emergency service facilities
<b>Activity status: DIS</b>	
<b>TCZ-R16</b>	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
<b>Activity status: DIS</b>	
<b>TCZ-R17</b>	Construction of a building located on an indicative road
<b>Activity status: NC</b>	
<b>TCZ-R18</b>	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).
<b>Activity status: PR</b>	

#### Land use – effects

<b>TCZ-S1</b>	Servicing and hours of operation
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p>

<p>(a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity on a site adjoining the GRZ - General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone must only occur between 6.00am and 8.00pm.</p>	<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values on adjoining sites within the GRZ - General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone;</li> <li>(b) Timing, duration and frequency of adverse effects;</li> <li>(c) Location of activity in relation to zone boundary;</li> <li>(d) Location of activity in relation to residential units on adjoining sites;</li> <li>(e) The means to avoid, remedy or mitigate adverse effects on adjoining sites.</li> </ul>
<b>TCZ-S2</b>	Outdoor storage
<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Outdoor storage of goods or materials must comply with all of the following standards: <ul style="list-style-type: none"> <li>(i) Be associated with the activity operating from the site;</li> <li>(ii) Not encroach on parking or loading areas;</li> <li>(iii) Standards TCZ-S3 Height and TCZ-S4 Height in relation to boundary; and</li> <li>(iv) Be fully screened from view by a close boarded fence or solid fence or wall to a height of 1.8m fencing or landscaping from any: <ul style="list-style-type: none"> <li>(1) Public road;</li> <li>(2) Public reserve; and</li> <li>(3) Adjoining site in another zone.</li> </ul> </li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Visual amenity;</li> <li>(b) Effects on loading and parking areas;</li> <li>(c) Size and location of storage area; and</li> <li>(d) Measures to mitigate adverse effects.</li> </ul>

*Land use – building*

<b>TCZ-S3</b>	Building height
<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 12;</li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 14m measured from the natural ground level immediately below the structure;</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building</li> <li>(c) Extent of shading on an adjoining site; and</li> <li>(d) Privacy on adjoining sites.</li> </ul>

(c) The maximum height of hose drying towers associated with emergency service facilities measured from the natural ground level immediately below that part of the structure must not exceed 15m.	
<b>TCZ-S4</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building or structure must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins the:</p> <p>(i) GRZ – General residential zone;</p> <p>(ii) MRZ – Medium density residential zone;</p> <p>(iii) LLRZ – Large lot residential zone;</p> <p>(iv) SETZ – Settlement zone;</p> <p>(v) RLZ – Rural lifestyle zone; or</p> <p>(vi) OSZ – Open space zone.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Level of shading on any other sites adjoining site;</p> <p>(d) Privacy on other site; and</p> <p>(e) Amenity values of the locality.</p>
<b>TCZ-S5</b>	Gross leasable floor area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Every individual tenancy (excluding supermarkets) must have a gross leasable floor area of no more than 350m<sup>2</sup></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>TCZ-S6</b>	Display windows and building façades
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any new building façade adjoining a road boundary, or alteration of an existing building façade, adjoining a road boundary must comply with the following standards:</p> <p>(i) Not be set back from the road boundary at ground floor level; and</p> <p>(ii) Provide display windows comprising at least 50% of the building façade at ground floor level.</p> <p>(b) Standard TCZ-S6(1)(a) does not apply to the entrance lobby, stairwell or lift located at ground floor level that services an above ground level multi-unit development.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Design and location of the building having regard to the operational and functional requirements of the activity to be accommodated</p> <p>(b) Extent to which the activity achieves the intent of the control by other means, to enable passive surveillance and promote pedestrian safety</p> <p>(c) Effects on amenity values and town centre character.</p>
<b>TCZ-S7</b>	Verandahs
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p>

<p>(a) Any new building, or alteration to the frontage of an existing building, on land with a verandah line identified on the planning maps, must be provided with a verandah that complies with the following standards:</p> <ul style="list-style-type: none"> <li>(i) Is attached to the façade of the building;</li> <li>(ii) Has a height above the footpath of at least 2.5m but not more than 3.5m;</li> <li>(iii) Has a minimum width of 3m;</li> <li>(iv) The outer edge of the verandah is set back 0.5m from the kerb;</li> <li>(v) It is attached to any verandahs on adjoining buildings, so as to provide continuous pedestrian shelter;</li> <li>(vi) It is cantilevered from the building.</li> </ul> <p>(b) Standard TCZ-S7(1)(a) does not apply to a building included in SCHED I – Historic heritage items.</p>	<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The effects on the amenity of the streetscape, including providing continuous pedestrian shelter and town centre character;</li> <li>(b) The character and layout of the building;</li> <li>(c) The nature, design and location of the verandah; and</li> <li>(d) The functional requirements of the activities that the buildings are intended to accommodate.</li> </ul>
<b>TCZ-S8</b>	Building setbacks – zone boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building must be set back a minimum of at least: <ul style="list-style-type: none"> <li>(i) 3m from rear and side boundaries adjoining any: <ul style="list-style-type: none"> <li>(1) GRZ – General residential zone;</li> <li>(2) MRZ – Medium density residential zone;</li> <li>(3) RLZ – Rural lifestyle zone;</li> <li>(4) LLRZ – Large lot residential zone;</li> <li>(5) SETZ - Settlement zone; or</li> <li>(6) OSZ – Open space zone.</li> </ul> </li> <li>(ii) 1.5m from rear and side boundaries adjoining any: <ul style="list-style-type: none"> <li>(1) GRUZ – General rural zone;</li> <li>(2) GIZ – General industrial zone; or</li> <li>(3) HIZ – Heavy industrial zone.</li> </ul> </li> </ul> </li> <li>(b) TCZ-S8(1)(a) does not apply to a structure which is not a building.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height, design and location of the building relative to the boundary;</li> <li>(b) Impacts on the privacy for adjoining site(s);</li> <li>(c) Impacts on amenity values, including main living areas, outdoor living space of adjoining site(s); and</li> <li>(d) Landscaping and/or screening.</li> </ul>
<b>TCZ-S9</b>	Building setback – waterbodies
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 27.5m from the margin of any lake;</li> <li>(ii) 27.5m from the margin of any wetland;</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</li> </ul>

<ul style="list-style-type: none"> <li>(iii) 27.5m from the bank of any river (other than the Waikato River and Waipa River);</li> <li>(iv) 32.5m from the margin of either the Waikato River and the Waipa River;</li> <li>(v) 27.5m from mean high water springs;</li> <li>(vi) 10m from any artificial wetland;</li> <li>(b) A public amenity of up to 25m<sup>2</sup> or pump shed (private or public) within any building setback identified in Standard TCZ-S9(1)(a);</li> <li>(c) TCZ-S9(1)(a) does not apply to a structure which is not a building.</li> </ul>	<ul style="list-style-type: none"> <li>(b) Adequacy of erosion and sediment control measures;</li> <li>(c) The functional or operational need for the building to be located close to the waterbody;</li> <li>(d) Effects on public access to the waterbody;</li> <li>(e) Effects on the amenity of the locality; and</li> <li>(f) Effects on natural character values.</li> </ul>
<b>TCZ-S10</b>	Residential units
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) One residential unit on the Record of Title;</li> <li>(b) The residential unit must comply with all of the following standards: <ul style="list-style-type: none"> <li>(i) The residential unit must not be located at ground level;</li> <li>(ii) The entrance lobby, stairwell or lift may be located on the ground floor level;</li> <li>(iii) The residential unit must achieve the internal design sound levels specified achieve the internal design sound levels specified in APPI – Acoustic insulation, Table 25 – Internal sound levels.</li> </ul> </li> <li>(c) Standard TCZ-S10(1) does not apply to multi-unit development (refer to Rule TCZ-R12 (Multi-unit development)).</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>TCZ-S11</b>	Outdoor living space
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) An outdoor living space must be provided for each residential unit that meets all of the following standards: <ul style="list-style-type: none"> <li>(i) It is for the exclusive use of the occupants of the residential unit;</li> <li>(ii) It is readily accessible from a living area of the residential unit; and</li> <li>(iii) It is located on a balcony containing at least 15m<sup>2</sup> and a circle with a diameter of at least 2.4m.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Design and location of the building;</li> <li>(b) Provision of outdoor living including access to daylight and open space and the useability and accessibility of the outdoor living space proposed;</li> <li>(c) Privacy on adjoining sites;</li> <li>(d) The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.</li> </ul>

## GIZ – General industrial zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The GIZ – General industrial zone contains areas used predominantly for a range of industrial activities, other than Heavy Industrial Activities, but also other compatible activities.

### Objectives

GIZ-O1 Economic growth of industry.

The existing and future growth of the district's industry is supported and strengthened.

### Policies

GIZ-P1 Provide industrial zones with different functions.

(1) Provide for the operation and growth of a variety of industrial activities in two industrial zones as follows:

- (a) A HIZ – Heavy industrial zone that caters for those industrial and other compatible activities that may have significant adverse effects beyond the boundary of the zone, and where adverse effects of those activities is avoided, remedied or mitigated; and
- (b) A GIZ – General industrial zone that caters for those industrial and other compatible activities, where the significant adverse effects of those activities are confined to locations within the zone, and where the adverse effects of those activities are avoided, remedied or mitigated.

GIZ-P2 Maintain sufficient industrial land.

- (1) Maintain a sufficient supply of industrially zoned land to meet reasonably foreseeable future demand for industrial land.
- (2) Utilise industrial land primarily for industrial purposes so as to preserve the functionality of industrially zoned land.
- (3) Protect industrial activities, and in particular heavy industrial activities, from reverse sensitivity effects associated with activities in non-industrial zones.

GIZ-P3 Management of environmental effects in the zone.

- (1) Avoid significant adverse effects of activities in the zone on the environment of other immediately adjacent zones.
- (2) (b) Avoid, remedy or mitigate other environmental effects of activities in the zone to the extent necessary to:
  - (a) Maintain the functionality of the zone; and
  - (b) Maintain the functionality of adjacent zones.

GIZ-P4 Support of regionally significant industry.

Support the operation and growth of the district's regionally significant industries.

## Rules

### Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>GIZ-R1</b>	Industrial activity
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>GIZ-R2</b>	Trade and industry training activity
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>GIZ-R3</b>	Truck stop for refuelling
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>GIZ-R4</b>	Office ancillary to an industrial activity
(1) Activity status: <b>PER</b> Activity-specific standards: (a) Less than 100m <sup>2</sup> gross floor area; or (b) Does not exceed 30% gross floor area of all buildings on the site.	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>GIZ-R5</b>	Food outlet
(1) Activity status: <b>PER</b> Activity-specific standards: (a) Less than 200m <sup>2</sup> gross floor area.	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>GIZ-R6</b>	Ancillary retail
(1) Activity status: <b>PER</b> Activity-specific standards: (a) Does not exceed 10% gross floor area of all buildings on the site.	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>GIZ-R7</b>	Hire centre
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>GIZ-R8</b>	Wholesale
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>GIZ-R9</b>	Trade supply outlet



(1) Activity status: <b>PER</b> Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
<b>GIZ-RI 0</b>	Transport depot	
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
<b>GIZ-RI 1</b>	Garden centre	
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
<b>GIZ-RI 2</b>	Retailing of agricultural and industrial motor vehicles and machinery	
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
<b>GIZ-RI 3</b>	Ancillary activity	
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
<b>GIZ-RI 4</b>	Construction or demolition of, or alteration or addition to, a building or structure	
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
<b>GIZ-RI 5</b>	Community corrections activity	
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
<b>GIZ-RI 6</b>	Service station	
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
<b>GIZ-RI 7</b>	Caretaker's or security person's residential unit	
(1) Activity status: <b>PER</b> Activity-specific standards: (a) Is located within an industrial building; (b) Does not exceed 70m <sup>2</sup> gross floor area; and (c) Accommodates no more than two people.		(2) Activity status where compliance not achieved: <b>DIS</b>
<b>GIZ-RI 8</b>	Buildings, structures and sensitive land use within the National Grid Yard in all other zones as of 18 July 2018	
(1) Activity status: <b>PER</b> Activity-specific standards: (a) Within National Grid Yard: (i) Building alterations and additions to an existing building or structure that		(2) Activity status where compliance not achieved: <b>NC</b>

<p>does not involve an increase in the building height or footprint; or</p> <p>(ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or</p> <p>(iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or</p> <p>(iv) Non-habitable horticultural buildings; or</p> <p>(v) Artificial crop protection and support structures (excluding commercial greenhouses and <i>Pseudomonas syringae</i> pv. <i>Actinidiae</i> (Psa) disease control structures);</p> <p>(vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</p> <p>(vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule GIZ-R18(1)(a) must:</p> <p>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</p> <p>(ii) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(1) A building or structure where Transpower has given written</p>	
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<p>approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(2) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(3) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p>	
<b>GIZ-R19</b>	Construction or alteration of a building for a sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>

(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.	
<b>GIZ-R20</b>	Construction or demolition of, or alteration or addition to, a building or structure
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>GIZ-R21</b>	A waste management facility
(1) Activity status: <b>DIS</b>	
<b>GIZ-R22</b>	Hazardous waste storage, processing or disposal
Activity status: <b>DIS</b>	
<b>GIZ-R23</b>	Quarrying activities
(1) Activity status: <b>DIS</b>	
<b>GIZ-R24</b>	An office not provided for by Rule GIZ-R4(1)
(1) Activity status: <b>DIS</b>	
<b>GIZ-R25</b>	A retail activity not provided for by GIZ-R6(1)
(1) Activity status: <b>DIS</b>	
<b>GIZ-R26</b>	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
(1) Activity status: <b>DIS</b>	
<b>GIZ-R27</b>	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
(1) Activity status: <b>NC</b>	
<b>GIZ-R28</b>	Any change of use of an existing building to a sensitive land use within the National Grid Yard
(1) Activity status: <b>NC</b>	
<b>GIZ-R29</b>	The establishment of any new sensitive land use within the National Grid Yard
(1) Activity status: <b>NC</b>	
<b>GIZ-R30</b>	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
(1) Activity status: <b>NC</b>	
<b>GIZ-R31</b>	A noise-sensitive activity, except as provided for by Rule GIZ-R17
(1) Activity status: <b>NC</b>	
<b>GIZ-R32</b>	A sensitive land use, except as provided for by Rule GIZ-R17
(1) Activity status: <b>NC</b>	

#### Land use – effects

<b>GIZ-S1</b>	Landscape planting
(1) Activity status: <b>PER</b> Where:	(2) Activity status where compliance not achieved: <b>RDIS</b>

<p>(a) Any building or land use activity on a record of title that has a side and/or rear boundary adjoining any GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone, RLZ – Rural lifestyle zone or OSZ – Open space zone that is landscaped to the following minimum standards:</p> <p>(i) A 3m depth measured from the side and/or rear boundary; and</p> <p>(ii) Comprises a mixture of shrubs and trees planted a maximum of 1.5m metres apart.</p>	<p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Type, density and scale of landscape plantings; and</p> <p>(b) The extent to which the amenity of the adjoining GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone, RLZ – Rural lifestyle zone or OSZ – Open space zone is maintained.</p>
<b>GIZ-S2</b>	Landscape planting
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building or land use activity on a record of title that contains, or adjoins, a river or a permanent stream that is landscaped to the following minimum standards:</p> <p>(i) A 4m depth measured from the bank and extending across the entire length of the water body; and</p> <p>(ii) Comprises mixed indigenous vegetation planted a maximum of 1.5m apart.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Type, density and scale of indigenous vegetation; and</p> <p>(b) The extent to which the natural character and cultural values of a river or stream are maintained.</p>
<b>PREC7-SI</b>	Land use activities within PREC7 – Huntly North precinct
<p><b>(3) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any land use activity where it is on a site that:</p> <p>(i) Was created by a subdivision consent decision that had regard to a stop bank breach assessment; and</p> <p>(ii) The stop bank breach assessment assessed risk to the site and future development on the site; and</p> <p>(iii) All flood hazard mitigation measures recommended in the stop bank breach assessment are in place.</p>	<p><b>(4) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The avoidance and mitigation of flooding hazards; and</p> <p>(b) Preparation of, and responses to recommendations in, a stop bank breach assessment.</p>

*Land use – building*

<b>GIZ-S3</b>	Building height
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building measured from the natural ground level immediately below that part</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p>

<p>of the structure that does not exceed a height of:</p> <ul style="list-style-type: none"> <li>(i) 15m; or</li> <li>(ii) 18m if located on Whangarata and Bollard Road in Tuakau; or</li> <li>(iii) 10m if located on Tregoweth Lane and within 50m of the GRZ – General residential zone in Huntly.</li> </ul> <p>(b) Chimneys not exceeding 1m in width and finials measured from the natural ground level immediately below the structure shall not exceed that do not exceed a height of</p> <ul style="list-style-type: none"> <li>(i) 17m; or</li> <li>(ii) 20m if located on Whangarata and Bollard Road in Tuakau; or</li> <li>(iii) 12m if located on Tregoweth Lane and within 50m of the GRZ – General residential zone in Huntly.</li> </ul>	<p>(a) Effects on the amenity of neighbouring properties.</p>
<b>GIZ-S4</b>	Building height in an Outstanding Natural Feature or Outstanding Natural Landscape
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building measured from the natural ground level immediately below that part of the structure that does not exceed a height of 5m in an Outstanding Natural Feature or Outstanding Natural Landscape.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The extent to which the aesthetic value of the identified feature or landscape is maintained</li> </ul>
<b>GIZ-S5</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building or structure that does not project beyond a 45 degree height control plane measured from a point 3m above natural ground level along the boundary of a site located outside of a HIZ – Heavy industrial zone or GIZ – General industrial zone.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effect on the amenity of neighbouring properties.</li> </ul>
<b>GIZ-S6</b>	Building setbacks – all boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building that is set back at least: <ul style="list-style-type: none"> <li>(i) 5m from a road boundary; and</li> <li>(ii) 3m from any other boundary where the site adjoins another zone, other than the HIZ – Heavy industrial zone.</li> </ul> </li> <li>(b) GIZ-S6(1)(a) does not apply to a structure which is not a building.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Effects on streetscape; and</li> <li>(c) Traffic and road safety.</li> </ul>
<b>GIZ-S7</b>	Building setback – waterbodies

<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building that is set back a minimum of: <ul style="list-style-type: none"> <li>(i) 30m from a lake margin;</li> <li>(ii) 30m from a wetland that is identified on the planning maps;</li> <li>(iii) 37m from the bank of the Waikato River;</li> <li>(iv) 10m from the bank of a river, other than the Waikato River;</li> <li>(v) 10m from the bank of a perennial or intermittent stream;</li> <li>(vi) 10m from a wetland that is not identified on the planning maps</li> </ul> </li> <li>(b) A pump shed, or a public amenity of not exceeding an area of 25m<sup>2</sup>, that is located within the building setbacks identified in Standards GIZ-S7(1)(a);</li> <li>(c) GIZ-S7(1)(a) does not apply to a structure which is not a building.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on natural character values.</li> </ul>
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## PREC6 – Horotiu industrial park precinct

*The relevant district-wide chapters and GIZ – General industrial zone provisions apply in addition to this chapter (unless specified otherwise).*

### Rules

#### Land use – activities

The land use – activity rules in the GIZ – General industrial zone do not apply to this precinct and are replaced by the land use – activity rules below. For avoidance of doubt, all other Land-use effects standards and Land-use building standards in the GIZ – General industrial zone apply to PREC6 – Horotiu industrial park precinct, except where replaced below.

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>PREC6-R1</b>	Industrial activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC6-R2</b>	Ancillary activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC6-R3</b>	Trade and industry training activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC6-R4</b>	Service station
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC6-R5</b>	An office that is ancillary to a permitted activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Does not exceed 100m <sup>2</sup> or 30% gross floor area of all buildings on the site.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the supply of industrial land within Horotiu Industrial Park; and (b) Function of the Horotiu Industrial Park as a regionally significant industrial node.
<b>PREC6-R6</b>	A retail activity that is ancillary to a permitted activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Does not exceed 10% gross floor area of all buildings on the site.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b>



		(a) Effects on the supply of industrial land within Horotiu Industrial Park; and (b) Function of the Horotiu Industrial Park as a regionally significant industrial node.
<b>PREC6-R7</b>	Food outlet	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Does not exceed 200m <sup>2</sup> gross floor area.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the supply of industrial land within Horotiu Industrial Park; and (b) Function of the Horotiu Industrial Park as a regionally significant industrial node.
<b>PREC6-R8</b>	Construction or alteration of a building for a sensitive land use	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
<b>PREC6-R9</b>	Construction or demolition of, or alteration or addition to, a building	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC6-R10</b>	Any activity that is not specifically listed as a permitted, restricted discretionary or non-complying activity	
<b>Activity status: DIS</b>		
<b>PREC6-R11</b>	A noise-sensitive activity	
<b>Activity status: NC</b>		
<b>PREC6-R12</b>	A sensitive land use	
<b>Activity status: NC</b>		

*Land use – effects*

<b>PREC-SI</b>	Landscape planting	
<b>(1) Activity status: PER</b> <b>Where:</b>		<b>(2) Activity status where compliance not achieved: RDIS</b>

<p>(a) Any building or land use activity on a record of title that fronts Horotiu Road that is landscaped along the full frontage of that road, except for access and egress points, to the following minimum standards:</p> <p>(i) A 5 metre depth measured from the road boundary; and</p> <p>(ii) Comprises mixed vegetation planted a maximum of 1.5 metres apart that achieve a 5 metre height within 5 years.</p> <p>(b) Rule GIZ-S1 does not apply.</p>	<p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Type, density and scale of landscape plantings; and</p> <p>(b) The extent to which the amenity of the General Residential Zone on Horotiu Road is maintained.</p>
<p><b>PREC-S2</b>   Landscape planting</p>	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building or land use activity on a Record of Title that contains, or adjoins, a river or a permanent stream, that is landscaped to the following minimum standards:</p> <p>(i) a 4 metre depth measured from the bank, and extending across the full length, of the water body; and</p> <p>(ii) comprises mixed indigenous vegetation planted a maximum of 1.5 metres apart.</p> <p>(b) Rule GIZ-S2 does not apply.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Type, density and scale of indigenous vegetation; and</p> <p>(b) The extent to which the natural character and cultural values of a river or stream are maintained.</p>

*Land use – building*

<p><b>PREC-S3</b>   Building height</p>	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure that is within 50 metres of Horotiu Road and does not exceed a height of 10 metres measured from the natural ground level immediately below that part of the structure.</p> <p>(b) Rule GIZ-S3 does not apply.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The extent to which visual amenity in the GRZ – General residential zone is maintained.</p>
<p><b>PREC-S4</b>   Building height</p>	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure that is 50 to 400 metres from Horotiu Road and does not exceed a height of 15 metres measured from the natural ground level immediately below that part of the structure.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The extent to which visual amenity in the GRZ – General residential zone is maintained.</p>

(b) Rule GIZ-S3 does not apply.	
<b>PREC-S5</b>	Building height
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) A building or structure that is more than 400 metres from Horotiu Road and does not exceed a height measured from the natural ground level immediately below that part of the structure of: <ul style="list-style-type: none"> <li>(i) 25 metres; and</li> <li>(ii) 5 metres over 90% of the site.</li> </ul> </li> <li>(b) Rule GIZ-S3 does not apply.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) The extent to which visual amenity in the GRZ – General residential zone is maintained.</li> </ul>
<b>PREC-S6</b>	Building setback from earth bund
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) Any building on land that contains the Horotiu Industrial Park earth bund, as shown on the planning maps, that is set back 5 metres from the toe of the bund.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Effects on the Horotiu Industrial Park earth bund.</li> </ul>
<b>PREC-S7</b>	Aerials, antennae and lighting masts
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) An aerial and support structure that does not exceed a height measured from the natural ground level immediately below that part of the structure of: <ul style="list-style-type: none"> <li>(i) 15 metres; or</li> <li>(ii) 10 metres if located within 50 metres of Horotiu Road; or</li> <li>(iii) 5 metres above the building on which the aerial is mounted, where that building exceeds a height of 20 metres.</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) The extent to which visual amenity in the GRZ – General residential zone is maintained.</li> </ul>
<b>PREC-S8</b>	Aerials, antennae and lighting masts
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) Lighting masts that are located at least 400 metres from Horotiu Road and not exceeding a height of 25 metres measured from the natural ground level immediately below that part of the structure.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) The extent to which visual amenity in the GRZ – General residential zone is maintained.</li> </ul>

## HIZ – Heavy industrial zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The HIZ – Heavy industrial zone contains areas used predominantly for industrial activities that generate potentially significant adverse effects, but also other compatible activities.

### Objectives

HIZ-O1 Economic growth of industry.

The existing and future growth of the district's industry is supported and strengthened.

### Policies

HIZ-P1 Provide industrial zones with different functions.

(1) Provide for the operation and growth of a variety of industrial activities in two industrial zones as follows:

- (a) A HIZ – Heavy industrial zone that caters for those industrial and other compatible activities that may have significant adverse effects beyond the boundary of the zone, and where adverse effects of those activities is avoided, remedied or mitigated; and
- (b) A GIZ – General industrial zone that caters for those industrial and other compatible activities, where the significant adverse effects of those activities are confined to locations within the zone, and where the adverse effects of those activities are avoided, remedied or mitigated.

HIZ-P2 Maintain sufficient industrial land.

- (1) Maintain a sufficient supply of industrially zoned land to meet reasonably foreseeable future demand for industrial land.
- (2) Utilise industrial land primarily for industrial purposes so as to preserve the functionality of industrially zoned land.
- (3) Protect industrial activities, and in particular heavy industrial activities, from reverse sensitivity effects associated with activities in non-industrial zones.

HIZ-P3 Management of environmental effects in the zone.

- (1) Avoid, remedy or mitigate the environmental effects of activities in the zone to the extent necessary to:
  - (a) Maintain the functionality of the zone; and
  - (b) Maintain the functionality of adjacent zones.

HIZ-P4 Support of regionally significant industry.

Support the operation and growth of the district's regionally significant industries.

### Rules

### Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>HIZ-R1</b>	Industrial activity
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: <b>n/a</b>
<b>HIZ-R2</b>	Trade and industry training activity
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: <b>n/a</b>
<b>HIZ-R3</b>	Truck stop for refuelling
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: <b>n/a</b>
<b>HIZ-R4</b>	Office ancillary to an industrial activity
(1) Activity status: <b>PER</b> Activity-specific standards: (a) Less than 100m <sup>2</sup> , or 30% gross floor area of all buildings on the site.	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>HIZ-R5</b>	Food outlet
(1) Activity status: <b>PER</b> Activity-specific standards: (a) Less than 200m <sup>2</sup> gross floor area.	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>HIZ-R6</b>	Ancillary retail
(1) Activity status: <b>PER</b> Activity-specific standards: (a) Does not exceed 10% gross floor area of all buildings on the site.	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>HIZ-R7</b>	Ancillary activity
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: <b>n/a</b>
<b>HIZ-R8</b>	Construction or demolition of, or alteration or addition to, a building
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: <b>n/a</b>
<b>HIZ-R9</b>	Electricity generation on the Huntly Power Station site
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: <b>n/a</b>
<b>HIZ-R10</b>	Service station
(1) Activity status: <b>PER</b> Activity-specific standards:	(2) Activity status where compliance not achieved: <b>n/a</b>

Nil.	
<b>HIZ-R11</b>	Caretaker's or security person's residential unit
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) Is located within an industrial building;</li> <li>(b) Does not exceed 70m<sup>2</sup> gross floor area; and</li> <li>(c) Accommodates no more than two people.</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>HIZ-R12</b>	Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) Within National Grid Yard: <ul style="list-style-type: none"> <li>(i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or</li> <li>(ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or</li> <li>(iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or</li> <li>(iv) Non-habitable horticultural buildings; or</li> <li>(v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures);</li> <li>(vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</li> <li>(vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: NC</b>

<p>culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule HIZ-R12(1)(a) must:</p> <p>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</p> <p>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p>	
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(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.	
<b>HIZ-R13</b>	Construction or alteration of a building for a sensitive land use
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
<b>HIZ-R14</b>	Construction or demolition of, or alteration or addition to, a building or structure
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>HIZ-R15</b>	A waste management facility
<b>Activity status: DIS</b>	
<b>HIZ-R16</b>	Storage, processing or disposal of hazardous waste
<b>Activity status: DIS</b>	
<b>HIZ-R17</b>	An extractive industry
<b>Activity status: DIS</b>	
<b>HIZ-R18</b>	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
<b>Activity status: DIS</b>	
<b>HIZ-R19</b>	Caretaker's or security person's residential unit not provided for by Rule HIZ-R11(1)
<b>Activity status: DIS</b>	
<b>HIZ-R20</b>	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
<b>(1) Activity status: NC</b>	
<b>HIZ-R21</b>	Any change of use of an existing building to a sensitive land use within the National Grid Yard
<b>(1) Activity status: NC</b>	
<b>HIZ-R22</b>	The establishment of any new sensitive land use within the National Grid Yard
<b>(1) Activity status: NC</b>	



<b>HIZ-R23</b>	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, <i>Pseudomonas syringae</i> pv. <i>Actinidiae</i> (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
<b>(1) Activity status: NC</b>	
<b>HIZ-R24</b>	A noise-sensitive activity, except as provided for by Rule HIZ-R11(1) and Rule HIZ-R11(2)
<b>(1) Activity status: NC</b>	
<b>HIZ-R25</b>	A sensitive land use, except as provided for by Rule HIZ-R11(1) and Rule HIZ-R11(2)
<b>(1) Activity status: NC</b>	
<b>HIZ-R26</b>	An office not provided for by Rule HIZ-R4(1)
<b>(1) Activity status: NC</b>	
<b>HIZ-R27</b>	A retail activity not provided for by HIZ-R6(1)
<b>(1) Activity status: NC</b>	

*Land use – effects*

<b>HIZ-S1</b>	Landscape planting	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: RDIS</b>
<b>Where:</b> <ul style="list-style-type: none"> <li>(a) Any building or land use activity on a record of title that has a side and/or rear boundary adjoining any GRZ – General residential zone, SETZ – Settlement zone, RLZ – Rural lifestyle zone or OSZ – Open space zone that is landscaped to the following minimum standards: <ul style="list-style-type: none"> <li>(i) A 3m depth measured from the side and/or rear boundary; and</li> <li>(ii) Comprises a mixture of shrubs and trees planted a maximum of 1.5m metres apart.</li> </ul> </li> </ul>		<b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Type, density and scale of landscape plantings; and</li> <li>(b) The extent to which the amenity of the adjoining GRZ – General residential zone, SETZ – Settlement zone, RLZ – Rural lifestyle zone or OSZ – Open space zone is maintained.</li> </ul>
<b>HIZ-S2</b>	Landscape planting	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: RDIS</b>
<b>Where:</b> <ul style="list-style-type: none"> <li>(a) Any building or land use activity on a record of title that contains, or adjoins a river or a permanent stream that is landscaped to the following minimum standards: <ul style="list-style-type: none"> <li>(i) A 4m depth measured from the bank and extending across the entire length of the water body; and</li> <li>(ii) Comprises mixed indigenous vegetation planted a maximum of 1.5m apart.</li> </ul> </li> </ul>		<b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Type, density and scale of indigenous vegetation; and</li> <li>(b) The extent to which the natural character and cultural values of a river or stream are maintained.</li> </ul>

*Land use – building*

<b>HIZ-S3</b>	Building height
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<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure measured from the natural ground level immediately below that part of the structure that does not exceed a height of:</p> <p>(i) 35m for 2% of the net site area; and</p> <p>(ii) 20m over the balance of the net site area.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity of neighbouring properties.</p>
<b>HIZ-S4</b>	Building height
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure on the Huntly Power Station site measured from the natural ground level immediately below that part of the structure that does not exceed a height of:</p> <p>(i) 60 metres; and</p> <p>(ii) 35 metres over 90% of the site.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity of neighbouring properties.</p>
<b>HIZ-S5</b>	Building, structure or vegetation within battlefield viewshafts
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building, structure or vegetation within a battlefield viewshaft identified on the planning maps that does not obscure views of:</p> <p>(i) the Waikato River; or</p> <p>(ii) the Whangamarino Redoubt from Meremere Paa/Redoubt.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The extent to which views within the battlefield viewshaft are maintained.</p>
<b>HIZ-S6</b>	Building height in an Outstanding Natural Feature
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building measured from the natural ground level immediately below that part of the structure that does not exceed a height of 5m in an Outstanding Natural Feature.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The extent to which the aesthetic value of the identified feature or landscape is maintained.</p>
<b>HIZ-S7</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building that does not project beyond a 45 degree height control plane measured from a point 3m above natural ground level along the boundary of a site located outside of a HIZ – Heavy industrial zone or GIZ – General industrial zone.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity of neighbouring properties.</p>
<b>HIZ-S8</b>	Building setbacks – all boundaries

<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building that is set back at least: <ul style="list-style-type: none"> <li>(i) 5m from a road boundary; and</li> <li>(ii) 3m from any other boundary where the site adjoins another zone, other than the GIZ – General industrial zone.</li> </ul> </li> <li>(b) HIZ-S8(1)(a) does not apply to a structure which is not a building.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values; and</li> <li>(b) Traffic and road safety.</li> </ul>
<p><b>HIZ-S9</b></p>	<p>Building setback – waterbodies</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building that is set back a minimum of: <ul style="list-style-type: none"> <li>(i) 30m from a lake margin;</li> <li>(ii) 30m from a wetland that is identified on the planning maps;</li> <li>(iii) 37m from the bank of the Waikato River;</li> <li>(iv) 10m from the bank of a river, other than the Waikato River;</li> <li>(v) 10m from the bank of a perennial or intermittent stream;</li> <li>(vi) 10m from a wetland that is not identified on the planning maps</li> </ul> </li> <li>(b) A pump shed, or a public amenity of not exceeding an area of 25m<sup>2</sup>, that is located within the building setbacks identified in Standards HIZ-S9(1)(a);</li> <li>(c) HIZ-S9(1)(a) does not apply to a structure which is not a building.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</li> <li>(b) Adequacy of erosion and sediment control measures;</li> <li>(c) The functional or operational need for the building to be located close to the waterbody;</li> <li>(d) Effects on public access to the waterbody;</li> <li>(e) Effects on the amenity of the locality; and</li> <li>(f) Effects on natural character values.</li> </ul>

## OSZ – Open space zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The OSZ – Open space zone provides for a range of passive and active recreational activities, along with limited associated facilities and structures.

### Objectives

OSZ-O1 Reserves provision.

Public open space, natural reserves, parks and recreational facilities are provided to meet the needs of communities.

OSZ-O2 Natural values.

The natural values of public open space, natural reserves and parks is maintained and enhanced.

OSZ-O3 Commercial activities.

Commercial activities remain ancillary to, and promote the purpose of, the reserve.

OSZ-O4 Community hub.

A community hub is developed in Tamahere.

### Policies

OSZ-PI Provision, use and development of public open space and reserves.

(1) Ensure that subdivision and development contributes to the provision of public open space, natural reserves, parks and recreational facilities.

(2) Ensure that subdivision involving the vesting of land in Council as reserve aligns with the principles of Council's Parks Strategy or a structure plan, by:

- (a) Being of an appropriate size, scale and location for its intended use;
- (b) Being appropriate for the strategic needs of the local community and the region;
- (c) Having suitable road frontage and is accessible for its intended use and for future maintenance;
- (d) Provide for the safety of the community by establishing fencing on side and rear boundaries;
- (e) Linking to, and supporting, existing social infrastructure; and
- (f) Providing for community wellbeing.

(3) Require the location and design of recreation facilities and reserve development to integrate and support the surrounding urban environment by:

- (a) Being appropriately setback from boundaries;

- (b) Maintaining the character and amenity values of the surrounding environment; and
  - (c) Incorporating safety and security for reserve users by encouraging methods/designs that respond to the principles of Crime Prevention Through Environmental Design (CPTED).
- (4) Recognise that the development and day-to-day use of reserves is managed through Council's reserve management plans, and provides for activities and uses in these areas to continue.
- (5) Recognise the community benefit of educational facilities on reserves, subject to the activity being appropriate to the location and purpose of the reserve, and considering the effects on amenity, natural character and public access, and the availability of services.
- OSZ-P2 Esplanade reserves and walkways.
  - (1) Acquire esplanade reserves or strips along coasts, rivers, lakes and wetlands during subdivision to enable the creation of trails and public access, particularly in identified high priority areas in APP7 – Esplanade priority areas.
  - (2) During subdivision, provide for the acquisition and development of walkways/cycle ways/bridle ways identified on the planning maps, structure plans or in Council's Trails Strategy by:
    - (a) Having convenient and practical public access to and along the route;
    - (b) Incorporating safety and security for neighbours and users;
    - (c) Integrating with the wider transport network; and
    - (d) Protecting and restoring natural values.
- OSZ-P3 Natural values.
 

Enhance the natural environment during the use and development of reserves, by restoring and linking habitats for indigenous species, particularly in lake catchments, riparian margins, lowland ecosystems, wetland areas and coastal dunes and ecosystems where appropriate and practicable.
- OSZ-P4 Commercial activities.
  - (1) Restrict the scale, type and extent of commercial activities on reserves other than sport and active recreation parks to:
    - (a) Those compatible with the reserve's primary use; and
    - (b) Those compatible with surrounding residential amenity values.
- OSZ-P5 Commercial activities on sport and active recreation reserves.
  - (1) Enable commercial activities on sport and active recreation reserves where the activities are:
    - (a) Accessory to and compatible with the reserve's classification and primary use;
    - (b) Of an appropriate scale, type and extent;
    - (c) Support and enhance the use and enjoyment of the open space; and

- (d) Compatible with amenity values of the locality.

OSZ-P6 Integrated development.

Ensure that development within the Tamahere Park and Tamahere Village Green is integrated and connected with the BTZ – Business Tamahere zone.

OSZ-P7 Development within the Tamahere Village Green.

(I) Ensure new development:

- (a) Acknowledges local cultural and historic values;
- (b) Achieves consistency of building scale, form, layout and design theme across the BTZ – Business Tamahere zone, Tamahere Park and Tamahere Village Green;
- (c) Promotes a village character; and
- (d) Provides amenity planting that minimises the adverse visual effects of hard structures.

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>OSZ-R1</b>	Any activity provided in a Reserve Management Plan approved under the Reserves Act 1977	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>OSZ-R2</b>	Informal recreation	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>OSZ-R3</b>	A conservation activity	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>OSZ-R4</b>	Maintenance, routine operation and repair of existing off-road pedestrian, cycleways and bridleways and associated accessory buildings	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) Any indigenous vegetation alteration or removal must be undertaken within 1m either side of existing tracks;</li> <li>(b) Any indigenous vegetation alteration or removal must not include any trees over 6m in height, or 600mm in girth; and</li> </ul>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Design and construction;</li> <li>(b) Visual, ecosystem and amenity effects; and</li> </ul>

(c) Any indigenous vegetation alteration or removal must not exceed 50m <sup>2</sup> per site per calendar year.	(c) The extent to which the indigenous vegetation alteration or removal is necessary to provide for the functional and operational needs of off-road pedestrian, cycleways and bridleways.
<b>OSZ-R5</b>	Retail activity accessory to a permitted activity on a sport and active recreation reserve.
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>OSZ-R6</b>	Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Within National Grid Yard: (i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or (ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or (iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or (iv) Non-habitable horticultural buildings; or (v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures); (vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and (vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and	<b>(2) Activity status where compliance not achieved: NC</b>

<p>culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule OSZ-R6(1)(a) must:</p> <p>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</p> <p>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p>	
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(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.	
<b>OSZ-R7</b>	Construction or alteration of a building for a sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<b>OSZ-R8</b>	Restaurant and café
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects of the intensity, scale and duration of the activity on recreation use and amenity values of the reserve;</p> <p>(b) The effects on public access to, and use of, the open space;</p> <p>(c) Design, external appearance and landscaping;</p> <p>(d) Effects on natural values;</p> <p>(e) Containment of effects within the reserve and adverse effects amenity of the locality; and</p> <p>(f) The extent the activity is consistent with any relevant Reserve Management Plan and reserve classification.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>OSZ-R9</b>	Markets
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

<ul style="list-style-type: none"> <li>(a) Effects of the intensity, scale and duration of the activity on recreation use and amenity values of the reserve;</li> <li>(b) The effects on public access to, and use of, the open space;</li> <li>(c) Design, external appearance and landscaping;</li> <li>(d) Effects on natural values;</li> <li>(e) Containment of effects within the reserve and adverse effects amenity of the locality; and</li> <li>(f) The extent the activity is consistent with any relevant Reserve Management Plan and reserve classification.</li> </ul>	
<b>OSZ-R10</b>	Educational facilities
<b>Activity status: DIS</b>	
<b>OSZ-R11</b>	Any activity that is not listed as Permitted, Restricted Discretionary, Discretionary or Non-Complying
<b>Activity status: DIS</b>	
<b>OSZ-R12</b>	Waste management facility
<b>Activity status: NC</b>	
<b>OSZ-R13</b>	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>OSZ-R14</b>	Any change of use of an existing building to a sensitive land use within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>OSZ-R15</b>	The establishment of any new sensitive land use within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>OSZ-R16</b>	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, <i>Pseudomonas syringae</i> pv. <i>Actinidiae</i> (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>OSZ-R17</b>	Hazardous waste, storage, processing and disposal
<b>(I) Activity status: NC</b>	
<b>OSZ-R18</b>	Any building, structure, objects or vegetation that obscures the sight lines of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon)
<b>(I) Activity status: PR</b>	

*Land use – building*

<b>OSZ-SI</b>	Height – building general	
<b>(I) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) Any building must not exceed a maximum height of 10m measured from</li> </ul>		<b>(2) Activity status where compliance not achieved: DIS</b>

<p>the natural ground level immediately below that part of the structure; or</p> <p>(b) Any building must not exceed a maximum height of 5m measured from the natural ground level immediately below that part of the structure in any of the following landscape and natural character areas:</p> <p>(i) Outstanding Natural Feature;</p> <p>(ii) Outstanding Natural Landscape;</p> <p>(iii) Outstanding Natural Character Area of the coastal environment;</p> <p>(iv) High Natural Character Area of the coastal environment.</p>	
<b>OSZ-S2</b>	Height – building general
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any floodlight must not exceed a maximum height of 12m measured from the natural ground level immediately below that part of the structure; or</p> <p>(b) Any floodlight must not exceed a maximum height of 5m measured from the natural ground level immediately below that part of the structure in any of the following landscape and natural character areas:</p> <p>(i) Outstanding Natural Feature;</p> <p>(ii) Outstanding Natural Landscape;</p> <p>(iii) Outstanding Natural Character Area of the coastal environment;</p> <p>(iv) High Natural Character Area of the coastal environment.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>OSZ-S3</b>	Height – buildings, structures and vegetation in a battlefield view shaft
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The maximum height of a building, structure or vegetation within a battlefield view shaft as shown on the planning maps must not exceed 5m measured from the natural ground level immediately below that part of the structure.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>OSZ-S4</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p>

of 2.5m above ground level at every point of the site boundary.		(c) Level of shading on any other sites; (d) Privacy of other site; (e) Amenity values of the locality.
<b>OSZ-S5</b>	Building coverage	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) Building coverage must not exceed 5% of the site.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>OSZ-S6</b>	Building coverage – Tamahere Park specific control area	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) Any building in the Tamahere Park specific control area identified on the planning maps must not exceed 4% building coverage		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>OSZ-S7</b>	Building – Tamahere Village Green specific control area	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) Any building in the Tamahere Village Green specific control area must comply with the following standards: (i) Total building coverage must not exceed 170m <sup>2</sup> ; (ii) Height must not exceed 6m. (b) Standards OSZ-S1 (Height – building general) does not apply.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>OSZ-S8</b>	Building floor area	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) The gross floor area of a building must not exceed 250m <sup>2</sup> .		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>OSZ-S9</b>	Building setbacks - general	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) Any building must be set back a minimum of: (i) 6m from the road boundary; (ii) 6m from the boundary with the GRZ – General residential Zone; (iii) 6m from the boundary with the SETZ – Settlement zone or LLRZ – Large lot residential; (iv) 3m from the boundary with any other zone.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>OSZ-S10</b>	Building setbacks – water bodies	
<b>(1) Activity status: PER</b> <b>Where:</b>		<b>(2) Activity status where compliance not achieved: DIS</b>

<p>(a) Any building must be set back a minimum of 32m from:</p> <ul style="list-style-type: none"> <li>(i) The margin of any lake with a bed area of 8ha or more;</li> <li>(ii) The bank of any river where the river bed has an average width of 3m or more;</li> <li>(iii) Any wetland with an area greater than 1ha.</li> </ul> <p>(b) Any building must be set back a minimum of 37m from the banks of the Waikato River and the Waipa River.</p> <p>(c) Any building must be set back a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 32m from mean high water springs</li> </ul> <p>(d) Standards OSZ-S10(1)(a), (b) and (c) do not apply to any:</p> <ul style="list-style-type: none"> <li>(i) public walkway, cycleway, or bridleway;</li> <li>(ii) boat launching facility;</li> <li>(iii) pump shed up to 25m<sup>2</sup>;</li> <li>(iv) public amenity up to 25m<sup>2</sup>;</li> <li>(v) 10m from a managed wetland.</li> </ul>	
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## BTZ – Business Tamahere zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The purpose of the BTZ – Business Tamahere Zone is to provide for a community hub that is integrated with the Village Green.

### Objectives

- BTZ-O1 Commercial function and purpose.  
Commercial activity is focused within a differentiation of commercial zones and development.
- BTZ-O2 Community hub.  
Development within the zone contributes to a community hub that is integrated, cohesive and sustainable.
- BTZ-O3 Adverse effects of land use.  
The health, safety and well-being of people, communities and the environment are protected from the adverse effects of land use and development within the zone

### Policies

- BTZ-P1 Commercial function and purpose.  
Provide for small scale convenience retail and community activities within the zone.
- BTZ-P2 Commercial purpose.  
Ensure that within the zone, commercial development is carried out in a way and at a scale that meets the needs of the community and the catchment it serves.
- BTZ-P3 Development.  
(1) Development within the zone:
- (a) Is carried out in accordance with the development plan;
  - (b) Is integrated and connected to the OSZ – Open Space zone and Village Green;
  - (c) Is at a scale that achieves sustainable economic and environmental outcomes;
  - (d) Provides for a compact and commercially vibrant neighbourhood centre consisting of a diverse range of small-scale retail activities; and
  - (e) Ensures subdivision takes into account any share facilities that are managed under a communal management structure.
- BTZ-P4 Development.  
(1) New development:

- (a) Acknowledges local cultural and historic values;
- (b) Achieves consistency of building scale, form, layout and design theme across the BTZ – Business Tamahere zone, OSZ – Open space zone and Village Green;
- (c) Promotes a village character;
- (d) Provides amenity planting that minimises the adverse visual effects of hard structures, car parking areas, outdoor storage and servicing areas; and
- (e) Promotes vehicle and pedestrian safety.

**BTZ-P5** Outdoor storage.

The adverse visual effects of outdoor storage are managed through screening or landscaping.

**BTZ-P6** Managing the adverse effects of activities.

- (1) Avoid activities such as large scale retail and drive through services that will detract from the character and amenity of a small scale neighbourhood centre.
- (2) Avoid residential activities, travellers' accommodation and overnight health care facilities given the physical constraints of the land area available for effective wastewater disposal.

**BTZ-P7** Managing effluent disposal.

- (1) Any effluent disposal system in the zone shall be designed, installed and managed to:
  - (a) Provide a means of treating and disposing of sanitary wastewater to ensure that there is no detectable increase in effluent discharge across the boundary of the site, except where a cross boundary effluent disposal system is agreed between the owner/s of land within the zone and Waikato District Council;
  - (b) Reflect the nature of the site conditions and constraints associated with the property and building development, demonstrating that the soil and ground water conditions have been considered in the design;
  - (c) Meet the Australian/New Zealand Standard for Onsite Domestic Wastewater Management AS/NZS 1547:2012; and
  - (d) Demonstrate that ground water and surface water quality is not degraded as a result of the discharge or in combination with other discharges.

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>BTZ-RI</b>	Retail activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>

<b>BTZ-R2</b>	Office
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Located above ground floor level.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>BTZ-R3</b>	Health facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Excluding day hospitals.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>BTZ-R4</b>	Commercial activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>BTZ-R5</b>	Community facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>BTZ-R6</b>	Construction or alteration of a building for a sensitive land use
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
<b>BTZ-R7</b>	Development
<b>(1) Activity status: RDIS</b> <b>Activity-specific standards:</b> (i) A Development Plan is submitted with the application for resource consent to develop within the BTZ – Business Tamahere zone; and (ii) Land use – effects standards for the zone; and (iii) Land use – buildings standards for the zone.  <b>Council's discretion is restricted to the following matters:</b>	<b>(2) Activity status where compliance not achieved: DIS</b>



<p>(a) The extent to which the development:</p> <p>(i) Acknowledges local cultural and historic values;</p> <p>(ii) Achieves consistency of building scale, form, layout and design theme across the BTZ – Business Tamahere zone, OSZ – Open space zone and Village Green;</p> <p>(iii) Promotes a village character</p> <p>(b) Physical and visual connectivity with the Village Green and adjoining recreation reserve;</p> <p>(c) Landscaping and amenity planting that minimises the adverse visual effects of hard structures, car parking areas, outdoor storage and servicing areas;</p> <p>(d) Entrance crossings and sight lines;</p> <p>(e) Parking capacity and location;</p> <p>(f) Access and traffic flow within the site;</p> <p>(g) Shape, size and location of individual leasable units;</p> <p>(h) Variation in leasable unit sizes;</p> <p>(i) Staging of development;</p> <p>(j) Use of low impact design principles; and</p> <p>(k) Stormwater and wastewater management and disposal.</p>	
<b>BTZ-R8</b>	Residential activity
<b>(1) Activity status: NC</b>	
<b>BTZ-R9</b>	An overnight health facility
<b>(1) Activity status: NC</b>	
<b>BTZ-R10</b>	Visitor accommodation
<b>(1) Activity status: NC</b>	
<b>BTZ-R11</b>	Drive-through services
<b>(1) Activity status: NC</b>	
<b>BTZ-R12</b>	Any activity that is not listed as a permitted, restricted discretionary or discretionary activity
<b>(1) Activity status: NC</b>	

*Land use – effects*

<b>BTZ-S1</b>	Servicing hours	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Loading or unloading of vehicles or receiving deliveries must not take place before 7.30am or after 8.30pm.</p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>BTZ-S2</b>	Outdoor storage	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(a) Outdoor storage of goods or materials must comply with all of the following conditions:</p> <p>(i) Not exceed a height of 2m;</p> <p>(ii) Be limited to one 25m<sup>2</sup> storage area over the entire BTZ – Business Tamahere zone site</p> <p>(iii) Be screened from view by a close boarded fence or wall to height of 1.8m from:</p> <p>(1) A public road;</p> <p>(2) Public reserve; and</p> <p>(3) An adjoining site in another zone.</p>	
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*Land use – building*

<b>BTZ-S3</b>	Building height	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 10m;</p> <p>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 12m measured from the natural ground level immediately below the structure;</p> <p>(c) The maximum height of hose drying towers associated with emergency service facilities measured from the natural ground level immediately below that part of the structure must not exceed 15m.</p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>BTZ-S4</b>	Height in relation to boundary	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the boundary of a site.</p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Level of shading on any other adjacent site;</p> <p>(d) Privacy on other sites; and</p> <p>(e) Amenity values of the locality.</p>
<b>BTZ-S5</b>	Gross floor area	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

(a) The total gross floor area of all buildings within the BTZ – Business Tamahere zone must not exceed 3000m <sup>2</sup> .	
<b>BTZ-S6</b>	Gross leasable floor area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Every individual tenancy must have a gross leasable floor area between 70m<sup>2</sup> and 350m<sup>2</sup>;</li> <li>(b) There must be no more than four individual tenancies, each with a gross leasable floor area between 250m<sup>2</sup> and 350m<sup>2</sup>.</li> </ul>	<p><b>(2) Activity status: DIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Every individual tenancy that does not comply with BTZ-S6(1) except where BTZ-S7(3) applies.</li> </ul> <p><b>(3) Activity status: NC</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Every individual tenancy that has a gross leasable floor area over 350m<sup>2</sup>.</li> </ul>
<b>BTZ-S7</b>	Building setbacks
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building must be set back a minimum of at least:                             <ul style="list-style-type: none"> <li>(i) 12m from the RLZ – Rural lifestyle zone boundary;</li> <li>(ii) 20m from any road boundary; and</li> <li>(iii) 2m from the boundary of the OSZ – Open space zone.</li> </ul> </li> <li>(b) BTZ-S7(1)(a) does not apply to a structure which is not a building.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

## CORZ – Corrections zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

Ara Poutama Aotearoa Department of Corrections operates a custodial prison facility located northwest of Te Kauwhata, known as the Spring Hill Corrections Facility. The prison is accessed via Hampton Downs Road, with the custodial facility located towards the southern end of a 212ha landholding.

Ara Poutama Aotearoa Department of Corrections is responsible for the operational management of the prison. The site is designated for the purpose of “Spring Hill Corrections Facility” and is gazetted for justice purposes.

The prison is a social infrastructure facility of regional importance. The facility plays a vital role in the region in allowing Ara Poutama Aotearoa Department of Corrections to meet its responsibilities under the Corrections Act 2004 for enforcing sentences and orders of the criminal courts and the New Zealand parole board.

In accordance with Section 176 of the Resource Management Act 1991 (RMA), the provisions of the District Plan shall apply in relation to the land that is subject to the designation only to the extent that the land is used for a purpose other than the designated purpose. In addition, as required under Section 176 (1)(b), no person may, without the prior written consent of the requiring authority, do anything in relation to the land that is subject to the designation that would prevent or hinder a public work or project or work to which the designation relates.

While custodial correctional and ancillary activities are enabled under the designation, additional aligned noncustodial justice sector activities appropriate for the site are enabled by the CORZ – Corrections zone, while managing their potential effects on the surrounding environment. This includes non-custodial rehabilitation activity, community corrections activity and supported residential accommodation. The CORZ – Corrections zone otherwise generally adopts the same provisions as the surrounding GRUZ – General rural zone.

### Objectives

CORZ-O1 Continued operation and development of Spring Hill Corrections Facility.

- (1) Spring Hill Corrections Facility is recognised as regionally important infrastructure which contributes to the economic and social well-being, and health and safety of the region and district.
- (2) Spring Hill Correction Facility’s operational needs and functional needs are provided for, while ensuring any adverse environmental effects of activities are managed so as to be compatible with the surrounding rural environment.
- (3) Use and development unrelated to the operation, maintenance, upgrading, and expansion of Spring Hill Correction Facility occurs in a manner consistent with the GRUZ – General rural zone provisions.
- (4) The safe and efficient operation, maintenance, upgrading, and expansion of Spring Hill Correction Facility is not constrained or compromised by other activities.

## Policies

**CORZ-P1** Operation and development.

Provide for the ongoing operation and development of custodial correctional activities and facilities.

**CORZ-P2** Compatible activities.

(1) Allow activities that are compatible with the role and function of the zone, including:

- (a) Those activities provided for as permitted activities in the GRUZ – General rural zone;
- (b) Non-custodial rehabilitation activity;
- (c) Community corrections activity;
- (d) Supported residential accommodation;
- (e) Custodial correctional facilities (in accordance with the designation).

(2) Allow other activities which are otherwise compatible with the function and predominant character of the GRUZ – General rural zone.

**CORZ-P3** Maintenance of rural character and amenity.

Ensure activities maintain rural character and amenity beyond the zone to the extent practicable.

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>CORZ-R1</b>	Any activity listed as a permitted activity in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) As per the applicable activity specific standards for the GRUZ – General rural zone.</li> </ul>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>CORZ-R2</b>	Non-custodial rehabilitation activity	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) Unloading and loading of vehicles or the receiving of deliveries only occur after 7:00am and before 7:00pm on any day; and</li> <li>(b) Machinery can be operated after 7:30am and up to 7:00pm on any day.</li> </ul>		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>CORZ-R3</b>	Community corrections activity	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b>		<b>(2) Activity status where compliance not achieved: DIS</b>

(a) The hours of operation are between 7:00am and 7.00pm on any day.	
<b>CORZ-R4</b>	Supported residential accommodation
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) Land Use – building standards for the zone except: <ul style="list-style-type: none"> <li>(i) CORZ-S1 (Number of residential units within a lot) does not apply;</li> <li>(ii) CORZ-S2 (Minor residential units) does not apply;</li> </ul> </li> <li>(b) No more than 30 residents are to be accommodated at any one time;</li> <li>(c) No more than five supported residential accommodation units to be provided within the site;</li> <li>(d) Supported residential accommodation units are to be located in the area identified for “external self-care units” in accordance approved designation plan RC03, Revision 3.</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>CORZ-R5</b>	Construction or alteration of a building for a sensitive land use
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: <ul style="list-style-type: none"> <li>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</li> <li>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council’s discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Effects on the amenity values of the site;</li> <li>(b) The risk of electrical hazards affecting the safety of people;</li> <li>(c) The risk of damage to property; and</li> <li>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</li> </ul>
<b>CORZ-R6</b>	Any activity listed as a restricted discretionary activity in the GRUZ – General rural zone
<b>(1) Activity status: RDIS</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) As per the applicable activity specific standards for the GRUZ – General rural zone.</li> </ul> <b>Council’s discretion is restricted to the following matters:</b>	<b>(2) Activity status where compliance not achieved: n/a</b>

(b) As per the applicable matters of discretion for the GRUZ – General rural zone.	
<b>CORZ-R7</b>	Any activity listed as a discretionary activity in the GRUZ – General rural Zone
<b>(I) Activity status: DIS</b>	
<b>CORZ-R8</b>	Any activity listed as a non-complying activity in the GRUZ – General rural Zone
<b>(I) Activity status: NC</b>	
<b>CORZ-R9</b>	Any other activity that is not listed as permitted, restricted discretionary, discretionary or non-complying
<b>(I) Activity status: NC</b>	

*Land use – building*

<b>CORZ-S1</b>	Number of residential units and seasonal worker accommodation within a lot
<b>(I) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) One residential unit within a Record of Title containing an area less than 40ha;</li> <li>(b) Within a lot Record of Title containing an area of 40ha or more, one additional residential unit is permitted for every additional 40ha of area up to a maximum of three residential units;</li> <li>(c) Any residential unit(s) under CORZ-S1(1)(a) and (b), or seasonal worker accommodation under CORZ-S1(1)(a)(c) must not be located within any of the following landscape and natural character areas: <ul style="list-style-type: none"> <li>(i) Outstanding Natural Feature;</li> <li>(ii) Outstanding Natural Landscape;</li> <li>(iii) Outstanding Natural Character Area;</li> </ul> or <ul style="list-style-type: none"> <li>(iv) High Natural Character Area.</li> </ul> </li> </ul>	
<b>(2) Activity status: DIS</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) A residential unit that complies with CORZ-S1(1)(a) or (b) and is located within an area listed in (d); or</li> </ul> <b>(3) Activity status: NC</b> <b>Where</b> <ul style="list-style-type: none"> <li>(a) A residential unit that does not comply with CORZ-S1(1)(a) or (b);</li> <li>(b) Seasonal worker accommodation that does not comply with CORZ-S1(1)(c).</li> </ul>	
<b>CORZ-S2</b>	Minor residential units
<b>(I) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) One minor residential unit not exceeding 120m<sup>2</sup> gross floor area (excluding accessory buildings) within a Record of Title lot.</li> <li>(b) The minor residential unit shall be located on the same Record of Title as an existing residential unit and shall: <ul style="list-style-type: none"> <li>(i) Be located within 100m of the existing residential unit;</li> <li>(ii) Share a single driveway access with the existing residential unit.</li> </ul> </li> </ul>	
<b>(2) Activity status where compliance not achieved: DIS</b>	

<p>(c) Any minor residential unit must not be located within any of the following landscape or natural character areas:</p> <ul style="list-style-type: none"> <li>(i) Outstanding Natural Feature;</li> <li>(ii) Outstanding Natural Landscape;</li> <li>(iii) Outstanding Natural Character Area;</li> <li>or</li> <li>(iv) High Natural Character Area.</li> </ul>	
<b>CORZ-S3</b>	Building height – general
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 15m, except: <ul style="list-style-type: none"> <li>(i) The maximum height is 10m where located within 50m of a road or internal boundary;</li> <li>(ii) For hose drying towers associated with emergency service facilities the maximum height is 15m.</li> </ul> </li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where the maximum height is 12m.</li> </ul> <p>Advice note: the height of frost fans is subject to CORZ-S4.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>CORZ-S4</b>	Building height – frost fans
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The height of the support structure for a frost fan must not exceed 10.5m; and</li> <li>(b) The fan blades must not rotate higher than 13.5m above natural ground level.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>CORZ-S5</b>	Height – buildings, structures and vegetation in a battlefield view shaft
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The maximum height of any building, structure or vegetation within a battlefield view shaft as shown on the planning map must not exceed 5m.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>CORZ-S6</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p>



<p>(a) A building or structure (excluding poles or aerals) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building;</li> <li>(c) Admission of daylight and sunlight to the site and other site;</li> <li>(d) Privacy on any other site; and</li> <li>(e) Amenity values of the locality.</li> </ul>
<p><b>CORZ-S7</b></p>	<p>Building coverage</p>
<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The total building coverage must not exceed: <ul style="list-style-type: none"> <li>(i) 2% of the site area or 500m<sup>2</sup> (whichever is larger) for sites smaller than 10ha;</li> <li>(ii) 5,000m<sup>2</sup> for sites larger than 10ha.</li> </ul> </li> <li>(b) CORZ-S7(1)(a) does not apply: <ul style="list-style-type: none"> <li>(i) To a structure that is not a building; or</li> <li>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</li> </ul> </li> <li>(c) No site coverage limit applies to Artificial Crop Protection Structures that meet the following standards: <ul style="list-style-type: none"> <li>(i) Green or black cloth shall be used on vertical faces within 30m of the site boundary;</li> <li>(ii) Green, black or white cloth shall be used on horizontal surfaces.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<p><b>CORZ-S8</b></p>	<p>Building setbacks – all boundaries</p>
<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 7.5m from the road boundary;</li> <li>(ii) 17.5m from the centre line of an indicative road;</li> <li>(iii) 25m from the boundary of an adjoining site that is 6ha or more;</li> <li>(iv) 12m from the boundary of an adjoining site that is less than 6ha;</li> </ul> </li> <li>(b) A non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 7.5m from the road boundary;</li> <li>(ii) 17.5m from the centre line of an indicative road;</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on rural amenity values;</li> <li>(b) Transport network safety and efficiency;</li> <li>(c) Reverse sensitivity effects; and</li> <li>(d) Where the road boundary is with an unformed paper road the likelihood of the road being formed or readily utilised by the public.</li> </ul>

<p>(iii) 12m from every boundary other than a road boundary.</p> <p>(c) Standard CORZ-S8(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or aials.</p> <p>(d) A habitable building located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <p>(i) 12m from the road boundary;</p> <p>(ii) 22m from the centre line of an indicative road;</p> <p>(iii) 25m from every boundary other than a road boundary.</p> <p>(e) A non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <p>(i) 12m from the road boundary;</p> <p>(ii) 22m from the centre line of an indicative road;</p> <p>(iii) 12m from every boundary other than a road boundary; and</p> <p>(f) Standard CORZ-S8(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or aials.</p>	
<b>CORZ-S9</b>	Building setbacks – sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building for a sensitive land use must be set back a minimum of:</p> <p>(i) 5m from the designated boundary of the railway corridor;</p> <p>(ii) 15m from a national route or regional arterial road;</p> <p>(iii) 35m from the designated boundary of the Waikato Expressway;</p> <p>(iv) 200m from an Aggregate Extraction Area or Extractive Resource Area containing a sand resource;</p> <p>(v) 500m from an Aggregate Extraction Area or Extractive Resource Area containing a rock resource, or a Coal Mining Area;</p> <p>(vi) 100m from a site in the Tamahere Commercial Areas A and C;</p> <p>(vii) 300m from the boundary of buildings or outdoor enclosures used for an intensive farming activity. This setback does not apply to sensitive activities located on the same site as the intensive farming activity;</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<ul style="list-style-type: none"> <li>(viii) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site;</li> <li>(ix) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</li> <li>(x) Not be located within the Te Uku wind farm setback shown on the planning maps.</li> </ul>	
<b>CORZ-SI0</b>	Building setback – noise sensitive activities
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Construction of, or addition, or alteration to a building containing a noise sensitive activity must comply with APP1 – Acoustic insulation within: <ul style="list-style-type: none"> <li>(i) 350m of the Huntly Power Station site boundary; or</li> <li>(ii) The Waikato Gun Club Noise Control Boundary.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Internal design sound levels;</li> <li>(b) On-site amenity values; and</li> <li>(c) Potential for reverse sensitivity effects.</li> </ul>
<b>CORZ-SI1</b>	Building setback – waterbodies
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building other than provided for under Standards CORZ-SI1 (1)(b) and (c) must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 32m from the margin of any lake with a size of 8ha or more;</li> <li>(ii) 32m from the margin of any wetland;</li> <li>(iii) 32m from the bank of a river with an average width of 3m or more, other than the Waikato River and Waipa River;</li> <li>(iv) 37m from a bank of the Waikato River and Waipa River;</li> <li>(v) 12m from the bank of any river with an average width of 3m or less;</li> <li>(vi) 12m from the margin of any lake with a size of less than 8ha;</li> <li>(vii) 32m from mean high water springs</li> </ul> </li> <li>(b) A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m<sup>2</sup> in size;</li> <li>(c) A pump shed (public or private) set back a minimum of 5m from any waterbody.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</li> <li>(b) Adequacy of erosion and sediment control measures;</li> <li>(c) The functional or operational need for the building to be located close to the waterbody;</li> <li>(d) Effects on public access to the waterbody;</li> <li>(e) Effects on rural character and amenity.</li> </ul>
<b>CORZ-SI2</b>	Building setback – Te Kauwhata Environmental Protection Area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building must be set back a minimum of 3m from the Te Kauwhata</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

Environmental Protection Area identified on the planning maps.	
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## FUZ – Future urban zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The FUZ – Future urban zone identifies areas suitable for urbanisation in the future and provides for activities that are compatible with and do not compromise potential future urban use.

### Objectives

FUZ-O1 Future urban zone.

- (1) Identify and protect areas adjacent to existing urban areas in order to enable future urban growth to occur in a comprehensive manner.
- (2) Future urban development is not compromised by premature subdivision, use or development.

FUZ-O2 Long-term expansion of urban areas.

- (1) Provide for the long-term expansion of urban areas that results in a connected and integrated urban form and that is able to be serviced by reticulated network infrastructure.

### Policies

FUZ-P1 Transition to an urban zone.

- (1) Use the FUZ – Future urban zone to maintain development potential until such time as a plan change is undertaken to confirm the long-term urban zoning for the area. Any such plan change is to include the following:
  - (a) Confirmation that transport infrastructure and reticulated water, stormwater, and wastewater services are able to be provided; and
  - (b) A structure plan prepared in accordance with Policy FUZ-P5.

FUZ-P2 Use and development of land.

- (1) Avoid use and development where:
  - (a) The scale and form of structures and buildings will hinder or prevent future urban development; or
  - (b) The efficient and effective operation of the local and wider transport network is compromised; or
  - (c) Significant upgrades, provisions or extension to the water, wastewater or stormwater networks are required; or
  - (d) The efficient provision of infrastructure is inhibited; or
  - (e) Reverse sensitivity effects will arise when urban development occurs; or
  - (f) The form or nature of future urban development is compromised.

FUZ-P3 Retain rural character.

- (1) Retain rural character and land uses, residential unit density and character as anticipated in the GRUZ – General rural zone;
- (a) Enable use and development consistent with the GRUZ – General rural zone;
  - (b) Avoid activities where they will compromise future urban development; and
  - (c) Avoid intensive farming, forestry, and extractive industry.

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>FUZ-R1</b>	Farming
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>FUZ-R2</b>	A home business
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) It is wholly contained within a building;</li> <li>(b) The storage of materials or machinery associated with the home business is either wholly contained within a building, or where outside, occupies no more than 100m<sup>2</sup> of site area and is located where it is not visible from other sites or public roads;</li> <li>(c) No more than 2 people who are not permanent residents of the site are employed at any one time;</li> <li>(d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:00am and before 7:00pm on any day;</li> <li>(e) Machinery can be operated after 7:30am and up to 7:00pm on any day; and</li> <li>(f) The home business shall not occupy more than 200m<sup>2</sup> in total within buildings and outdoor storage areas.</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>FUZ-R3</b>	Produce stall
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>FUZ-R4</b>	Home stay

<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Have no more than 5 guests.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>FUZ-R5</b>	Equestrian centre	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>FUZ-R6</b>	Horse training centre	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>FUZ-R7</b>	Visitors' Accommodation	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Have no more than 5 guests; and (b) Be within a building that was existing as at 17 January 2022.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>FUZ-R8</b>	Residential activity, unless specified below  This includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>FUZ-R9</b>	Conservation activity	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>FUZ-R10</b>	Childcare	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Have no more than four non-resident children.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>FUZ-R11</b>	Forestry where limited to the harvesting of existing forests	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Be undertaken in accordance with the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 (NES). Where compliance is not achieved with the permitted activity standards in the NES, then the activity is subject to the activity status as set out in the NES.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>FUZ-R12</b>	Buildings, structures and sensitive land use within the National Grid Yard on existing sites as of 18 July 2018	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Within National Grid Yard:		<b>(2) Activity status where compliance not achieved: NC</b>

<ul style="list-style-type: none"> <li>(i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or</li> <li>(ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or</li> <li>(iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or</li> <li>(iv) Non-habitable horticultural buildings; or</li> <li>(v) Artificial crop protection and support structures (excluding commercial greenhouses and <i>Pseudomonas syringae</i> pv. <i>Actinidiae</i> (Psa) disease control structures);</li> <li>(vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</li> <li>(vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</li> </ul> <p>(b) All buildings or structures permitted by Rule FUZ-R12(1)(a) must:</p> <ul style="list-style-type: none"> <li>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</li> <li>(ii) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</li> </ul>	
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<p>(1) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(2) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(3) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p>	
<b>FUZ-R13</b>	Construction or alteration of a building for a sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid,</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p>

<p>that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<b>FUZ-R14</b>	Construction or demolition of, or alteration or addition to, a building or structure
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>FUZ-R15</b>	<p>Educational facilities</p> <p>FUZ-R15 does not apply to childcare.</p>
<b>(1) Activity status: DIS</b>	
<b>FUZ-R16</b>	Community facilities
<b>(1) Activity status: DIS</b>	
<b>FUZ-R17</b>	A dog or cat boarding, daycare, breeding or training establishment
<b>(1) Activity status: DIS</b>	
<b>FUZ-R18</b>	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
<b>(1) Activity status: DIS</b>	
<b>FUZ-R19</b>	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
<b>(1) Activity status: NC</b>	
<b>FUZ-R20</b>	Any change of use of an existing building to a sensitive land use within the National Grid Yard
<b>(1) Activity status: NC</b>	
<b>FUZ-R21</b>	The establishment of any new sensitive land use within the National Grid Yard
<b>(1) Activity status: NC</b>	
<b>FUZ-R22</b>	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
<b>(1) Activity status: NC</b>	
<b>FUZ-R23</b>	Intensive farming
<b>(1) Activity status: NC</b>	
<b>FUZ-R24</b>	Storage, processing or disposal of hazardous waste
<b>(1) Activity status: NC</b>	
<b>FUZ-R25</b>	Correctional facility
<b>(1) Activity status: NC</b>	
<b>FUZ-R26</b>	Quarrying activities
<b>(1) Activity status: NC</b>	
<b>FUZ-R27</b>	Industrial activity, including rural industry
<b>(1) Activity status: NC</b>	
<b>FUZ-R28</b>	Commercial activity, including rural commercial

<b>(I) Activity status: NC</b>	
<b>FUZ-R29</b>	Agricultural and horticultural research facilities
<b>(I) Activity status: NC</b>	
<b>FUZ-R30</b>	Motorised sport and recreation
<b>(I) Activity status: NC</b>	
<b>FUZ-R31</b>	Transport depot;
<b>(I) Activity status: NC</b>	
<b>FUZ-R32</b>	Waste management facility
<b>(I) Activity status: NC</b>	
<b>FUZ-R33</b>	Forestry and afforestation not otherwise provided for in FUZ-R13
<b>(I) Activity status: NC</b>	

*Land use – building*

<b>FUZ-S1</b>	Number of residential units and seasonal worker accommodation within a lot	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) One residential unit within a Record of Title containing an area less than 40ha;</li> <li>(b) Within a lot Record of Title containing an area of 40ha or more, one additional residential unit is permitted for every additional 40ha of area up to a maximum of three residential units;</li> <li>(c) Any residential unit(s) under FUZ-S1(1)(a) and (b), or seasonal worker accommodation under FUZ-S1(1)(a)(c) must not be located within any of the following landscape and natural character areas: <ul style="list-style-type: none"> <li>(i) Outstanding Natural Feature;</li> <li>(ii) Outstanding Natural Landscape;</li> <li>(iii) Outstanding Natural Character Area;</li> </ul> or <ul style="list-style-type: none"> <li>(iv) High Natural Character Area.</li> </ul> </li> </ul>		<b>(2) Activity status: DIS</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) A residential unit that complies with FUZ-S1(1)(a) or (b) and is located within an area listed in (d); or</li> </ul> <b>(3) Activity status: NC</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) A residential unit that does not comply with FUZ-S1(1)(a) or (b);</li> <li>(b) Seasonal worker accommodation that does not comply with FUZ-S1(1)(c).</li> </ul>
<b>FUZ-S2</b>	Minor residential units	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) One minor residential unit not exceeding 120m<sup>2</sup> gross floor area (excluding accessory buildings) within a Record of Title lot.</li> <li>(b) The minor residential unit shall be located on the same Record of Title as an existing residential unit and shall: <ul style="list-style-type: none"> <li>(i) Be located within 100m of the existing residential unit;</li> <li>(ii) Share a single driveway access with the existing residential unit.</li> </ul> </li> </ul>		<b>(2) Activity status where compliance not achieved: DIS</b>

<p>(c) Any minor residential unit must not be located within any of the following landscape or natural character areas:</p> <ul style="list-style-type: none"> <li>(i) Outstanding Natural Feature;</li> <li>(ii) Outstanding Natural Landscape;</li> <li>(iii) Outstanding Natural Character Area;</li> <li>or</li> <li>(iv) High Natural Character Area.</li> </ul>	
<b>FUZ-S3</b>	Building height – general
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 15m, except: <ul style="list-style-type: none"> <li>(i) The maximum height is 10m where located within 50m of a road or internal boundary;</li> <li>(ii) For hose drying towers associated with emergency service facilities the maximum height is 15m.</li> </ul> </li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where the maximum height is 12m.</li> </ul> <p>Advice note: the height of frost fans is subject to FUZ-S4.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>FUZ-S4</b>	Building height – frost fans
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The height of the support structure for a frost fan must not exceed 10.5m; and</li> <li>(b) The fan blades must not rotate higher than 13.5m above natural ground level.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>FUZ-S5</b>	Height – buildings, structures and vegetation in a battlefield view shaft
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The maximum height of any building, structure or vegetation within a battlefield view shaft as shown on the planning map must not exceed 5m.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>FUZ-S6</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p>

<p>(a) A building or structure (excluding poles or aerals) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building;</li> <li>(c) Admission of daylight and sunlight to the site and other site;</li> <li>(d) Privacy on any other site; and</li> <li>(e) Amenity values of the locality.</li> </ul>
<p><b>FUZ-S7</b></p>	<p>Building coverage</p>
<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The total building coverage must not exceed: <ul style="list-style-type: none"> <li>(i) 2% of the site area or 500m<sup>2</sup> (whichever is larger) for sites smaller than 10ha;</li> <li>(ii) 5,000m<sup>2</sup> for sites larger than 10ha.</li> </ul> </li> <li>(b) FUZ-S7(1)(a) does not apply: <ul style="list-style-type: none"> <li>(i) To a structure that is not a building; or</li> <li>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</li> </ul> </li> <li>(c) No site coverage limit applies to Artificial Crop Protection Structures that meet the following standards: <ul style="list-style-type: none"> <li>(i) Green or black cloth shall be used on vertical faces within 30m of the site boundary;</li> <li>(ii) Green, black or white cloth shall be used on horizontal surfaces.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<p><b>FUZ-S8</b></p>	<p>Building setbacks – all boundaries</p>
<p><b>(1) Activity status: PER</b>  <b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 7.5m from the road boundary;</li> <li>(ii) 17.5m from the centre line of an indicative road;</li> <li>(iii) 25m from the boundary of an adjoining site that is 6ha or more;</li> <li>(iv) 12m from the boundary of an adjoining site that is less than 6ha;</li> </ul> </li> <li>(b) A non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 7.5m from the road boundary;</li> <li>(ii) 17.5m from the centre line of an indicative road;</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on rural amenity values;</li> <li>(b) Transport network safety and efficiency;</li> <li>(c) Reverse sensitivity effects; and</li> <li>(d) Where the road boundary is with an unformed paper road the likelihood of the road being formed or readily utilised by the public.</li> </ul>

<p>(iii) 12m from every boundary other than a road boundary.</p> <p>(c) Standard FUZ-S9(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or aials.</p> <p>(d) A habitable building located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <p>(i) 12m from the road boundary;</p> <p>(ii) 22m from the centre line of an indicative road;</p> <p>(iii) 25m from every boundary other than a road boundary.</p> <p>(e) A non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <p>(i) 12m from the road boundary;</p> <p>(ii) 22m from the centre line of an indicative road;</p> <p>(iii) 12m from every boundary other than a road boundary; and</p> <p>(f) Standard FUZ-S8(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or aials.</p>	
<b>FUZ-S9</b>	Building setbacks – sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building for a sensitive land use must be set back a minimum of:</p> <p>(i) 5m from the designated boundary of the railway corridor;</p> <p>(ii) 15m from a national route or regional arterial road;</p> <p>(iii) 35m from the designated boundary of the Waikato Expressway;</p> <p>(iv) 200m from an Aggregate Extraction Area or Extractive Resource Area containing a sand resource;</p> <p>(v) 500m from an Aggregate Extraction Area or Extractive Resource Area containing a rock resource, or a Coal Mining Area;</p> <p>(vi) 100m from a site in the Tamahere Commercial Areas A and C;</p> <p>(vii) 300m from the boundary of buildings or outdoor enclosures used for an intensive farming activity. This setback does not apply to sensitive activities located on the same site as the intensive farming activity;</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<ul style="list-style-type: none"> <li>(viii) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site;</li> <li>(ix) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</li> <li>(x) Not be located within the Te Uku wind farm setback shown on the planning maps.</li> </ul>	
<b>FUZ-S10</b>	Building setback – noise sensitive activities
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Construction of, or addition, or alteration to a building containing a noise sensitive activity must comply with APP1 – Acoustic insulation within: <ul style="list-style-type: none"> <li>(i) 350m of the Huntly Power Station site boundary; or</li> <li>(ii) The Waikato Gun Club Noise Control Boundary.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Internal design sound levels;</li> <li>(b) On-site amenity values; and</li> <li>(c) Potential for reverse sensitivity effects.</li> </ul>
<b>FUZ-S11</b>	Building setback – waterbodies
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building other than provided for under Standards FUZ-S11(1)(b) and (c) must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 32m from the margin of any lake with a size of 8ha or more;</li> <li>(ii) 32m from the margin of any wetland;</li> <li>(iii) 32m from the bank of a river with an average width of 3m or more, other than the Waikato River and Waipa River;</li> <li>(iv) 37m from a bank of the Waikato River and Waipa River;</li> <li>(v) 12m from the bank of any river with an average width of 3m or less;</li> <li>(vi) 12m from the margin of any lake with a size of less than 8ha;</li> <li>(vii) 32m from mean high water springs</li> </ul> </li> <li>(b) A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m<sup>2</sup> in size;</li> <li>(c) A pump shed (public or private) set back a minimum of 5m from any waterbody.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</li> <li>(b) Adequacy of erosion and sediment control measures;</li> <li>(c) The functional or operational need for the building to be located close to the waterbody;</li> <li>(d) Effects on public access to the waterbody;</li> <li>(e) Effects on rural character and amenity.</li> </ul>
<b>FUZ-S12</b>	Building setback – Te Kauwhata Environmental Protection Area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building must be set back a minimum of 3m from the Te Kauwhata</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

Environmental Protection Area identified on the planning maps.	
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## HOPZ – Hopuhopu zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The Hopuhopu site comprises 138ha. This land, a former army base, was returned to Waikato-Tainui in 1993 by the Crown. The site is held in Te Wherowhero title for the benefit of all Waikato-Tainui. Waikato-Tainui established a complex including the Waikato-Tainui College for Research and Development (also known as the endowed college) along with residential, administrative, business, sports and other activities. This significant resource has historic, symbolic, and cultural importance to Waikato-Tainui, who wish to develop the land as a tribal hub for the benefit of all their people. Issues for development include limitations on three waters infrastructure and the capacity of the road network.

### Objectives

HOPZ-O1 Purpose of the zone.

Waikato-Tainui are able to promote their spiritual, educational, cultural, social, economic, and environmental interests, well-being, and associations in accordance with tikanga Maaori, in a tribal hub within a place of historic, symbolic, and cultural importance to Waikato-Tainui in the zone.

HOPZ-O2 Role of Hopuhopu.

The role of Hopuhopu as the headquarters of Waikato-Tainui and the site of the Waikato-Tainui Endowed College is recognised and strengthened.

HOPZ-O3 Development.

Development of the zone is of a character and scale that reflects its river setting and is compatible with the special nature of Hopuhopu as the headquarters of Waikato-Tainui.

HOPZ-O4 Use and development.

The use and development of the Hopuhopu site for a range of activities is facilitated and enabled whilst ensuring adverse effects of activities are avoided, remedied, or mitigated.

HOPZ-O5 Te Wherowhero.

Recognise the special nature of Te Wherowhero title as treaty settlement land which is held for the benefit of all Waikato-Tainui.

HOPZ-O6 Infrastructure.

Infrastructure to support development is provided in an integrated and comprehensive manner and in place at the time of development.

### Policies

*All precincts*

**HOPZ-P1 Hopuhopu precincts.**

- (1) Provide for a range of compatible activity types in appropriate locations by defining specific precincts within the zone, being:
- (a) PREC8 – Hopuhopu residential precinct providing for predominantly residential activities;
  - (b) PREC9 – Hopuhopu education and conference precinct providing for predominantly educational and conference facilities
  - (c) PREC10 – Hopuhopu business precinct providing for predominantly business activities;
  - (d) PREC11 – Hopuhopu open space precinct providing for predominantly open space, used for recreational and rural activities; and
  - (e) PREC12 – Hopuhopu mixed use precinct providing for predominantly mixed use activities

**HOPZ-P2 Built form.**

- (1) Promote well-designed built form that:
- (a) Responds to the characteristics and qualities of the area and provides for tikanga Maaori;
  - (b) Promotes development that is sympathetic to and celebrates cultural and historic values;
  - (c) Provides for a highly-connected network of pedestrian and cycle ways within each precinct and linking to the wider Hopuhopu area;
  - (d) Promotes vehicle and pedestrian safety
  - (e) Creates strong visual and physical links to the Waikato River.

**HOPZ-P3 Cultural activities.**

Provide for a range of cultural activities to occur.

**HOPZ-P4 Character.**

Encourage attractive character with generous on-site open space, landscaping, screening and street planting.

**HOPZ-P5 Cultural events and temporary events.**

Enable cultural events, and temporary events and associated temporary structures provided any adverse effects are managed.

**HOPZ-P6 Servicing.**

Require habitable buildings to connect to public reticulated network networks for wastewater and potable water with adequate capacity; and require all development to provide land drainage and stormwater disposal either through a reticulated network or in accordance with the EIT – Energy, infrastructure and transport section.

**HOPZ-P7 Adverse effects.**

- (1) Minimise adverse effects on the environment and surrounding area by:

- (a) Identifying defined precincts as a means of separating incompatible activities;
- (b) Ensuring that height, bulk and building scale are in keeping with the amenity values of the area;
- (c) Maintaining the amenity values of neighbouring zones and sites through mechanisms such as setbacks from boundaries and height limits;
- (d) Requiring the bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites;
- (e) Requiring that noise levels measured within any other site in any other zone must meet the permitted noise levels for that zone;
- (f) Requiring that any signage is compatible with the Precinct within which it is located, does not detract from the visual amenity of the surrounding environment, and does not distract, confuse or obstruct motorists, pedestrians and other road users;
- (g) Minimising the adverse effects of sediment and stormwater runoff from earthworks;
- (h) Ensuring the safe and efficient operation and functioning of the transport network and internal access to facilities;
- (i) Ensuring there is sufficient open space in each precinct to provide for landscaping and on-site stormwater disposal;
- (j) Ensuring that the design of buildings supports good urban design, particularly when visible from Old Taupiri Road and the Waikato River.

**HOPZ-P8 Industrial development.**

Avoid industrial development in precincts: PREC8, PREC9, PREC11 and PREC12.

**HOPZ-P9 Land use transport integration.**

Provide for the integration of land use with transport infrastructure.

*PREC8 – Hopuhopu residential precinct policies*

**PREC8-P1 Use and development.**

Provide for the use and development of land for a range of residential and cultural activities.

**PREC8-P2 Design of residential units.**

Allow for flexibility in the layout and design of residential units and activities to enable tikanga Maaori to be incorporated.

**PREC8-P3 Building form and layout.**

**(1) Building forms and layout of residential development:**

- (a) Provides for a highly-connected network of pedestrian and cycle ways linking to the wider Hopuhopu area;
- (b) Creates a distinct neighbourhood that reflects the special nature of Hopuhopu;

- (c) Provides for a range of types and densities of residential units, up to one unit per 450m<sup>2</sup>;
- (d) Provides for good street outlook/surveillance to contribute to safety;
- (e) Promotes vehicle and pedestrian safety;
- (f) Promotes development that is sympathetic to and celebrates cultural and historic values.

**PREC8-P4** Non-residential activities.

Limit non-residential activities to a scale that is compatible with residential amenity.

*PREC9 – Hopuhopu education and conference precinct policies*

**PREC9-P1** Activities.

Provide for the use and development of a range of educational facilities, community facilities, conference facilities and ancillary activities, recognising and strengthening the role of the Endowed College as a Waikato-Tainui academic and research college drawing on maatauranga Maaori and indigenous knowledge systems, within a national and international community of scholars.

**PREC9-P2** Health facilities.

Enable the use and development of health facilities including in a way which recognises tikanga Maaori.

**PREC9-P3** Accommodation.

Provide for the use and development of visitor accommodation and other accommodation ancillary to educational, community and conference activities.

**PREC9-P4** Commercial activities.

Limit commercial activities to activities ancillary to a community facility, an educational facility, or a conference centre.

**PREC9-P5** Building form and layout.

Building forms and layout of development promotes development that is sympathetic to local amenity and celebrates cultural and historic values.

*PREC10 – Hopuhopu business precinct policies*

**PREC10-P1** Development.

Development of commercial activities, light industrial activities, and offices is carried out in a way and at a scale that complements and supports the role of business and industrial centres in the District, whilst meeting needs of the Waikato-Tainui community.

**PREC10-P2** Employment opportunities.

Provide for employment opportunities through a range of activities.

PREC10-P3 Recreational and health facilities.

Enable the use and development of recreational and health facilities including in a way which recognises tikanga Maaori.

PREC10-P4 Visitor accommodation.

Provide for the use and development of visitor accommodation.

*PREC11 – Hopuhopu open space precinct policies*

PREC11-P1 Open space character.

Maintain the predominant open space character of PREC11 – Hopuhopu open space precinct in the scale, design, type and location of any development.

PREC11-P2 Use and development.

Enable the use and development of facilities for farming activities including plant nurseries; and recreation, educational and industry training activities compatible with the open space character of PREC11 – Hopuhopu open space precinct.

PREC11-P3 Commercial, office, and industrial activities

Avoid commercial, office, and industrial activities in PREC11 – Hopuhopu open space precinct, except for activities ancillary to farming activities, plant nurseries, recreation, educational and industry training.

PREC11-P4 Residential activities.

Avoid residential activities in PREC11 – Hopuhopu open space precinct.

PREC11-P5 Reverse sensitivity.

Avoid activities that will result in reverse sensitivity effects and/or conflict with permitted activities outside the precinct, including motorised recreation.

*PREC12 – Hopuhopu mixed use precinct policies*

PREC12-P1 Use and development.

(1) Enable the use and development of mixed use activities and for kaumaatua housing, in a way which:

- (a) Ensures the exercise of tikanga Maaori, including in the design and layout of buildings, facilities and activities; and
- (b) Enhances the Waikato-Tainui relationship with the Waikato River.

PREC12-P2 Commercial activities and offices.

Development of commercial activities and offices is limited, to retain space for other enabled activities in PREC12 – Hopuhopu mixed use precinct, and is carried out in a way and at a scale that complements and supports the role of business and industrial centres throughout the District, whilst meeting needs of the Waikato-Tainui community.

PREC12-P3 Retail.

Provide for small-scale retail activities.

## Rules

*Advice note:*

*Additional consent may be required for subdivision and change of use where contaminated soil is reasonably likely to harm human health, under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.*

*Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>HOPZ-R1</b>	Places of cultural significance	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>HOPZ-R2</b>	Cultural event	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>HOPZ-R3</b>	Informal recreation	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>HOPZ-R4</b>	Conservation activity	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>HOPZ-R5</b>	Construction or alteration of a building for a sensitive land use	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid,		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.

that operate at a voltage of 110kV or more.	
<b>HOPZ-R6</b>	Construction, demolition, addition, and alteration of a building or structure
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>HOPZ-R7</b>	Hazardous waste storage, processing or disposal
<b>Activity status: DIS</b>	
<b>HOPZ-R8</b>	Transport depot
<b>Activity status: DIS</b>	
<b>HOPZ-R9</b>	Intensive farming
<b>Activity status: DIS</b>	
<b>HOPZ-R10</b>	Rural industry
<b>Activity status: DIS</b>	
<b>HOPZ-R11</b>	Correctional facility
<b>Activity status: DIS</b>	
<b>HOPZ-R12</b>	Any activity that is not listed as permitted, restricted discretionary or discretionary
<b>Activity status: DIS</b>	

*Land use – activities for PREC8 – Hopuhopu residential precinct*

<b>PREC8-R1</b>	Residential activity  This includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>	
<b>PREC8-R2</b>	Papakaainga, and Papakaainga building	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>	
<b>PREC8-R3</b>	Kaumaatua housing (Hopuhopu)	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>	
<b>PREC8-R4</b>	Home business	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) It is wholly contained within a building except as provided for in (c) below; (b) The storage of materials or machinery associated with the home business is either wholly contained within a building, or where outside occupies no more than 100m <sup>2</sup> per residential unit and is located where it is not visible from public roads;	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Duration and frequency; (b) Effects on traffic; (c) Effect on amenity values of nearby residential properties; and (d) Scale of the activity.	

<p>(c) No more than 2 people who are not permanent residents of the residential unit are employed at any one time;</p> <p>(d) Unloading and loading of vehicles or the receiving of customers or deliveries may only occur between 7:30am and 7:00pm on any day;</p> <p>(e) Machinery may only be operated between 7.30am and 9.00 pm on any day.</p>	
<b>PREC8-R5</b>	Homestay
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) No more than 4 temporary residents in a residential unit.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Duration and frequency;</p> <p>(b) Effects on traffic;</p> <p>(c) Effect on amenity values of nearby residential properties;</p> <p>(d) Number of temporary residents;</p>

*Land use – activities for PREC9 – Hopuhopu education and conference*

<b>PREC9-R1</b>	Visitor accommodation
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC9-R2</b>	Marae complex
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC9-R3</b>	Community facility
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC9-R4</b>	Educational facility including waananga, koohanga reo and kura kaupapa
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC9-R5</b>	Conference centre and facilities
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC9-R6</b>	Health facility including hauora
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

*Land use – activities for PREC10 – Hopuhopu business precinct*



<b>PREC10-R1</b>	Visitor accommodation
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>PREC10-R2</b>	Marae complex
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>PREC10-R3</b>	Organised recreation (Hopuhopu)
(1) Activity status: <b>PER</b> Activity-specific standards: (a) The activity does not involve motorsport	(2) Activity status where compliance not achieved: <b>DIS</b>
<b>PREC10-R4</b>	Indoor recreation (Hopuhopu)
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>PREC10-R5</b>	Community facility
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>PREC10-R6</b>	Whare taonga (museum)
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>PREC10-R7</b>	Conference centre and facilities
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>PREC10-R8</b>	Trade and industry training activity
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>PREC10-R9</b>	Light industry
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>PREC10-R10</b>	Commercial activity
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>PREC10-R11</b>	Office
(1) Activity status: <b>PER</b> Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
<b>PREC10-R12</b>	Health facility including hauora

<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC10-R13</b>	Public transport facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>

*Land use – activities for PREC11 – Hopuhopu open space precinct*

<b>PREC11-R1</b>	Organised recreation (Hopuhopu)
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The activity does not involve motorsport.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>PREC11-R2</b>	Indoor recreation (Hopuhopu)
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC11-R3</b>	Trade and industry training activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC11-R4</b>	Crafting and carving workshop
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC11-R6</b>	Plant nursery
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Any retail sales to the public occur from a single building limited to 50m <sup>2</sup> of gross dedicated retail floor area.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on traffic; (b) Hours and days of operation; (c) Noise levels; and (d) Site design, layout and amenity.
<b>PREC11-R7</b>	Farming
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>

*Land use – activities for PREC12 – Hopuhopu mixed use precinct*

<b>PREC12-R1</b>	Kaumaatua housing (Hopuhopu)
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>

<b>PREC12-R2</b>	Marae complex
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC12-R3</b>	Community facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC12-R4</b>	Whare taonga (museum)
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC12-R5</b>	Conference centre and facilities
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC12-R6</b>	Commercial activity
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The activity occurs within PREC12 – Hopuhopu mixed use precinct and the combined total area of all retail activities in the Precinct does not exceed 400m <sup>2</sup> of gross dedicated retail floor area	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>PREC12-R7</b>	Office
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC12-R8</b>	Health facility including hauora
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>

*Land use – effects*

<b>HOPZ-S1</b>	Outdoor storage
<b>(1) Activity status: PER</b> <b>Where:</b> (a) Outdoor storage in all precincts except that in PREC10 – Hopuhopu business precinct and PREC12 – Hopuhopu mixed use precinct; (i) Outdoor storage of goods or materials must comply with all of the following standards: (1) HOPZ-S3 (Height) and HOPZ-S6 (Height in relation to boundary); and	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Visual amenity; (b) Size and location of storage area; (c) Measures to mitigate adverse effects; (d) Effects on loading and parking areas.

<p>(2) Be fully screened from view from any:</p> <p>(3) Public road;</p> <p>(4) Public reserve; and</p> <p>(5) Adjoining site in another zone.</p>	
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*Land use – building*

<b>HOPZ-S2</b>	Number of residential units	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The total number of residential units in PREC8 – Hopuhopu residential precinct does not exceed a residential unit yield equivalent to one residential unit per 450m<sup>2</sup> across the entirety of PREC8 – Hopuhopu residential precinct;</p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>HOPZ-S3</b>	Height - building general	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The maximum height of any building or structure, measured from the natural ground level immediately below that part of the structure, must not exceed:</p> <p>(i) 8m above ground level in PREC8 – Hopuhopu residential precinct;</p> <p>(ii) 12m above ground level in PREC9 – Hopuhopu education and conference precinct;</p> <p>(iii) 12m above ground level in PREC10 – Hopuhopu business precinct;</p> <p>(iv) 15m above ground level in in PREC11 – Hopuhopu open space precinct; and</p> <p>(v) 12m above ground level in PREC12 – Hopuhopu mixed use precinct.</p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Extent of shading on an adjoining site;</p> <p>(d) Privacy on adjoining sites.</p>
<b>HOPZ-S4</b>	Height – floodlight	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any floodlight must not exceed a maximum height of 12m, measured from the natural ground level.</p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>HOPZ-S5</b>	Height of fences or walls	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Fences and walls along any zone boundary, road boundary, boundary of adjoining sites, or within building setbacks under HOPZ-S7 – HOPZ-S8 on a site, measured from the natural ground</p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Building materials and design;</p> <p>(b) Effects on amenity;</p> <p>(c) Public space visibility.</p>

<p>level immediately below that part of the structure, must be no higher than:</p> <p>(i) 1.2m if solid;</p> <p>(ii) 1.8m if the fence is:</p> <p>(1) Visually permeable for the full 1.8m height of the fence or wall;</p> <p>or</p> <p>(2) Solid up to 1.2m and visually permeable between 1.2 and 1.8m.</p>	
<b>HOPZ-S6</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the zone boundary, a road boundary, or boundaries of adjoining sites.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Admission of daylight and sunlight to the site and other site;</p> <p>(d) Privacy on any other site;</p> <p>(e) Amenity values of the locality</p>
<b>HOPZ-S7</b>	Building setbacks – All boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building must be set back a minimum of:</p> <p>(i) 3m from a road or zone boundary;</p> <p>(ii) 3m from the boundary of an adjoining site.</p> <p>(b) HOPZ-S7(1) does not apply to a structure that is not a building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Height, design and location of the building relative to the boundary;</p> <p>(b) Impacts on the privacy for adjoining site(s);</p> <p>(c) Impacts on amenity values, including main living areas, outdoor living space of adjoining land;</p> <p>(d) Landscaping and/or screening; and</p> <p>(e) Road network safety and efficiency.</p>
<b>HOPZ-S8</b>	Building setback - sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building for a sensitive land use must be set back a minimum of:</p> <p>(i) 15m from a regional arterial road;</p> <p>(ii) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site;</p> <p>(iii) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed;</p> <p>(iv) 300m from buildings or outdoor enclosures used for an intensive farming activity. This setback does</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>not apply to sensitive activities located on the same site as the intensive farming activity.</p> <p>(b) HOPZ-S8(1) does not apply to a structure that is not a building.</p>	
<b>HOPZ-S9</b>	Building setback – water bodies
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building, other than provided for under HOPZ-S9(1)(b), must be set back a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 32m from the margin of any wetland;</li> <li>(ii) 12m from the bank of any river with an average width of less than 3m;</li> <li>(iii) 32m from the bank of any river with an average width of 3m or more (other than the Waikato River);</li> <li>(iv) 28m from the banks of the Waikato River in PREC8 – Hopuhopu residential precinct;</li> <li>(v) 37m from the banks of the Waikato River in PREC10 – Hopuhopu business precinct and PREC12 – Hopuhopu mixed use precinct;</li> <li>(vi) 10m from any artificial wetland.</li> </ul> <p>(b) A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m<sup>2</sup> in size;</p> <p>(c) A pump shed (public or private) set back a minimum of 5m from any waterbody; and</p> <p>(d) HOPZ-S9(1) does not apply to a structure that is not a building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The size of the adjacent waterbody and the landscape, ecological, cultural and recreational values associated with it;</li> <li>(b) Erosion and sediment control measures;</li> <li>(c) The functional or operational need for the building to be located close to the waterbody; and</li> <li>(d) Effects on public access to the waterbody.</li> </ul>

## KLZ – Kimihia Lakes zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The KLZ – Kimihia Lakes zone provides for buildings, facilities and infrastructure to support recreational uses.

### Objectives

KLZ-O1 Recreational facility.

The KLZ – Kimihia Lakes zone develops into a regionally significant facility, that provides for the recreational needs and well-being of people and communities.

KLZ-O2 Amenity values and landscape character.

Buildings, structures and activities do not adversely affect the amenity values or landscape character of the surrounding environment.

### Policies

KLZ-P1 Operation and development.

- (1) Provide for buildings, facilities and infrastructure that will enable the development of the zone.
- (2) Provide for a range of activities that enable the operation of the zone, including recreation, sporting, educational and environmental activities.

KLZ-P2 Development precinct.

- (1) The development precinct is characterised by a cluster of buildings, facilities, associated infrastructure and landscaping which forms an attractive, central lakeside hub for the Kimihia Lakes development.
- (2) The location of compatible activities within the development precinct supports the operational needs of the zone and its visitors.

KLZ-P3 Open space.

Areas of the zone outside of the development precinct are characterised by vegetated areas and open space that are retained for a range of rural, recreation and environmental enhancement activities.

KLZ-P4 Environmental enhancement.

Environmental initiatives are provided within the zone to enable the ongoing enhancement of the lake and surrounding natural environment.

KLZ-P5 Education.

Educational initiatives which provide learning opportunities for students and youth are encouraged.

## MAZ – Mercer Airport zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The purpose of the MAZ – Mercer Airport zone is to enable the continued operation and development of Mercer Airport whilst maintaining amenity outcomes compatible with surrounding land uses.

### Objectives

MAZ-O1    Operation and development.

Mercer Airport is able to operate safely and efficiently and is developed to meet the current and future needs of the aviation community.

MAZ-O2    Adverse effects.

The adverse effects of airport activities are managed to maintain amenity outcomes compatible with surrounding land uses.

### Policies

MAZ-P1    Operation and development.

To enable the continued operation and development of Mercer Airport by providing for a diversity of aviation and other activities which support the aviation sector.

MAZ-P2    Operational and safety requirements.

To protect the operational and safety requirements of Mercer Airport by controlling development surrounding the Airport that may restrict or infringe those requirements through mechanisms such as airspace protection (Obstacle Limitation Surface) and noise control boundaries.

MAZ-P3    Buildings and structures.

To enable development at the Airport that provides for its operational requirements whilst maintaining rural amenity and character of surrounding properties.

MAZ-P4    Commercial activities.

To enable a range of commercial activities that support Mercer Airport and the aviation sector including hangars, workshops, storage buildings and refuelling facilities.

MAZ-P5    Adverse effects.

(1)        Mitigate adverse airport effects through the application of general and airport specific performance standards including:

- (a)        The scale and intensity of on-site activities;
- (b)        Noise;
- (c)        Glare and Lighting;



- (d) Earthworks;
- (e) Hazardous substances;
- (f) Outdoor storage; and
- (g) Temporary events

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>MAZ-R1</b>	General aviation including helicopters	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b> Nil.		
<b>MAZ-R2</b>	Recreational flying	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b> Nil.		
<b>MAZ-R3</b>	Commercial aviation	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b> Nil.		
<b>MAZ-R4</b>	Commercial maintenance and servicing	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b> Nil.		
<b>MAZ-R5</b>	Aviation related light industry	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b> Nil.		
<b>MAZ-R6</b>	Aviation related offices	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b> Nil.		
<b>MAZ-R7</b>	Aviation related storage and warehousing	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b> Nil.		
<b>MAZ-R8</b>	Navigational equipment	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b> Nil.		
<b>MAZ-R9</b>	Mercer Airport runway and taxiways	

<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>MAZ-R10</b>	Clubrooms	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>MAZ-R11</b>	Café	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>MAZ-R12</b>	Construction or alteration of a building for a sensitive land use	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: <ul style="list-style-type: none"> <li>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</li> <li>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</li> </ul> </li> </ul>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Effects on the amenity values of the site;</li> <li>(b) The risk of electrical hazards affecting the safety of people;</li> <li>(c) The risk of damage to property; and</li> <li>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</li> </ul>
<b>MAZ-R13</b>	Construction, demolition, addition, and alteration of a building or structure	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>MAZ-R14</b>	Fuel storage and refuelling	
<b>(1) Activity status: CON</b> <b>Activity-specific standards:</b> Nil.  <b>Council's control is reserved over the following matters:</b> <ul style="list-style-type: none"> <li>(a) The proposed site design and layout in relation to: <ul style="list-style-type: none"> <li>(i) The sensitivity of the surrounding natural, human and physical environment;</li> <li>(ii) Potential hazards and exposure pathways arising from the proposed</li> </ul> </li> </ul>		<b>(2) Activity status where compliance not achieved: n/a</b>

<p>facility, including cumulative risks with other facilities; and</p> <p>(iii) Interaction with natural hazards (flooding, instability), as applicable;</p> <p>(iv) Proposed emergency management planning (spills, fire and other relevant hazards); and</p> <p>(b) Proposed procedures for monitoring and reporting of incidents.</p>	
<b>MAZ-RI 5</b>	Jet flights
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <p>(a) Frequency and duration of flights;</p> <p>(b) Effects on amenity values;</p> <p>(c) Hours and days of operation; and</p> <p>(d) Noise levels</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>MAZ-RI 6</b>	Accommodation above hangars
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <p>(a) Acoustic insulation and achievement of internal noise levels;</p> <p>(b) Design and orientation of habitable building; and</p> <p>(c) Provision of appropriate water, wastewater and stormwater disposal services.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>MAZ-RI 7</b>	Any activity that is not listed as prohibited, permitted, restricted discretionary or discretionary.
<p><b>(1) Activity status: NC</b></p>	

*Land use – effects*

<b>MAZ-SI</b>	Hours of operation for aircraft operations
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Aircraft operations shall be carried out between:</p> <p>(i) 0700 hours to 2200 hours in the summer period; or</p> <p>(ii) 0700 hours to 1900 hours in the winter period.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(b) MAZ-S1(I) does not apply to the following:</p> <ul style="list-style-type: none"> <li>(i) Aircraft landing or taking off in an emergency; or</li> <li>(ii) Emergency flights required to rescue persons from life threatening situations; or</li> <li>(iii) Emergency flights to transport patients, human vital organs or medical personnel in a medical emergency; or</li> <li>(iv) Flights required to meet the needs to a national or civil defence emergency declared under the Civil Defence Emergency Management Act 2002; or</li> <li>(v) Aircraft using the airfield due to unforeseen circumstances as an essential alternative to landing at a scheduled airport elsewhere; or</li> <li>(vi) Aircraft being used in the course of firefighting duties; or</li> <li>(vii) Aircraft being used in the course of police duties.</li> </ul>	
<b>MAZ-S2</b>	Outdoor storage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Outdoor storage of goods or materials must: <ul style="list-style-type: none"> <li>(i) Be associated with a Permitted Activity operating from the site; and</li> <li>(ii) Not encroach on any required parking and manoeuvring areas.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity;</li> <li>(b) Visual impact;</li> <li>(c) Nature, scale and location of screening;</li> <li>(d) Proximity and height of stockpiles to road reserve or other sites;</li> <li>(e) Access to sunlight and daylight; and</li> <li>(f) Safety of road users and pedestrians</li> </ul>
<b>MAZ-S3</b>	Access and vehicles
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The use of Mercer Airport for any permitted activity set out in Rules MAZ-R1 to MAZ-R11 (apart from a temporary event) provided that: <ul style="list-style-type: none"> <li>(i) The number of vehicles accessing the MAZ – Mercer Airport zone shall not exceed 160 vehicles (320 vehicle movements) per day.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Safety of access users;</li> <li>(b) Intersection safety with a public road; and</li> <li>(c) Formation, width, drainage.</li> </ul>

*Land use – building*

<b>MAZ-S4</b>	Height of buildings, structures, trees and other vegetation
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<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building or structure must not exceed a height of 10 m, measured from the natural ground level immediately below that part of the structure; and</li> <li>(i) Any building, structure, tree or other vegetation must not protrude through the Obstacle Limitation Surfaces defined in APPI I – Mercer Airport.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Form, bulk and location of building, structure, object, mast or tree;</li> <li>(b) Effect on the safe and efficient operation of Mercer Airport; and</li> <li>(c) Access to daylight and sunlight.</li> </ul>
<b>MAZ-S5</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building, structure or stockpiling of materials must not protrude through a height control plane rising at an angle of:</li> <li>(i) 45 degrees commencing at an elevation of 2.5m above ground level at every point of the Zone boundary.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Admission of daylight and sunlight to the site and other sites; and</li> <li>(c) Extent of areas of non-compliance.</li> </ul>
<b>MAZ-S6</b>	Building coverage and impervious area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Construction or alteration of a building must comply with all of the following: <ul style="list-style-type: none"> <li>(i) The total building coverage must not exceed: <ul style="list-style-type: none"> <li>(1) 30% of the site area, up to a maximum of 900m<sup>2</sup>; and</li> <li>(2) result in more than 60% of the site having an impervious surface, up to a maximum 1800m<sup>2</sup> impermeability.</li> </ul> </li> </ul> </li> <li>(b) MAZ-S6(1)(a) does not apply to a structure that is not a building.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Building form, bulk, location, external cladding and colour;</li> <li>(c) Extent of area of non-compliance;</li> <li>(d) Effects on adjacent sites;</li> <li>(e) Stormwater management;</li> <li>(f) Onsite parking provision; and</li> <li>(g) Landscape planting and other visual mitigation measures</li> </ul>
<b>MAZ-S7</b>	Building setback
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building must be set back at least 6m from a MAZ – Mercer Airport zone boundary.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Effects on adjacent sites; and</li> <li>(c) Effects on aircraft safety and taxiing.</li> </ul>
<b>MAZ-S8</b>	Habitable buildings inside the 65 dBA L <sub>dn</sub> air noise boundary contour on the planning maps
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any habitable building inside the 65 dBA L<sub>dn</sub> contour as shown on the planning maps.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

<p><b>Council's discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Acoustic insulation and achievement of internal noise levels; and</li> <li>(c) Design and orientation of habitable building.</li> </ul>	
<b>MAZ-S9</b>	Accommodation above hangars
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any accommodation in the MAZ – Mercer Airport zone when located above a hangar.</li> <li>(b) Rules ANOC-R6 and ANOC-R7 do not apply.</li> </ul> <p><b>Council's discretion shall be restricted to the following matters</b></p> <ul style="list-style-type: none"> <li>(c) Acoustic insulation and achievement of internal noise levels;</li> <li>(d) Design and orientation of habitable building;</li> <li>(e) Provision of appropriate water, wastewater and stormwater disposal services; and</li> <li>(f) Effects on rural amenity.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>

**KLZ-P6** Tourism significance.

The on-going development of the zone as a regionally significant facility is enabled, whilst providing for the general public to use and enjoy the facilities.

**KLZ-P7** Management of adverse effects.

(I) Adverse effects are managed to ensure the operation of the site does not detract from the amenity of surrounding land uses, and in particular by:

- (a) Encouraging development to occur within the development precinct, so that it is located centrally on site and away from neighbouring land uses;
- (b) Managing the interface of the zone with other zones so that adverse noise and lighting effects on the surrounding zones are minimised; and
- (c) Managing the adverse traffic effects to ensure the safe and efficient operation and functioning of the adjacent transport network and efficient access to surrounding facilities is maintained at all times; and
- (d) Ensuring signs that are visible from, or located in close proximity to, a public road are sited to ensure the safe functioning of the public road.

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant standards in Part 2 / District-wide matters / General district-wide matters.

<b>KLZ-RI</b>	<b>Buildings and structures</b>
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) All buildings and structures must comply with the following standards: <ul style="list-style-type: none"> <li>(i) The maximum height of any building or structure must not exceed 10m measured from the natural ground level immediately below that part of the structure.</li> <li>(ii) The maximum building coverage of any individual building must not exceed 150m<sup>2</sup>.</li> <li>(iii) A building or structure must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</li> <li>(iv) A building must be setback a minimum of: <ul style="list-style-type: none"> <li>(I) 12m from the boundary of a road (except East Mine Road where it is located within the KLZ – Kimihia Lakes zone);</li> </ul> </li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Building location, bulk and design;</li> <li>(c) Proximity to the road and Waikato Expressway;</li> <li>(d) Effects on landscape character; and</li> <li>(e) Flooding effects.</li> </ul>

<p>(2) 25m from the designation of the Waikato Expressway;</p> <p>(3) 12m from the boundary of a site that is within a separate zone;</p> <p>(4) 25m from the margin of any water body.</p> <p>(b) A building or structure intended for occupation by people must:</p> <p>(i) Be set at a floor level that is greater than:</p> <p>(1) 500mm (for a building or structure for Sensitive land uses) clear of RL 9.35m (New Zealand Vertical Datum 2016) at the proposed structure location in a 1% AEP flood event; or</p> <p>(2) 300mm (for a building or structure not for Sensitive land uses) clear of RL 9.35m (New Zealand Vertical Datum 2016) at the proposed structure location in a 1% AEP flood event;</p> <p>(3) Demonstrate at the time of building consent, with suitable stormwater commentary, how the floor level design is set to ensure the building or structure is not subject to a flood hazard (allowing for the projected rainfall effects of climate change).</p>	
<b>KLZ-R2</b>	Construction of structures in and/or over the lake, including (but not limited to) jetties, piers, pontoons and walkways
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>KLZ-R3</b>	Up to two residential units
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The residential units must be only for the use of a manager, caretaker, or other employee on the Kimihia Lakes site, and their household.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matter:</b></p> <p>(a) Effects on amenity values.</p>
<b>KLZ-R4</b>	Operational facilities
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>KLZ-R5</b>	Recreation activity and facilities
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>



<b>KLZ-R6</b>	Outdoor education
(1) <b>Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	(2) <b>Activity status where compliance not achieved: n/a</b>
<b>KLZ-R7</b>	Farming
(1) <b>Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	(2) <b>Activity status where compliance not achieved: n/a</b>
<b>KLZ-R8</b>	Conservation activities
(1) <b>Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	(2) <b>Activity status where compliance not achieved: n/a</b>
<b>KLZ-R9</b>	Bee keeping
(1) <b>Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	(2) <b>Activity status where compliance not achieved: n/a</b>
<b>KLZ-R10</b>	Construction or alteration of a building for a sensitive land use
(1) <b>Activity status: PER</b> <b>Activity-specific standards:</b> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.	(2) <b>Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
<b>KLZ-R11</b>	Any activity that is not listed as permitted, restricted discretionary or discretionary
<b>Activity status: NC</b>	

*Land use – activities for PREC13 – Kimihia Lakes development precinct*

<b>PREC13-RI</b>	Any activity that is permitted in the Rules KLZ-RI – KLZ-R10
(1) <b>Activity status: PER</b> <b>Activity-specific standards:</b> (a) Refer to the activity specific standards as listed in Rules KLZ-RI – KLZ-R10, except that the activity specific standards for KLZ-RI do not apply to buildings and	(2) <b>Activity status where compliance not achieved: n/a</b>

structures within PREC13 – Kimihia Lakes development precinct.		
<b>PREC13-R2</b>	Buildings and structures	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) All buildings and structures within PREC13 – Kimihia Lakes development precinct must comply with the following standards: (i) The maximum height of any building or structure must not exceed 15m measured from the natural ground level immediately below that part of the structure. (ii) A building must be set back a minimum of 25m from the margin of a lake.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on amenity values; (b) Building location, bulk and design; (c) Effects on landscape character; and (d) Flooding effects.
<b>PREC13-R3</b>	Visitor accommodation	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC13-R4</b>	Restaurants and cafes	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC13-R5</b>	Ancillary retail	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Retail activities must: (i) Be ancillary to any permitted activity within the KLZ – Kimihia Lakes zone; and (ii) Not exceed 50m <sup>2</sup>		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>PREC13-R6</b>	Community facility	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC13-R7</b>	Museums	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC13-R8</b>	Ancillary office	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Offices must: (i) Be ancillary to any permitted activity within the KLZ – Kimihia Lakes zone; and		<b>(2) Activity status where compliance not achieved: DIS</b>

(ii) Not exceed 50m <sup>2</sup> .	
<b>PREC13-R9</b>	Buildings and structures that do not comply with a standard listed in PREC13-R2
<b>(1) Activity status: RDIS</b> <b>Activity-specific standards:</b> Nil.  <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Building location, bulk and design;</li> <li>(c) Effects on landscape character; and</li> <li>(d) Flooding effects.</li> </ul>	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC13-R10</b>	Any activity that is not listed as permitted, restricted discretionary or discretionary.
<b>(1) Activity status: NC</b>	

## MSRZ – Motorsport and recreation zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The Hampton Downs Motorsport Park (HDMP) caters for motor sport activities and a range of supporting recreational activities that have been authorised under the 2006 resource consent (WDC Ref LUC0005/06) including variations and a number of additional minor resource consents. The MSRZ – Motorsport and recreation zone allows for those authorised activities to be undertaken as a permitted activity. The rules in the MSRZ – Motorsport and recreation zone provide a policy framework that enables the ongoing operation and development of the HDMP.

### Objectives

MSRZ-O1 Continued development and operation of the Hampton Downs Motorsport Park.

- (1) The continued use and development of the Hampton Downs Motorsport Park as a regionally-significant motor sport and recreation facility is enabled.
- (2) Rural character and amenity of the adjoining rural sites is maintained.

### Policies

MSRZ-P1 Operation and development.

- (1) Provide for:
  - (a) A wide range of motor sport and recreation activities; and
  - (b) The development of facilities to support the motor sport and recreation activities and events

MSRZ-P2 Precinct-based development

- (1) Provide a precinct-based approach such that:
  - (a) PREC14 – Hampton Downs operational motorsport area precinct provides for the operational motor sport area including the main race track and associated facilities;
  - (b) PREC15 – Hampton Downs industrial area precinct provides for industrial facilities and activities that support the Hampton Downs Motorsport Park;
  - (c) PREC16 – Hampton Downs minor race track area precinct provides for a minor race track and travellers' accommodation;
  - (d) PREC17 – Hampton Downs residential apartments precinct provides for residential activities within the residential apartments;
  - (e) PREC18 – Hampton Downs industrial units precinct provides for industrial activities within the industrial units.

MSRZ-P3 Management of adverse effects

- (1) Mitigating adverse effects by managing:

- (a) The scale, intensity, timing and duration of activities so that adverse noise effects on the adjoining rural sites are minimised; and
- (b) The adverse traffic safety effects to ensure the safe and efficient operation and functioning of the adjacent transport network and efficient access to surrounding facilities is maintained at all times; and
- (c) Signs that are visible from, or located in close proximity to, a public road to ensure the safe functioning of the public road; and
- (d) The size, scale and intensity of development to ensure the amenity of the adjoining sites is maintained.

## Rules

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

*Land use – activities for PREC14 – Hampton Downs operational motorsport area precinct*

<b>PREC14-RI</b>	A motor sport and recreation facility	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b>		
(a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct.		
<b>PREC14-R2</b>	Driver training and education, testing and practice activities.	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b>		
(a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct.		
<b>PREC14-R3</b>	Go-karting on the go-kart track	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b>		
(a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct.		
<b>PREC14-R4</b>	Paintball, laser tag, outdoor skate parks and clay bird shooting.	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b>		
(a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct.		
<b>PREC14-R5</b>	Motor sport and recreation events	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: RDIS</b>
<b>Activity-specific standards:</b>		<b>Council's discretion is restricted to the following matters:</b>
(a) The activity is carried out in PREC14 – Hampton Downs operational motorsport area precinct;		(a) Noise levels and duration;

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<ul style="list-style-type: none"> <li>(b) A maximum of 20,000 people attend the motor sport and recreation event; and</li> <li>(c) A maximum of 2,500 arrival vehicles per hour (vph) or 8,000 total vehicles attend the event; and</li> <li>(d) No more than five Extreme Events are held per year; or no more than two Extreme Events are held in any year when an event is held that is larger than an Extreme Event (such as Supercars) authorised by resource consent; and</li> <li>(e) No motor sport and recreation event is held on a weekday; except:</li> <li>(f) on a weekday that is a public holiday, or</li> <li>(g) a minor event or practice day that generates less than 700 vehicle arrivals per hour, and</li> <li>(h) Traffic Management Standards in MSRZ-S19 and MSRZ-S20.</li> </ul>	<ul style="list-style-type: none"> <li>(b) Lighting and glare;</li> <li>(c) Hours of operation;</li> <li>(d) Nature and frequency of the event;</li> <li>(e) Size and scale of the event;</li> <li>(f) Traffic, access and parking including impacts on State Highway 1 and Hampton Downs interchange;</li> <li>(g) Effects of amenity values of adjoining rural sites; and</li> <li>(h) Water, stormwater and wastewater management.</li> </ul>
<b>PREC14-R6</b>	Construction or alteration of a building or structure for an activity listed in Rules PREC14-R1 – PREC14-R5
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil	<b>(2) Activity status where compliance not achieved: n/a</b>

Land use – activities for PREC15 – Hampton Downs industrial area precinct

<b>PREC15-R1</b>	Industrial activities
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) The activity is carried out in PREC15 – Hampton Downs industrial area precinct; and</li> <li>(i) The maximum gross floor area for all activities in PREC15 shall be no more than 50,000m<sup>2</sup>. Of the 50,000m<sup>2</sup> total gross floor area in Precinct B, the following shall apply:</li> <li>(ii) General warehousing shall comprise no more than 25% of the gross floor area (12,500m<sup>2</sup>); and</li> <li>(iii) Non-automotive activities shall comprise no more than 25% of the total gross floor area (12,500m<sup>2</sup>);</li> <li>(iv) Automotive activities may comprise 100% of the total gross floor area in PREC15.</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>PREC15-R2</b>	A residential activity within an existing dwelling  This includes occupation of a single residential unit for short term rental.

<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The activity is carried out in PREC15 – Hampton Downs industrial area precinct.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC15-R3</b>	Construction or alteration of a building or structure for an activity listed in Rule PREC15-R1
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil	<b>(2) Activity status where compliance not achieved: n/a</b>

*Land use – activities for PREC16 – Hampton Downs minor race track area precinct*

<b>PREC16-R1</b>	Visitor accommodation
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The activity is carried out in PREC16 – Hampton Downs minor race track area precinct; and (b) Visitor accommodation in PREC16 shall: (i) Accommodate no more than 200 persons at any one time; (ii) Ensure that the duration of stay is for a period not exceeding 10 days; (iii) (iv) Prepare and provide to Council, a plan of the motor camp site which includes location of any utility buildings, cabins or other accommodation buildings and the location of any camping sites.	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>PREC16-R2</b>	Construction or alteration of a building or structure for an activity listed in Rule PREC16-R1
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC16-R3</b>	Motor sport and recreation events and associated facilities
<b>(1) Activity status: CON</b> <b>Activity-specific standards:</b> (a) The activity is carried out in PREC16 – Hampton Downs minor race track area precinct; (b) A maximum of 20,000 people attend the motor sport and recreation event; and (c) A maximum of 2,500 arrival vehicles per hour (vph) or 8,000 total vehicles attend the event; and (d) No more than five Extreme Events are held per year; and or no more than two Extreme Events are held in any year when an event is held that is larger than	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Noise levels and duration; (b) Lighting and glare; (c) Hours of operation; (d) Nature and frequency of the event; (e) Size and scale of the event; (f) Traffic, access and parking including impacts on State Highway 1 and Hampton Downs interchange; (g) Effects of amenity values of adjoining rural sites; and

<p>an Extreme Event (such as Supercars) authorised by resource consent; and</p> <p>(e) No motor sport and recreation event is held on a weekday, except:</p> <p>(i) On a weekday that is a public holiday, or</p> <p>(ii) A minor event or practice day that generates less than 700 vehicle arrivals per hour; and</p> <p>(f) Traffic Management Standards in MSRZ-S19 and MSRZ-S20.</p> <p><b>Council's control is reserved over the following matters:</b></p> <p>(g) Noise levels and duration;</p> <p>(h) Lighting and glare;</p> <p>(i) Hours of operation;</p> <p>(j) Nature and frequency of the event;</p> <p>(k) Size and scale of the events; and</p> <p>(l) Traffic, access and parking.</p>	<p>Water, stormwater and wastewater management.</p>
<b>PREC16-R4</b>	Construction or alteration of a building or structure for an activity listed in Rule PREC16-R3
<p><b>(1) Activity status: CON</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The activity is carried out in PREC16 – Hampton Downs minor race track area precinct;</p> <p><b>Council's control is reserved over the following matters:</b></p> <p>(a) Effects on rural character and amenity values of adjoining rural sites, due to the location, bulk, scale and built form of the building or structure;</p> <p>(b) The extent to which the building or structure has the potential to dominate the landscape, and mitigation including screening, materials, lighting and colours;</p> <p>(c) Traffic, access and parking;</p> <p>(d) Effects on safety and efficiency of the road network, including driver distraction; and</p> <p>(e) Bonds for landscaping, screening or other mitigation.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

*Land use – activities for PREC17 – Hampton Downs residential apartments precinct*

<b>PREC17-RI</b>	A residential activity within the residential apartments existing as at 31 March 2020
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	This includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The activity is carried out in PREC17 – Hampton Downs residential apartments precinct.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC17-R2</b>	Construction or alteration of a building or structure for an activity listed in Rule PREC17-R1	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil		<b>(2) Activity status where compliance not achieved: n/a</b>

*Land use – activities for PREC18 – Hampton Downs industrial units precinct*

<b>PREC18-R1</b>	An industrial activity within the industrial units existing as at 31 March 2020	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The activity is carried out in PREC18 – Hampton Downs industrial units precinct.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC18-R2</b>	Construction or alteration of a building or structure for an activity listed in Rule PREC18-R1	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil		<b>(2) Activity status where compliance not achieved: n/a</b>

*Land use – activities*

<b>MSRZ-R1</b>	Construction or alteration of a building for a sensitive land use	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
<b>MSRZ-R2</b>	Any activity not listed in PREC14, PREC15, PREC16, PREC17 or PREC18	
<b>(1) Activity status: DIS</b>		

Land use – effects

<b>MSRZ-S1</b>	Landscaping and screening
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any new building or land use activity within PREC14, PREC15 or PREC16 shall be screened from the view of road users on State Highway 1 and local roads, and adjoining sites by landscaping that is undertaken within accordance with: <ul style="list-style-type: none"> <li>(i) A landscaping plan certified by Council that details the type, location and density of evergreen species that achieves the required screening.</li> <li>(ii) A landscaping maintenance regime certified by Council, including details of any necessary replacement of landscaping as a result of failure.</li> </ul> </li> </ul> <p>Advice note: A Landscape Mitigation Plan exists as part of the 2006 resource consent (WDC Ref LUC0005/06) that may satisfy the requirements of this rule.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The extent to which adverse visual impact on the adjoining rural sites can be mitigated;</li> <li>(b) The extent to which adverse traffic safety impacts of drivers along SH1 and Hampton Downs Road can be mitigated.</li> </ul>
<b>MSRZ-S2</b>	Landscaping and screening
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Within PREC15 – Hampton Downs industrial area precinct all outdoor storage areas must be screened from view from any public road, or adjoining zone.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The extent to which adverse visual impact on the adjoining rural sites can be mitigated;</li> <li>(b) The extent to which adverse traffic safety impacts of drivers along SH1 and Hampton Downs Road can be mitigated.</li> </ul>
<b>MSRZ-S3</b>	Car parking, access and roading – all precincts
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Prior to the commencement of the following activities, carparking shall be provided that meets the following: <ul style="list-style-type: none"> <li>(i) Prior to the commencement of any Medium Event there shall be 4052 car parks available in accordance with APP12 – Hampton Downs motorsport and recreation;</li> <li>(ii) Prior to the commencement of any Major or Extreme Event there shall be 8492 car parks available in accordance with APP12 – Hampton Downs motorsport and recreation.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>MSRZ-S4</b>	Car parking, access and roading – all precincts	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) All car parking required in MSRZ-S3(1) shall be constructed on a hard-standing all-weather surface.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>MSRZ-S5</b>	Car parking, access and roading – all precincts	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) Car parking areas C and D as identified in APP12 – Hampton Downs motorsport and recreation shall be accessed by an internal service road designed and constructed in accordance with Waikato District Council's Engineering Code of Practice and associated supplements, and shall include the following design parameters: (i) Minimum sealed carriageway width – 10.5m; (ii) Minimum lane width: 3.5m; (iii) Mountable kerb and channel on each side of the carriageway; (iv) Vehicle parking 3.0m wide within the carriageway (one side minimum); (v) Include a footpath on one side from the access to the northern event car park from Hampton Downs Road; (vi) Appropriate signage and road marking; (vii) Maximum edge of seal radius of 15m at intersections and accesses; and (viii) The intersection of Hampton Downs Road and the service road shall be generally located halfway between the western intersection of Hampton Downs Road with Old Hampton Downs Road and the accessway to the Springhill Corrections Facility		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>MSRZ-S6</b>	Car parking, access and roading – all precincts	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) Prior to any development within PREC15 – Hampton Downs industrial area precinct or any Medium Event, a right turn bay and a sealed vehicle entrance at the intersection of Hampton Downs Road and the Service Road shall be constructed and designed in accordance with the provisions of the EIT – Energy,		<b>(2) Activity status where compliance not achieved: DIS</b>

infrastructure and transport section and include any signage, flag lighting and road marking to the satisfaction of the Planning Manager.	
<b>MSRZ-S7</b>	Car parking, access and roading – all precincts
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Prior to an Extreme Event, Hampton Downs Road shall be widened to 12m from the westernmost Motorsport Circuit vehicle entrance to the intersection of PREC15 – Hampton Downs industrial area precinct. Works shall be in accordance with the following design parameters:</p> <p>(i) A minimum sealed carriageway width of 12m</p> <p>(ii) Road marking to include:</p> <p>(1) Two traffic lanes of 3.5m width</p> <p>(2) Shoulders of 1m width each</p> <p>(3) A 3m wide painted median.</p> <p>(b) Work shall be in accordance with the provisions of the EIT – Energy, infrastructure and transport section and include any signage, flag lighting and road marking to the satisfaction of the Planning Manager.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>MSRZ-S8</b>	Car parking, access and roading – all precincts
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Prior to the commencement of any activity in PREC16 – Hampton Downs minor race track area precinct, a sealed vehicle entrance off Hampton Downs Road shall be constructed in accordance with the provisions of the EIT – Energy, infrastructure and transport section; and</p> <p>(b) The sealed vehicle entrance shall be wide enough to accommodate two lanes of traffic travelling in either the same or different directions and include flag lighting.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>MSRZ-S9</b>	Car parking, access and roading – all precincts
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Parking and manoeuvring for all activities other than Racing Events shall be provided and formed in accordance with the provisions of the EIT – Energy, infrastructure and transport section.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

Land use – building

<b>MSRZ-S10</b>	Height – all precincts
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure in PREC14 – Hampton Downs operational motorsport area precinct identified on the planning maps shall not exceed the following height measured from the natural ground level immediately below that part of the structure:</p> <p>(i) 15m over 90% of the precinct; and</p> <p>(ii) 17m over 10% of the precinct.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Building height;</p> <p>(b) Design and location of the building;</p> <p>(c) Privacy on adjoining sites; and</p> <p>(d) Visual amenity.</p>
<b>MSRZ-S11</b>	Height – all precincts
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure shall not exceed 10m in height measured from the natural ground level immediately below that part of the structure in:</p> <p>(i) PREC15 – Hampton Downs industrial area precinct;</p> <p>(ii) PREC16 – Hampton Downs minor race track area precinct;</p> <p>(iii) PREC17 – Hampton Downs residential apartments precinct; or</p> <p>(iv) PREC18 – Hampton Downs industrial units precinct.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Building height;</p> <p>(b) Design and location of the building;</p> <p>(c) Privacy on adjoining sites; and</p> <p>(d) Visual amenity.</p>
<b>MSRZ-S12</b>	Height in relation to boundary – all precincts
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure in all precincts identified on the planning maps must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point along the MSRZ – Motorsport and recreation zone boundary.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Building height;</p> <p>(b) Design and location of the building;</p> <p>(c) Admission of daylight and sunlight on any other sites;</p> <p>(d) Privacy on adjoining zone sites; and</p> <p>(e) Amenity values.</p>
<b>MSRZ-S13</b>	Building coverage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any buildings or structures in PREC14 – Hampton Downs operational motorsport area precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Design and location of the building;</p> <p>(b) Admission of daylight and sunlight on any other sites;</p>

		(c) Privacy on adjoining sites; and (d) Amenity values.
<b>MSRZ-S14</b>	Building coverage	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A building or structures in PREC15 – Hampton Downs industrial area precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Design and location of the building; (b) Admission of daylight and sunlight on any other sites; (c) Privacy on adjoining sites; and (d) Amenity values.
<b>MSRZ-S15</b>	Building coverage	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A building or structure in PREC16 – Hampton Downs minor race track area precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Design and location of the building; (b) Admission of daylight and sunlight on any other sites; (c) Privacy on adjoining sites; and (d) Amenity values.
<b>MSRZ-S16</b>	Building coverage	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A building or structure in PREC17 – Hampton Downs residential apartments precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Design and location of the building; (b) Admission of daylight and sunlight on any other sites; (c) Privacy on adjoining sites; and (d) Amenity values.
<b>MSRZ-S17</b>	Building coverage	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A building or structure in PREC18 – Hampton Downs industrial units precinct identified on the planning maps shall not exceed 45% building coverage of the precinct.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Design and location of the building; (b) Admission of daylight and sunlight on any other sites; (c) Privacy on adjoining sites; and (d) Amenity values.
<b>MSRZ-S18</b>	Building setbacks – all precincts	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A building or structure in all precincts identified on the planning maps must be set back at least:		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Design and location of the building;

<ul style="list-style-type: none"> <li>(i) 7.5m from the boundary of Hampton Downs Road; and</li> <li>(ii) 25m from the boundary of the Waikato Expressway; and</li> <li>(iii) 25m from the boundary of another zone.</li> </ul>	<ul style="list-style-type: none"> <li>(b) Admission of daylight and sunlight on any other sites;</li> <li>(c) Privacy on adjoining sites; and</li> <li>(d) Amenity values.</li> </ul>
<b>MSRZ-S19</b>	Traffic management standards – for all motor sport and recreation events
<p>(I) This rule contains activity-specific standards, additional to those in Rules PREC14-R5 and PREC16-R3:</p> <ul style="list-style-type: none"> <li>(a) Subject to MSRZ-S19(2), prior to any motor sport and recreation event being held a Traffic Management Plan (TMP) shall be prepared and lodged with the appropriate road controlling authority for approval no less than 3 months before any event.</li> <li>(b) All TMPs shall be prepared in accordance with the New Zealand Transport Agency's Code of Practice for Temporary Traffic Management (COPTTM) and shall contain an appropriate level of detail for the level of road to which they apply.</li> <li>(c) All TMPs shall contain the following information: <ul style="list-style-type: none"> <li>(i) Suitable provision for traffic to and from the Springhill Corrections Facility, the Hampton Downs Landfill Site and private dwellings. Emergency access for these facilities and dwellings shall also be provided;</li> <li>(ii) Suitable provision for non-event traffic on all roads affected (including State Highways and local roads) as identified in the TMP;</li> <li>(iii) Suitable provision for on-site traffic management including all weather parking and vehicle manoeuvring space for all events;</li> <li>(iv) Provision for the use of buses, or other high occupancy vehicles (HOV), to take people to and from the Motorsport Park, and on-site parking for buses and HOV;</li> <li>(v) The programming, commencement and completion of events at times which will encourage Motorsport Park traffic to use the State Highway network other than at times of peak flows.</li> <li>(vi) Road related initiatives (such as pre-ticketing) to control any adverse effects on the State Highway and travel speeds on the State Highway;</li> <li>(vii) The details of any Variable Message Signs (VMS) and/or other signage initiatives proposed to control any adverse effects on the State Highway.</li> <li>(viii) Provision for concurrent events at the Motorsport Park and Meremere Dragway;</li> <li>(ix) Measures to prevent parking and walking on the State Highway and parking on local roads within 2km of the Motorsport Park;</li> <li>(x) Measures to ensure that the peak arrival times for traffic attending Medium Events or larger events at the Motorsport Park do not conflict with landfill traffic, including proof of consultation with the landfill operator;</li> <li>(xi) Appropriate traffic management contingency measures for any unplanned but reasonably foreseeable reduction in capacity of the roading network, which may include but is not limited to the closure of off/on ramps, the closure of one or more State Highway lanes, or cancellation of events.</li> <li>(xii) Recommendations from the road controlling authority</li> <li>(xiii) Recommendations of the Implementation Monitoring Committee (IMC) formed under MSRZ-S20(1)(a), in the case of Major Events and Extreme Events.</li> <li>(xiv) Details of how the following operational performance criteria would be met:</li> <li>(xv) Total travel time of non-Motorsport Park related traffic shall not be greater than 6 minutes for travel from the bottom of the appropriate interchange ramp to the intersection of the Springhill Corrections Facility access road with Hampton Downs Road.</li> </ul> </li> </ul>	

	<p>(xvi) Provision shall be made for emergency service vehicles (e.g. fire, police, ambulance, military, Department of Corrections, vehicles needing emergency access to any site or dwelling located on, or with access from Hampton Downs Road) such that the travel time for such vehicles, from the bottom of the interchange ramps to any facility that is accessible from Hampton Downs Road shall not be more than 4 minutes.</p> <p>(xvii) Minimum deceleration lengths at off ramps from the State Highway shall be in accordance with truck stopping distances for a level grade that is 160m. This distance will be measured from a point where a minimum 3.5m lane width (excluding shoulder) can be achieved within the existing off-ramp configuration (i.e. the diverge taper shall not be included in the length).</p> <p>(xviii) Travel speeds on the State Highway during a motor sport and recreation event shall not be less than 85% of the State Highway speed based on equivalent time and day when an event is not being held, as measured on a continuous (rolling) 30 minute period.</p> <p>(xix) Supporting traffic survey data from at least 5 other similar sized events either at Hampton Downs or similar locations that is no more than 5 years old that includes:</p> <ol style="list-style-type: none"> <li>(1) Vehicle occupancy data</li> <li>(2) Arrival flow rates</li> <li>(3) Departure flow rates</li> <li>(4) Spectator attendance numbers.</li> </ol> <p>(2) MSRZ-S19 does not prevent a single TMP being prepared which applies to multiple events.</p>
<b>MSRZ-S20</b>	Traffic management standards – additional standards for Major Events and Extreme Events
	<p>(1) This rule applies to motor sport and recreation events that are Major Events and Extreme Events under Rules PREC14-R5 and PREC16-R3.</p> <ol style="list-style-type: none"> <li>(a) The operators of the Hampton Downs Motorsport Park shall form and co-ordinate an 'Implementation Monitoring Committee'(IMC).</li> <li>(b) The purpose of the IMC is to consider draft Traffic Management Plans (TMP) proposed for Major Events and Extreme Events and make recommendations on these.</li> <li>(c) Voting members of the IMC shall consist of (unless otherwise agreed by all voting members) a representative from each of the following groups: <ol style="list-style-type: none"> <li>(i) The operator</li> <li>(ii) The NZ Police</li> <li>(iii) Waikato District Council</li> <li>(iv) NZTA</li> <li>(v) The operator of the Hampton Downs Landfill</li> <li>(vi) Department of Corrections; and</li> </ol> </li> <li>(d) The IMC may also invite to the IMC meetings any other person, group or organisation that can assist the IMC in its responsibilities.</li> <li>(e) The operators shall convene all IMC meetings and appropriately communicate any agenda/meeting minutes and IMC recommendations to all those affected or involved. Any agenda shall be circulated no less than 10 working days prior to a meeting. Meeting minutes shall be circulated no more than 10 working days after completion of a meeting.</li> <li>(f) The operator shall advise all members of the primary contact person and their contact details and keep these updated.</li> <li>(g) IMC meetings shall be held 4 months prior to a major or extreme event. The operator shall provide secretarial services and a venue within 65km of Hampton Downs Motorsport Park.</li> <li>(h) Additional meetings shall be held where requested by any voting member of the IMC. Meetings are to be held within a month of the initial request.</li> </ol>



- (i) The IMC shall operate with a quorum of 4 members unless otherwise agreed by all voting members. Voting members shall provide 5 working days' notice for any requested rescheduling or apologies.
- (j) The recommendations of the IMC shall be made on the agreement of at least 4 members in attendance unless otherwise agreed by all voting members of the IMC.
- (k) Issues that the IMC unanimously agree are minor issues may be addressed through correspondence, provided that any decisions reached are unanimous.

## MTZ – Matangi zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The MTZ – Matangi zone is a mixed-use zone within Matangi village, covering the site of the former Matangi dairy factory, which includes listed heritage items. The intent of the zone is to enable the site to develop as a commercial hub whilst providing for community activities and some residential development. Issues include heritage conservation, maintenance of residential amenity within and outside the zone, and limitations on the onsite disposal of wastewater and stormwater. There is no public reticulated three waters infrastructure currently available at Matangi. Matangi is not identified as a primary commercial or industrial centre in the district plan or strategic documents. Commercial and industrial development at any significant scale at Matangi could weaken the viability of primary centres elsewhere.

### Objectives

- MTZ-O1    Mixed use environment.  
Development that provides for commercial, residential, business and light industrial activities.
- MTZ-O2    Commercial and office activities.  
New commercial and office activities primarily operate from within the commercial precinct.
- MTZ-O3    Commercial and industrial centres.  
Development does not undermine the primacy, function and vitality of regional, district or local commercial or industrial centres.
- MTZ-O4    Adverse effects of land use and development.  
The health and well-being of people and the environment are protected from the adverse effects of land use and development.
- MTZ-O5    Residential amenity.  
Industrial and commercial activities have minimal adverse effects on residential amenity within and outside the zone.
- MTZ-O6    Development scale.  
Development is of an appropriate scale to manage its adverse effects.
- MTZ-O7    Urban form.  
Development achieves a flexible and high-quality urban form.
- MTZ-O8    Wastewater and stormwater disposal areas.  
Adequate open space is reserved within the zone for onsite wastewater and stormwater disposal.

## Policies

### MTZ-P1 Range of activities.

- (1) Enable mixed uses, a diverse range of activities, services and trading formats that provide employment opportunities;
- (2) Maintain and enhance residential amenity by managing non-residential activities which generate high levels of noise, motor vehicle traffic and activities operating outside normal business hours;
- (3) Discourage activities, which have noxious, offensive, or undesirable qualities;
- (4) Promote the zone as a focal point for local community activities and events through built form, size, scale, and diversity of activity in a manner that serves the local community; and
- (5) Maintain heritage through the repurposing and reusing of existing buildings where possible.

### MTZ-P2 Provide for a mixture of commercial activities.

- (1) Commercial activity in the identified commercial precinct provides for small scale convenience retail and community activities;
- (2) Detached residential units are discouraged from establishing in the Commercial Precinct; and
- (3) Maintain the commercial viability within the commercial precinct while:
  - (a) Providing for mixed use developments ensuring that residential activities are located above ground floor; and
  - (b) Avoiding residential activity located at ground level.

### MTZ-P3 Range of commercial activities.

- (1) Provide for a range of commercial activities that meet the needs of the local community;
- (2) Ensure commercial development and activity is at a scale that will not compromise the function, role and amenity of commercial and centre zones; and
- (3) Commercial activities enhance vitality and amenity while providing for a range of commercial and community activities and facilities at a scale for the local community.

### MTZ-P4 Light industry activities.

- (1) Enable development of light industrial activities;
- (2) Development of industrial activities is at a scale that will not compromise the function or role of industrial zones;
- (3) Manage new building scale and design to limit shading and building dominance on neighbouring residential and rural zones; and
- (4) Manage adverse effects of light industry to minimise the effects on amenity in other zones, particularly the GRZ – General residential zone, GRUZ – General rural zone and public interface on Tauwhare Road.

- MTZ-P5 High quality urban form.
- (1) Ensure development enhances the Tauwhare Road frontage;
  - (2) Require buildings with street frontages to promote street activation, provide building continuity along the frontage, pedestrian amenity and safety and visual quality;
  - (3) Utilise urban design and Crime Prevention through Environmental Design (CPTED) principles in the design of development;
  - (4) Development addresses, responds and is sympathetic to the heritage values of the site;
  - (5) On-site parking is to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape; and
  - (6) Landscaping is used for buffering and boundary softening.
- MTZ-P6 Managing development scale.
- (1) Development is of a scale and size that will minimise the potential adverse effects on surrounding residential, rural, roading and public infrastructure;
  - (2) The scale and form of new development is to:
    - (a) Provide for a safe, accessible and attractive environment;
    - (b) Facilitate the integration of retail shopping, administration and commercial services, residential, community activities and light industrial activities;
    - (c) Maintain small scale focussed retail activities appropriate for the Matangi community;
    - (d) Manage adverse effects on the surrounding environment, particularly at the interface with residential areas; and
    - (e) Ensure wastewater and stormwater can be disposed of within the zone, by provision of appropriate onsite disposal systems and open space.
  - (3) Maintain amenity of adjoining GRZ – General residential and GRUZ – General rural zoned properties by:
    - (a) Requiring buildings to be setback from boundaries; and
    - (b) Ensuring buildings adjacent to boundaries adjoining GRZ – General residential and GRUZ – General rural zoned land will be of a form and scale that will enable the effects of activities in the building to be managed.
- MTZ-P7 Managing adverse effects.
- (1) Minimise the adverse effects of land use and development on internal and external residential and rural amenity by:
    - (a) Ensuring that the noise levels are compatible with the surrounding residential environment;
    - (b) Limiting the timing and duration of noise-generating activities, including construction and demolition activities;
    - (c) Maintaining appropriate setback distances between high noise environments and sensitive land uses;

- (d) Managing the location of sensitive land uses, particularly in relation to lawfully established noise generating activities;
- (e) Requiring acoustic insulation where sensitive activities are located within high noise environments;
- (f) Managing the adverse effects of glare and lighting to adjacent sites;
- (g) Managing the location, colour, content, and appearance of signs directed at traffic to ensure signs do not distract, confuse or obstruct road users;
- (h) Discouraging signs with adverse effects from illumination, light spill, flashing or reflection;
- (i) Providing for signage that is compatible with the character and sensitivity of the surrounding environment;
- (j) Managing adverse visual effects of outdoor storage through screening or landscaping;
- (k) Ensuring that development does not compromise the safety and efficiency of the local road and rail networks; and
- (l) Ensuring that wastewater and stormwater from each land use or development is managed through adequate disposal systems.

## Rules

*Advice note:*

*Additional consent may be required for subdivision and change of use where contaminated soil is reasonably likely to harm human health, under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.*

*Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>MTZ-R1</b>	Community facility
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>
<b>MTZ-R2</b>	Light industry
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <ul style="list-style-type: none"> <li>(a) The activity is not located in the PREC19 – Matangi commercial precinct; and</li> <li>(b) Ancillary retail associated with Light Industry is limited to the greater of 150m<sup>2</sup> per tenancy or 20% of the total gross floor area per tenancy.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Adverse effects of non-compliance with activity-specific standards;</li> <li>(b) Positive effects on the community or the natural environment;</li> <li>(c) The extent to which the activity is able to avoid, remedy or mitigate adverse</li> </ul>

	<p>effects on the existing and foreseeable future amenity of the area, particularly in relation to noise, traffic generation, material deposited on roads, dust, odour and lighting; and</p> <p>(d) The extent to which the proposal, development, excavation or subdivision of a historic heritage site or place is consistent with the identified heritage values, including scale, design, form, style, bulk, height, materials and colour, and retains, protects or enhances the historic setting.</p>
<b>MTZ-R3</b>	Childcare facility
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Maximum gross floor area is 300m<sup>2</sup>.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Adverse effects of non-compliance with activity-specific standards;</p> <p>(b) Positive effects on the community or the natural environment;</p> <p>(c) The extent to which the activity is able to avoid, remedy or mitigate adverse effects on the existing and foreseeable future amenity of the area, particularly in relation to noise, traffic generation, material deposited on roads, dust, odour and lighting; and</p> <p>(d) The extent to which the proposal, development, excavation or subdivision of a historic heritage site or place is consistent with the identified heritage values, including scale, design, form, style, bulk, height, materials and colour, and retains, protects or enhances the historic setting.</p>
<b>MTZ-R4</b>	Educational facility (not including childcare facility)
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Maximum of 9 students.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Adverse effects of non-compliance with activity-specific standards;</p> <p>(b) Positive effects on the community or the natural environment;</p> <p>(c) The extent to which the activity is able to avoid, remedy or mitigate adverse effects on the existing and foreseeable future amenity of the area, particularly in relation to noise, traffic generation,</p>

		<p>material deposited on roads, dust, odour and lighting; and</p> <p>(d) The extent to which the proposal, development, excavation or subdivision of a historic heritage site or place is consistent with the identified heritage values, including scale, design, form, style, bulk, height, materials and colour, and retains, protects or enhances the historic setting.</p>
<b>MTZ-R5</b>	Home business	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) It is wholly contained within a residential unit;</p> <p>(b) No more than 2 people who are not permanent residents of the site are employed at any one time;</p> <p>(c) Unloading or loading of vehicles and receiving of customers or deliveries only occur between 7.30am and 7.00pm on any day; and</p> <p>(d) Machinery may only be operated between 7.30am and 9pm on any day.</p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Adverse effects of non-compliance with activity-specific standards;</p> <p>(b) Positive effects on the community or the natural environment;</p> <p>(c) The extent to which the activity is able to avoid, remedy or mitigate adverse effects on the existing and foreseeable future amenity of the area, particularly in relation to noise, traffic generation, material deposited on roads, dust, odour and lighting; and</p> <p>(d) The extent to which the proposal, development, excavation or subdivision of a historic heritage site or place is consistent with the identified heritage values, including scale, design, form, style, bulk, height, materials and colour, and retains, protects or enhances the historic setting.</p>
<b>MTZ-R6</b>	Public amenity	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>		<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>MTZ-R7</b>	Health facility	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>		<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>MTZ-R8</b>	Visitor accommodation	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Not located in PREC19 – Matangi commercial precinct;</p> <p>(b) Maximum of nine visitor accommodation units within the zone;</p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Adverse effects of non-compliance with activity-specific standards;</p>

<p>(c) Maximum gross floor area of 1000m<sup>2</sup> in all visitor accommodation units combined; and</p> <p>(d) Maximum occupancy of 6 guests per visitor accommodation unit.</p>		<p>(b) Positive effects on the community or the natural environment;</p> <p>(c) The extent to which the activity is able to avoid, remedy or mitigate adverse effects on the existing and foreseeable future amenity of the area, particularly in relation to noise, traffic generation, material deposited on roads, dust, odour and lighting; and</p> <p>(d) The extent to which the proposal, development, excavation or subdivision of a historic heritage site or place is consistent with the identified heritage values, including scale, design, form, style, bulk, height, materials and colour, and retains, protects or enhances the historic setting.</p>
<b>MTZ-R9</b>	Residential	
	Includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>MTZ-R10</b>	Construction or alteration of a building for a sensitive land use	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<b>MTZ-R11</b>	Construction or demolition of, or alteration or addition to, a building or structure	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>MTZ-R12</b>	Any activity that is not listed as permitted, restricted discretionary or discretionary	
<b>Activity status: DIS</b>		



*Land use – activities for PREC19 – Matangi commercial precinct*

<b>PREC19-R1</b>	Commercial activity
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Located within the PREC19 – Matangi commercial precinct, except commercial activities ancillary to light industry; and</li> <li>(b) Maximum floor area total of 1600m<sup>2</sup> GFA within the zone.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The extent to which the proposed activity (having regard to its size, composition and characteristics), in conjunction with other established or consented commercial or office activity;</li> <li>(b) Avoids adverse effects on the vitality, function and amenity of sub-regional centres that go beyond those effects ordinarily associated with competition on trade competitors; and</li> <li>(c) Minimises conflicts between users both within the site and any adjoining transport corridor.</li> <li>(d) The extent to which the activity and the traffic (including nature and type of the traffic, volume and peak flows, travel routes) generated by the proposal: <ul style="list-style-type: none"> <li>(i) Requires improvements, modifications or alterations to the transport network and infrastructure to mitigate its effects; and</li> <li>(ii) Adversely affects the streetscape amenity, particularly in relation to the Tauwhare Road frontage.</li> </ul> </li> </ul>
<b>PREC19-R2</b>	Office
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Located within the PREC19 – Matangi commercial precinct; and</li> <li>(b) Maximum floor area per tenancy 300m<sup>2</sup> up to a total of 1600m<sup>2</sup> GFA within the zone.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The extent to which the proposed activity (having regard to its size, composition and characteristics), in conjunction with other established or consented commercial or office activity;</li> <li>(b) Avoids adverse effects on the vitality, function and amenity of sub-regional centres that go beyond those effects ordinarily associated with competition on trade competitors; and</li> <li>(c) Minimises conflicts between users both within the site and any adjoining transport corridor.</li> <li>(d) The extent to which the activity and the traffic (including nature and type of the</li> </ul>

	<p>traffic, volume and peak flows, travel routes) generated by the proposal:</p> <p>(i) Requires improvements, modifications or alterations to the transport network and infrastructure to mitigate its effects; and</p> <p>(e) Adversely affects the streetscape amenity, particularly in relation to the Tauwhare Road frontage.</p>
<b>PREC19-R3</b>	A multi-unit development
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) A multi-unit development within the PREC19 – Matangi commercial precinct that complies with these activity-specific standards:</p> <p>(i) The standards set out in MTZ-S17; and</p> <p>(ii) All apartments are located at least one storey above ground floor level.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) The extent to which the development is consistent with CPTED principles;</p> <p>(c) The extent to which the development contributes to and engages with adjacent streets and public open space;</p> <p>(d) The extent to which the development creates visual quality and interest through the separation of buildings, variety in built form and architectural detailing, glazing, and materials;</p> <p>(e) The extent to which the design of the development incorporates energy efficiency measures such as passive solar principles; and</p> <p>(f) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

*Land use – effects*

<b>MTZ-SI</b>	Servicing and hours of operation
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with any industrial or</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on residential amenity values;</p>

commercial activity may occur only between 6.00am and 10.30pm.	(b) Timing, duration and frequency of adverse effects; and (c) The means to avoid, remedy or mitigate adverse effects on adjoining sites.
<b>MTZ-S2</b>	Onsite parking areas – landscaping
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Onsite car parking area for 5 or more parking spaces located within 6m of a road boundary, must comply with the following standards: <ul style="list-style-type: none"> <li>(i) The car parking area must be separated from the road by a 1.5m wide planting strip, with the exception of vehicle access points;</li> <li>(ii) The landscaping must comprise of a mix of trees, shrubs and ground cover plants; and</li> <li>(iii) Landscaping shall be selected, located and maintained in a manner so as not to create adverse traffic safety effects.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values and safety.</li> </ul>
<b>MTZ-S3</b>	Outdoor storage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Outdoor storage of goods or materials must: <ul style="list-style-type: none"> <li>(i) Be ancillary to an activity operating from the site;</li> <li>(ii) Not encroach onto parking or loading areas;</li> <li>(iii) Not be located between the building and the front boundary.</li> <li>(iv) Be fully screened from view by a close boarded fence, solid fence, wall to a height of 1.8m, fencing or landscaping from any: <ul style="list-style-type: none"> <li>(1) Public road;</li> <li>(2) Public reserve; and</li> <li>(3) Adjoining site in another zone.</li> </ul> </li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Visual amenity;</li> <li>(b) Effects on loading and parking areas;</li> <li>(c) Size and location of storage area; and</li> <li>(d) Measures to mitigate adverse effects.</li> </ul>
<b>MTZ-S4</b>	Traffic
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The following average maximum volume limits are not exceeded: <ul style="list-style-type: none"> <li>(i) 250 vehicle movements per day per individual activity within the zone;</li> <li>(ii) 2200 vehicle movements per day for all activities within the zone;</li> <li>(iii) 330 vehicle movements per peak hour for all activities within the zone;</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The outcomes and recommendations in the Integrated Transport Assessment that must be provided with the application;</li> <li>(b) The effects of the activity on the safety, efficiency and effectiveness of the local</li> </ul>

<p>(iv) no more than 1% of all vehicle movements are Heavy Commercial Vehicles (HCV); and</p> <p>(v) average maximum volumes shall be derived by a suitably qualified traffic engineer using no less than one week of appropriate surveyed count date, at the cost of the developer.</p>	<p>and wider transport network, including consideration of cumulative effects with other activities (including those consented but not yet constructed or operational) in the vicinity, proposed infrastructure, and construction work associated with the activity;</p> <p>(c) Whether the use is of an appropriate intensity and scale;</p> <p>(d) Any alternative locations and methods considered to avoid, remedy and mitigate any adverse effects, while recognising practical constraints and any benefits generated by the activity;</p> <p>(e) The duration, staging and scheduling of construction activity and resultant vehicle movements;</p> <p>(f) The extent to which the number, pattern and timing of construction traffic movements is likely to adversely affect the amenity values of the immediate and surrounding area; and</p> <p>(g) The temporary nature of construction traffic movements and any positive effects enabled by the activity.</p>
<b>MTZ-S5</b>	Any new vehicle crossing within 30m of the railway level crossing.
<p><b>(1) Activity status: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The potential for adverse effects on the safety and efficiency of the railway resulting from the nature, use, location and design of the vehicle access point to a subdivision or land use activity;</p> <p>(b) Whether alternative accesses are feasible; and</p> <p>(c) The outcome of any consultation with KiwiRail.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

*Land use – building*

<b>MTZ-S6</b>	Tauwhare Road interface
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Buildings and structures within 10m of Tauwhare Road must comply with the following standards:</p> <p>(i) At least 50% of the building front facade at the ground floor shall be clear glazing;</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The extent to which the development creates visual quality and interest through the separation of buildings, variety in built</p>

<ul style="list-style-type: none"> <li>(ii) At least 25% of the building front facade above the ground floor is clear glazing; and</li> <li>(iii) There are no roller doors (except security grills which allow views from the street into the premises) along the site frontage.</li> </ul>	<p>form and architectural detailing, glazing, and materials;</p> <ul style="list-style-type: none"> <li>(b) The extent to which the development contributes to and engages with adjacent streets and public open space; and</li> <li>(c) The extent to which new development is consistent with CPTED principles.</li> </ul>
<b>MTZ-S7</b>	Detached residential units
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Detached residential units are not located in the PREC19 – Matangi commercial precinct;</li> <li>(b) Detached residential units are located within Records of Title: <ul style="list-style-type: none"> <li>(i) Lot 1 DPS 61203 and SEC 2 SOP 465505;</li> <li>(ii) Lot 2 DPS 72565 and SEC. 1 SOP 465505; and</li> <li>(iii) Lot 2 DPS 319280.</li> </ul> </li> <li>(c) The zone contains no more than seven detached residential units.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The extent to which the development contributes to and engages with adjacent streets and public open space;</li> <li>(b) The extent to which the development creates visual quality and interest through the separation of buildings, variety in built form and architectural detailing, glazing, and materials;</li> <li>(c) The extent to which the design of the development incorporates energy efficiency measures such as passive solar principles;</li> <li>(d) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout;</li> <li>(e) Effects on onsite wastewater and stormwater disposal;</li> <li>(f) Extent to which connection to public reticulated infrastructure is provided; and</li> <li>(g) Reverse sensitivity effects in relation to existing land uses, including effects on vehicle movement.</li> </ul>
<b>MTZ-S8</b>	Building coverage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Building coverage for buildings and structures must not exceed 60% across the entire zone.</li> <li>(b) MTZ-S8(1)(a) does not apply: <ul style="list-style-type: none"> <li>(i) To a structure that is not a building; or</li> <li>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Extent to which development promotes quality design and layout;</li> <li>(b) Extent to which development provides for adequate servicing provision, including onsite disposal of wastewater and stormwater; and</li> <li>(c) Extent to which development adversely impacts the built heritage.</li> </ul>
<b>MTZ-S9</b>	Buildings and structures height

<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Buildings and structures shall not exceed a height, measured from the natural ground level immediately below that part of the structure, of:</p> <p>(i) 15m, or</p> <p>(ii) 12m within 20m of the Tauwhare Road Boundary.</p> <p>(b) Chimneys not exceeding 1m in width and finials shall not exceed a height, measured from the natural ground level immediately below that part of the structure, of</p> <p>(i) 17m, or</p> <p>(ii) 14m within 20m of the Tauwhare Road Boundary.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Extent to which development provides for quality design and layout;</p> <p>(b) Extent to which development adversely impacts on traffic safety and efficiency; and</p> <p>(c) Extent to which the effects of building dominance both cumulatively and individually are mitigated.</p>
<b>MTZ-S10</b>	Permeable surfaces
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Permeable surfaces must be maintained over at least 20% of the land area of the zone west of the railway.</p> <p>(b) The land area east of the railway (Lot 1 DPS 72565) is excluded from this calculation.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Extent to which development provides for quality design and layout; and</p> <p>(b) Extent to which development can provide for adequate stormwater attenuation and disposal.</p>
<b>MTZ-S11</b>	Gross floor area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The combined maximum gross floor area for buildings used for office and commercial activities in the MTZ – Matangi zone shall not exceed 3200m<sup>2</sup>.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>MTZ-S12</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Buildings and structures shall not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3m above ground level at every point of the site boundary where it adjoins a GRZ – General residential zone or GRUZ – General rural zone.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Height of building or structure;</p> <p>(b) Design and location of the building;</p> <p>(c) Level of shading on an adjoining site;</p> <p>(d) Privacy on other site; and</p> <p>(e) Amenity values of the locality.</p>
<b>MTZ-S13</b>	Building setbacks
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Buildings and structures shall be setback a minimum of:</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p>

<p>(i) 3m from side or rear boundaries adjoining a GRZ – General residential zone or GRUZ – General rural zone;</p> <p>(ii) 5m from the rail corridor boundary; and</p> <p>(iii) 0m from Tauwhare Road.</p> <p>(iv) Side and rear setbacks adjoining the GRZ – General residential zone and used for non-residential activities shall be planted with an average of one tree per 10m or planted with a hedge maintained at a minimum height of 2m for the length of the boundary.</p> <p>(b) MTZ-S13(1)(a) does not apply to a structure which is not a building.</p>	<p>(a) Effects on amenity values;</p> <p>(b) Design and location of the building;</p> <p>(c) Privacy; and</p> <p>(d) Planting and landscaping.</p>
<b>MTZ-S14</b>	Servicing
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) New and relocated buildings must provide for onsite wastewater disposal and treatment to the satisfaction of council.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>MTZ-S15</b>	Servicing
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) New and relocated buildings must provide for onsite stormwater disposal via soakage.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>MTZ-S16</b>	Historic heritage item - site development
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Development must comply with the following standard:</p> <p>(i) Be set back at least 8m from the Glaxo building listed in SCHED I – Historic heritage items.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the values, context and setting of the heritage item;</p> <p>(b) Location, design, size, materials and finish;</p> <p>(c) Landscaping; and</p> <p>(d) The relationship of the heritage item with the setting including the area between the heritage item and the road.</p>
<b>MTZ-S17</b>	New residential buildings
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) New and relocated buildings must be located generally in accordance with the locations shown on Figure 25 – Indicative site plan A</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

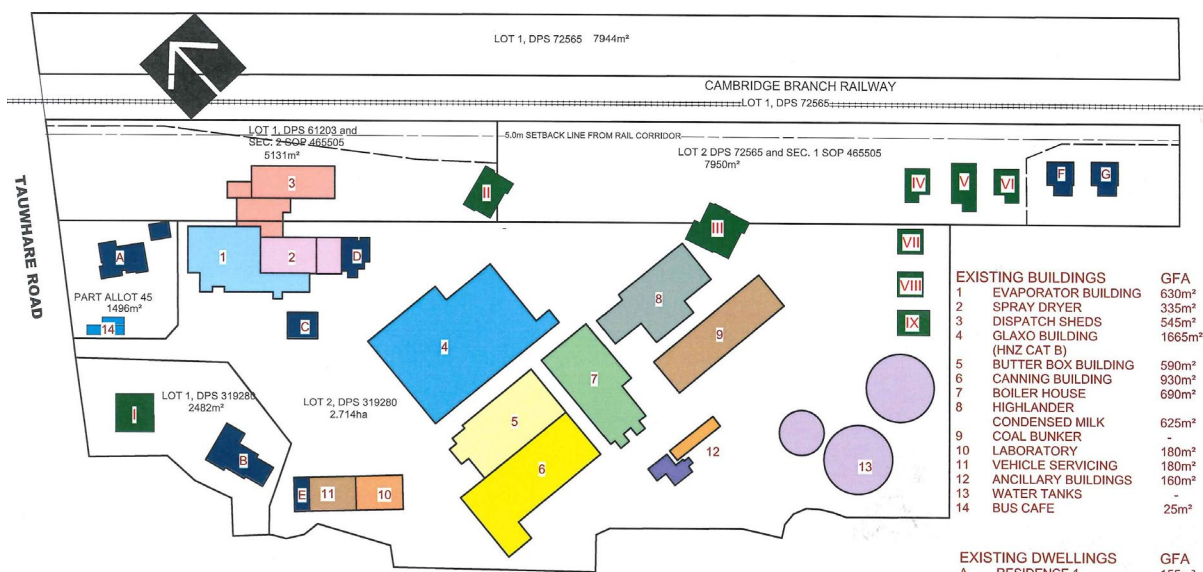


Figure 25 – Indicative site plan A

Table 15 – Indicative location of future buildings

Indicative location of future buildings: green shading	
I. M.O.W office 340m²	VI. Railway house 90m²
II. BOP Maori School 150m²	VII. Farm cottage 90m²
III. Paihiatua Club 225m²	VIII. Farm cottage 90m²
IV. Railway house 90m²	IX. Art deco house 100m²
V. Railway house 130m²	



## RPZ – Rangitahi Peninsula zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The RPZ – Rangitahi Peninsula zone provides for development consistent with the Rangitahi Peninsula Structure Plan.

### Objectives

- RPZ-O1      Development.
- Development of the peninsula is of a character and scale that reflects its harbour setting and is compatible with Raglan's seaside village character.
- RPZ-O2      Non-residential activities.
- Non-residential activities contribute to village character without significant adverse effects on the role, amenity, commercial and social function of the Raglan town centre or significant adverse effects on traffic.
- RPZ-O3      Natural features.
- Natural features of the Rangitahi Peninsula including landscape, ecology, habitat and the coastal environment are maintained and enhanced.
- RPZ-O4      Heritage.
- Cultural and historic heritage on the Rangitahi Peninsula is retained.
- RPZ-O5      Transport network.
- An integrated transport network that provides access to and within the Rangitahi Peninsula for vehicles, walking and cycling.

### Policies

- RPZ-PI      Development.
- (1)          Development should be consistent with the Rangitahi Peninsula Structure Plan.
- (2)          Enable some flexibility in the subdivision layout to respond to natural characteristics in a manner that retains the overall concept design.
- (3)          Development has the following characteristics:
- (a)          Residential development within each precinct is in accordance with densities in the Rangitahi Structure Plan;
  - (b)          Lower-density residential development is located to maintain rural and coastal natural values;
  - (c)          The Balance Lot (Farm Management) is retained for rural uses and structures;
  - (d)          A sense of place that reflects village scale, coastal environment and its role in part as a holiday destination;

- (e) Maintains a physical and visual connection to the existing Raglan settlement,
- (f) Maintains a visual connection to Mt Karioi;
- (g) Provides walking and cycling access to the coast;
- (h) Public open space is integrated within the village layout;
- (i) Small-scale / local-level businesses are enabled in appropriate locations.

**RPZ-P2 Residential development.**

- (I) Residential development should adopt building forms and attributes that support the seaside village character, including:
  - (a) Creation of distinct neighbourhoods based on landscape character;
  - (b) A low-speed, pedestrian-friendly road network;
  - (c) A highly-connected network of pedestrian, cycle and bridle ways, (iv) A range of building forms and intensity;
  - (d) Concentration of more intensive building forms around amenity areas and settlement nodes, and a predominance of freestanding dwellings;
  - (e) Orientation of dwellings to utilise passive solar gain and maximise outlook towards the coast;
  - (f) Establishing building platforms that minimise earthworks;
  - (g) Design of buildings support good street outlook / surveillance for safety.

**RPZ-P3 Staged, integrated infrastructure.**

- (I) Provision of infrastructure works should be staged, integrated and maintained to achieve efficient provision and operation of infrastructure without:
  - (a) Inhibiting planned timing of residential development;
  - (b) Relying on future capacity increases or parallel systems.

**RPZ-P4 Activities.**

Subdivision, use and development should be located and designed to provide a variety of living environments with recreational opportunities in close proximity

**RPZ-P5 Commercial activities.**

- (I) Commercial activities are managed to ensure that:
  - (a) They are in locations consistent with the Rangitahi Peninsula Structure Plan;
  - (b) Activities will meet local needs;
  - (c) Traffic impacts are managed;
  - (d) Adverse effects on the role, amenity, commercial and social function of the Raglan town centre are minimised;
  - (e) They are designed and located to contribute to village character;
  - (f) They are at a scale that retains the overall residential character of the Peninsula.

- (2) Mixed-use developments should be located and designed to:
- (a) Provide active ground-floor business activities and frontages to public spaces at ground level;
  - (b) Enable commercial activities that are compatible with residential uses;
  - (c) Retain residential character and amenity;
  - (d) Provide residential activities that are above ground floor with adequate amenity.
- RPZ-P6 Community facilities.
- (1) Community facilities should:
- (a) Be designed and located to be compatible with residential activities; (ii) Provide a service or function to the local neighbourhood;
  - (b) Be of an appropriate scale and function; and
  - (c) Not detract from the vitality of the Raglan town centre.
- RPZ-P7 Green spaces.
- In addition to the existing public coastal reserve, a range of green buffers between urban development and the coast shall be provided.
- RPZ-P8 Coastal margins.
- Coastal strip and buffer areas, as shown on the Rangitahi Peninsula Structure Plan, shall be planted with appropriately-sourced, locally appropriate indigenous coastal species to maintain and enhance the natural values of the coastal environment.
- RPZ-P9 Stormwater management.
- Stormwater management systems shall be designed to minimise the erosion potential and rate of run-off into the coastal marine area.
- RPZ-P10 Stock exclusion.
- Stock should be excluded from steep slopes and gully systems to the extent compatible with maintaining a sustainable farming operation in the Balance Lot (Farm Management).
- RPZ-P11 Environmental improvement.
- (1) Gully systems and stream margins should be planted and managed to maintain and enhance natural ecosystems, contribute to land stability and restore habitat for indigenous flora and fauna.
- (2) Planting and management of gully systems and stream margins will result in net environmental gain.
- RPZ-P12 Landscape values.
- (1) Planting on steep slopes should be encouraged and designed to protect and enhance the landscape values on the peninsula.
- (2) Landscape planting along streets and public open spaces should incorporate species to contribute to habitat for indigenous fauna.

- (3) Landscaping shall be designed to incorporate ecological and habitat linkages, where appropriate.

**RPZ-PI3 Ecological and habitat values.**

- (1) The significant ecological and habitat values of the Rangitahi Peninsula are maintained and enhanced.
- (2) The loss of significant indigenous vegetation and significant habitat of indigenous fauna should be avoided.
- (3) Short term, minor or localised degradation effects for the construction and maintenance of roads, infrastructure, walkways and cycleways in accordance with the Rangitahi Structure Plan should be mitigated or offset if they cannot practicably be avoided.
- (4) Avoid adverse effects on indigenous species that are listed as threatened or at risk in the New Zealand Threat Classification System lists.

**RPZ-PI4 Cultural and historic sites of significance.**

- (1) The cultural and historic heritage significance of Rangitahi Peninsula should be recognised and maintained through:
  - (a) Publications and other forms of communication to interpret natural, cultural and historic heritage and/or the use of story board signs;
  - (b) Registration of archaeological sites with the New Zealand Archaeological Association (NZAA); and
  - (c) Consultation with Tainui Hapuu.

**RPZ-PI5 Heritage protection**

Development on Rangitahi Peninsula shall provide for the protection of historic heritage, including archaeological sites and areas and sites of significance to Tainui Hapuu.

**RPZ-PI6 Integrated transport network.**

- (1) An integrated transport network shall be designed and implemented for the peninsula that:
  - (a) Establishes a road hierarchy that differentiates between collector roads and local roads;
  - (b) Utilises engineering standards and geometric designs for local roads appropriate to village character, low-speed and low-volume usage;
  - (c) Applies low-impact urban design techniques, (iv) Prioritises pedestrian and cycle routes;
  - (d) Provides options for effective public transport.

**RPZ-PI7 Transport network design.**

- (1) The peninsula transport network should be located and designed to contribute towards development of the seaside village character of the Rangitahi Peninsula residential development including:

- (a) A high degree of connectivity within the village;
- (b) Convenient and high-amenity walking and cycling routes within and between each development area, public open spaces and the coastal area;
- (c) Consistency with the Structure Plan road and indicative walkway network;
- (d) Design and traffic management features to achieve low vehicle speeds;
- (e) Minimising the number of access points on roads;
- (f) Designing road alignments with regard to natural contours to minimise earthworks.

**RPZ-PI8 Primary access.**

- (1) Primary access to the Rangitahi Peninsula Structure Plan Area shall be maintained via:
  - (a) An upgraded Oporu Road (inclusive of the bridge/causeway) to ensure that traffic generated by development in the Rangitahi Peninsula Structure Plan Area is safely and efficiently accommodated; and
  - (b) An upgraded intersection of Oporu Road with Wainui Road to ensure its safe and efficient operation.
- (2) The upgraded Oporu Road shall:
  - (a) Achieve efficient access to the Raglan town centre;
  - (b) Enable convenient connections for pedestrians and cyclists to the village centre in Development Precinct A and the network of pedestrian and cycling routes as shown on the Rangitahi Peninsula Structure Plan; and
  - (c) Encourage walking to the beach and Raglan town centre.
- (3) Design and construction of the access, including any Oporu Road upgrade shall:
  - (a) Provide for continued access to adjoining properties to appropriate access and road performance standards;
  - (b) Use best-practice mitigation techniques to manage construction effects such as (but not limited to) sediment movement, dust and noise;
- (4) Heavy vehicles shall use the Primary Access within the Rangitahi Peninsula in the alternative that the secondary road is not accessible.

**RPZ-PI9 Open space and coastal access.**

- (1) Public access to open space and the coastal environment within the Rangitahi Peninsula Structure Plan Area shall be provided by walkways/ cycle ways/bridleways in a way that:
  - (a) Provides convenient and practical connections to the Rangitahi Peninsula residential areas;
  - (b) Enables connections to walkways/cycle ways/bridleways in the greater Raglan area;
  - (c) Avoids significant adverse effects on ecological values;
  - (d) Provides for access to the coastal marine area whilst avoiding significant adverse effects on the natural environmental character of the coastal environment.

## Rules

Advice note:

The precincts referred to in the rules below have been amended to be consistent with the National Planning Standards structure as follows:

<i>National Planning Standards</i>	<i>Rangitahi Structure Plan</i>
<i>PREC20 – Rangitahi Peninsula development precinct A</i>	<i>Precinct A – the village</i>
<i>PREC21 – Rangitahi Peninsula development precinct B</i>	<i>Precinct B – the retreat</i>
<i>PREC22 – Rangitahi Peninsula development precinct C</i>	<i>Precinct C – the sanctuary</i>
<i>PREC23 – Rangitahi Peninsula development precinct D</i>	<i>Precinct D – the plateau</i>
<i>PREC24 – Rangitahi Peninsula development precinct E</i>	<i>Precinct E – the landing</i>
<i>PREC25 – Rangitahi Peninsula development precinct F</i>	<i>Precinct F – the stables</i>
<i>PREC26 – Rangitahi Peninsula development precinct G</i>	<i>Precinct G – the knoll</i>

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>RPZ-R1</b>	Residential activity, unless specified below  This includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or any approved subdivision.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>RPZ-R2</b>	A home business	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or any approved subdivision; and (b) It is wholly contained within a building; and (c) The storage of materials or machinery associated with the home business are wholly contained within a building; and		<b>(2) Activity status where compliance not achieved: DIS</b>

<p>(d) No more than 2 people who are not permanent residents of the site are employed at any one time; and</p> <p>(e) There is no unloading and loading of vehicles or the receiving of customers or deliveries before 7:30am or after 7:00pm on any day; and</p> <p>(f) There is no operation of machinery before 7:30am or after 9pm on any day.</p>	
<b>RPZ-R3</b>	A homestay
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or any approved subdivision; and</p> <p>(b) Provides accommodation for no more than 4 temporary residents.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>RPZ-R4</b>	A community facility
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or any approved subdivision; and</p> <p>(b) The total gross floor area does not exceed a total of 200m<sup>2</sup> within the whole of the Rangitahi Peninsula Structure Plan Area (APP9 – Rangitahi Structure Plan).</p>	<p><b>(2) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) A community facility that does not comply with a standards of Rule RPZ-R5(1) provided that the total gross floor area within the Rangitahi Peninsula Structure Plan Area does not exceed 300m<sup>2</sup> within the whole of the Structure Plan Area.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) Effects on the role, function, and vitality, of the Raglan town centre;</p> <p>(c) Traffic impacts on the safety and efficiency of the road network;</p> <p>(d) Consistency with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan); and</p> <p>(e) Character and amenity of development within the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan)</p> <p><b>(3) Activity status: DIS</b></p> <p><b>Where:</b></p> <p>(a) A community facility does not comply with Rule RPZ-R5(2).</p>
<b>RPZ-R5</b>	Commercial activity (including health facilities)
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p>	<p><b>(2) Activity status: RDIS</b></p> <p><b>Where:</b></p>

<p>(a) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or any approved subdivision; and</p> <p>(b) The total gross floor area does not exceed a total of 400m<sup>2</sup> gross floor area within the whole of the Rangitahi Peninsula Structure Plan Area (APP9 – Rangitahi Structure Plan); and</p> <p>(c) Gross floor area of each individual premise does not exceed 100m<sup>2</sup>.</p>	<p>(a) A commercial activity (including health facilities) does not comply with a standards of Rule RPZ-R6(1) provided that:</p> <p>(i) The total gross floor area does not exceed 600m<sup>2</sup> within any of the seven neighbourhoods shown on the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan), or</p> <p>(ii) The total gross floor area does not exceed 1000m<sup>2</sup> within the whole of the Structure Plan Area.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) Effects on the role, function, and vitality, of the Raglan town centre;</p> <p>(c) Traffic impacts on the safety and efficiency of the road network;</p> <p>(d) Consistency with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan); and</p> <p>(e) Character and amenity of development within the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan)</p> <p><b>(3) Activity status: DIS</b></p> <p><b>Where:</b></p> <p>(a) A community facility does not comply with Rule RPZ-R6(2).</p>
<b>RPZ-R6</b>	Agricultural or horticultural activities
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Located within Balance Lot (Farm Management) on Plan 2 in the Rangitahi Peninsula Structure Plan Area (APP9 – Rangitahi Structure Plan);</p> <p>(b) Comply with land use – effects standards for the GRZ – General rural zone;</p> <p>(c) Comply with the land use - buildings standards for the GRZ – General rural zone.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>RPZ-R7</b>	Construction or alteration of a building for a sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p>



<p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<b>RPZ-R8</b>	Construction or demolition of, or alteration or addition to, a building or structure
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>RPZ-R9</b>	Child care facilities
<p><b>(1) Activity status: CON</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Child care facilities are a controlled activity if the following standards are met:</p> <ul style="list-style-type: none"> <li>(i) Land use – effects standards for the zone; and</li> <li>(ii) Land use – building standards for the zone; and</li> <li>(iii) The site is located within the potential mixed use, potential commercial or potential tourism locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan).</li> </ul> <p><b>Council's control is reserved over the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Consistency with the Rangitahi Peninsula Structure Plan;</li> <li>(c) Character and amenity of development within the Rangitahi Peninsula Structure Plan.</li> <li>(d) Traffic impacts on the safety and efficiency of the road network.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>RPZ-R10</b>	A Rangitahi Comprehensive Residential Development
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) A Rangitahi Comprehensive Residential Development that meets the following standards:</p> <ul style="list-style-type: none"> <li>(i) The land use – effects standards for the zone; and</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

- (ii) The land use – building standards for the zone; and
  - (1) RPZ-S4 (Building height) does not apply; and
  - (2) RPZ-S10 (Outdoor living space) does not apply; and
- (iii) The site is located within the Comprehensive Residential Development locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or approved subdivision consent; and
- (iv) Construction or alteration of a building does not exceed 11m height measured from the natural ground level immediately below that part of the structure; and
- (v) A detailed site plan is provided that identifies proposed title boundaries for each residential unit and any common areas (including access and services), ensuring that a freehold (fee simple) or unit title subdivision could occur in accordance with APP9 – Rangitahi Structure Plan - Rangitahi Peninsula Structure Plan; and
- (vi) The residential unit is designed and constructed to comply with Table 25 – Internal sound levels in APP1 – Acoustic insulation; and
- (vii) A communal service court area is provided; and
- (viii) Outdoor living spaces are provided to meet the following minimum requirements for each residential unit:

Duplex dwelling	Living space area	Minimum dimension
Studio unit or 1 bedroom	30m <sup>2</sup>	4m
2 bedroom	40m <sup>2</sup>	4m
3 bedroom	40m <sup>2</sup>	4m

Apartment building ground Level residential unit	Living space area	Minimum dimension
Studio unit or 1 bedroom	20m <sup>2</sup>	4m
2 bedroom	30m <sup>2</sup>	4m
3 bedroom	30m <sup>2</sup>	4m

Apartment building upper level residential unit	Living space area	Minimum dimension	
Studio unit or 1 bedroom	10m <sup>2</sup>	2m	
2 bedroom	15m <sup>2</sup>	2m	
3 bedroom	15m <sup>2</sup>	2m	
<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) The extent to which the development contributes to and engages with adjacent streets and public open space;</li> <li>(c) The extent to which the access, car parking and garaging is integrated into the development in a way that is safe for pedestrians and cyclists;</li> <li>(d) The extent to which the development incorporates environmental efficiency measures such as passive solar principles;</li> <li>(e) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, outdoor living court orientation, site design and layout;</li> <li>(f) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner;</li> <li>(g) Avoidance or mitigation of natural hazards;</li> <li>(h) The safety and efficiency of roads due to traffic associated with the development;</li> <li>(i) Geotechnical stability for building;</li> <li>(j) Consistency with APP9 – Rangitahi Structure Plan.</li> </ul>			
<b>RPZ-R11</b>	Any mixed use activity comprising of a comprehensive residential development and a commercial activity (including health facilities) or a community facility		
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Any mixed use activity comprising of a comprehensive residential development and a commercial activity (including health facilities) or a community facility is a restricted discretionary activity and shall meet the standards in Rules RPZ-R5 – RPZ-R6;</li> <li>(b) Mixed use activities provided for under Rule RPZ-R11(1)(a) are exempt from the requirements of RPZ-S8 (Accessory buildings)</li> </ul>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(c) Consistency with the Rangitahi Peninsula Structure Plan;</li> <li>(d) Character and amenity of development within the Rangitahi Peninsula Structure Plan.</li> <li>(e) Traffic impacts on the safety and efficiency of the road network.</li> <li>(f) The extent to which the development contributes to and engages with adjacent streets and public open space;</li> <li>(g) The extent to which the access, car parking and garaging is integrated into the development in a way that is safe for pedestrians and cyclists;</li> <li>(h) The extent to which the development incorporates environmental efficiency measures such as passive solar principles;</li> <li>(i) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, outdoor living court orientation, site design and layout;</li> <li>(j) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner;</li> <li>(k) Avoidance or mitigation of natural hazards; and</li> <li>(l) Geotechnical stability for building.</li> </ul>	
<b>RPZ-R12</b>	Any activity that is not listed as a prohibited, permitted or restricted discretionary or discretionary activity
<b>Activity status: NC</b>	

*Land use – effects*

<b>RPZ-S1</b>	Outdoor storage	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Outdoor storage of goods or materials must: <ul style="list-style-type: none"> <li>(i) Be associated with the commercial activity operating from the site; and</li> <li>(ii) Not encroach on required parking or loading areas; and</li> <li>(iii) Be fully screened from view by closed board 1.8m high fencing or landscaping from any: <ul style="list-style-type: none"> <li>(1) Public road; and</li> <li>(2) Public reserve; and</li> </ul> </li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Visual amenity;</li> <li>(b) Effects on loading and parking areas;</li> <li>(c) Size and location of storage area; and</li> <li>(d) Measures to mitigate adverse effects.</li> </ul>	

(3) Adjoining site in another zone.	
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*Land use – building*

<b>RPZ-S2</b>	Residential units
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) One residential unit within a lot, excluding Rangitahi Comprehensive Residential Development in locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or an approved subdivision consent.</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>RPZ-S3</b>	Minor residential units
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) One minor residential unit not exceeding 70m<sup>2</sup> gross floor area contained within a CFR where:                             <ul style="list-style-type: none"> <li>(i) The net site area is 900m<sup>2</sup> or more; and</li> <li>(ii) The site does not contain a comprehensive development.</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>RPZ-S4</b>	Building height
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) The height of a building measured from the natural ground level immediately below that part of the structure must not exceed 7.5m.</li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 9.5m measured from the natural ground level immediately below the structure;</li> <li>(c) Standard RPZ-S4(1)(a) does not apply to Comprehensive Development Lots shown on Plan 5 of the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan), where the height of buildings must not exceed 11m.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Design and location of building;</li> <li>(b) Building dominance effects;</li> <li>(c) Admission of daylight and sunlight to the site and other sites;</li> <li>(d) Privacy on other sites;</li> <li>(e) Amenity values of the locality;</li> <li>(f) Consistency with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan).</li> </ul>
<b>RPZ-S5</b>	Height in relation to boundary
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) A building or structure must not protrude through a height control plane rising at an angle of 45° commencing at an elevation of 2.5m above ground level at every point of the site boundary.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Height of building;</li> <li>(b) Design and location of building;</li> </ul>

<p>(b) Standard RPZ-S5(1)(a) does not apply to party walls located along site boundaries.</p> <p>(c) Standard RPZ-S5(1)(a) does not apply to sites in Precinct A (<i>PREC20 – Rangitahi Peninsula development precinct A</i>) or Precinct D (<i>PREC23 – Rangitahi Peninsula development precinct D</i>) in the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) that are indicated as having a zero setback.</p>	<p>(c) Admission of daylight and sunlight to the site and other sites;</p> <p>(d) Privacy on other sites;</p> <p>(e) Amenity values of the locality;</p> <p>(f) Consistency with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan).</p>
<b>RPZ-S6</b>	Building coverage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The total building coverage must not exceed 40% of the site.</p> <p>(b) RPZ-S6(1)(a) does not apply:</p> <p>(i) To a structure that is not a building; or</p> <p>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>RPZ-S7</b>	Impervious surfaces
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The impervious surface of a site must not exceed 70%.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Site design, layout and amenity; and</p> <p>(b) The risk of flooding, nuisance or damage to the site or other buildings and sites.</p>
<b>RPZ-S8</b>	Accessory buildings
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The gross floor area of all accessory buildings on a residential site must not exceed 70m<sup>2</sup>; or</p> <p>(b) Where the accessory building is located outside the Development Precincts defined in the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) the gross floor area of the accessory building must not exceed either:</p> <p>(i) 400m<sup>2</sup> on a site having an area of at least 2ha; or</p> <p>(ii) 250m<sup>2</sup> on a site less than 2ha.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>RPZ-S9</b>	Outdoor living space
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) An outdoor living space must be provided for each residential unit that meets all of the following standards:</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<ul style="list-style-type: none"> <li>(i) It is for the exclusive use of the occupants of the residential unit;</li> <li>(ii) It is located between 45 degrees northeast through north to 90 degrees west of the residential unit measured from the southernmost part of the residential unit;</li> <li>(iii) It is readily accessible from a living area of the residential unit and either: <ul style="list-style-type: none"> <li>(1) On the ground floor of the residential unit, the outdoor living space must have a minimum area of 80m<sup>2</sup> capable of containing a circle of 6m diameter; or</li> <li>(2) Above ground floor of the residential unit, the outdoor living space must be located on a balcony capable of containing at least 15m<sup>2</sup> and a circle with a diameter of at least 2.4m.</li> </ul> </li> </ul>	
<b>RPZ-S10</b>	Outdoor living space
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) An outdoor living space must be provided for each minor residential unit that meets all of the following standards: <ul style="list-style-type: none"> <li>(i) It is for the exclusive use of the occupants of the minor residential unit;</li> <li>(ii) It is located between 45 degrees northeast through north to 90 degrees west of the minor residential unit measured from the southernmost part of the minor residential unit;</li> <li>(iii) It is readily accessible from a living area of the minor residential unit and either:</li> <li>(iv) On the ground floor of the minor residential unit, the outdoor living space must have a minimum of 40m<sup>2</sup> capable of containing a circle of 6m diameter; or</li> <li>(v) Above ground floor of the minor residential unit, the outdoor living space must be located on a balcony capable of containing at least 15m<sup>2</sup> and a circle with a diameter of at least 2.4m.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>RPZ-S11</b>	Service court
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<ul style="list-style-type: none"> <li>(i) A service court must be provided for each residential unit with the following dimensions:</li> <li>(ii) Minimum area of 15m<sup>2</sup>; and</li> <li>(iii) Contains a circle of at least 3m diameter.</li> </ul>	
<b>RPZ-S12</b>	Building setbacks – all boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 3m from the road boundary;</li> <li>(ii) 13m from the line of an indicative road;</li> <li>(iii) 1.5m from every boundary other than a road boundary, including vehicle access to another site.</li> </ul> </li> <li>(b) A non-habitable building can be set back less than 1.5m from a boundary if it complies with all of the following standards: <ul style="list-style-type: none"> <li>(i) The total length of all buildings within 1.5m of the boundary does not exceed 6m;</li> <li>(ii) It does not have any windows or doors on the side of the building facing the boundary;</li> <li>(iii) No part of the building within the setback extends over the site boundary.</li> </ul> </li> <li>(c) Standard RPZ-S12(1)(a) does not apply to the lots identified in the Precinct A (<i>PREC20 – Rangitahi Peninsula development precinct A</i>) or Precinct D (<i>PREC23 – Rangitahi Peninsula development precinct D</i>) in the Rangitahi Peninsula Structure Plan (<i>APP9 – Rangitahi Structure Plan</i>) as having a zero setback.</li> <li>(d) Standard RPZ-S12(1)(a) do not apply to party walls or lease plan boundaries within Comprehensive Development Lots in <i>APP9 – Rangitahi Structure Plan</i>.</li> <li>(e) RPZ-S12(1)(a) does not apply to a structure which is not a building.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Road network safety and efficiency;</li> <li>(b) Reverse sensitivity effects;</li> <li>(c) Adverse effects on amenity;</li> <li>(d) Streetscape;</li> <li>(e) Potential to mitigate adverse effects;</li> <li>(f) Daylight admission to adjoining properties; and</li> <li>(g) Effects on privacy at adjoining sites.</li> </ul>
<b>RPZ-S13</b>	Sensitive land use setback – wastewater treatment plant
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of:</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Adverse effects of odour;</li> </ul>



<p>(i) 300m from the oxidation ponds that are part of a wastewater treatment facility on another site; or</p> <p>(ii) 30m from a wastewater treatment facility where the treatment process is fully enclosed.</p> <p>(b) RPZ-S13(1)(a) does not apply to a structure which is not a building.</p>	<p>(b) Potential to mitigate adverse effects.</p> <p>(c) Daylight admission to adjoining properties; and</p> <p>(d) Effects on privacy at adjoining sites.</p>
<b>RPZ-S14</b>	Building setback – waterbodies
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building must be setback a minimum of 23m from mean high water springs.</p> <p>(b) RPZ-S14(1)(a) does not apply to a structure which is not a building.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

## TKAZ – Te Kowhai Airpark zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The TKAZ – Te Kowhai Airpark zone provides for aircraft operations and includes provisions to facilitate the development of Te Kowhai Airpark.

### Objectives

TKAZ-O1 Te Kowhai Airpark.

To use and develop Te Kowhai Airpark as a strategically significant, safe and economically- sustainable airpark that meets the current and future needs of the aviation community.

TKAZ-O2 Amenity outcomes.

The adverse effects of airpark activities are managed to ensure acceptable amenity outcomes.

TKAZ-O3 Aerodrome reverse sensitivity.

The operational needs of Te Kowhai Airpark are not compromised by noise-sensitive activities with the potential for reverse sensitivity conflict.

### Policies

TKAZ-P1 Development.

- (1) Facilitate development of Te Kowhai Airpark by providing for a diversity of residential and commercial opportunities which leverage off existing aerodrome infrastructure.
- (2) Develop Te Kowhai Airpark in accordance with the Te Kowhai Airpark Framework Plan in APP10 – Te Kowhai Aerodrome.
- (3) Enable educational facilities where they have a functional need to locate within the Te Kowhai Airpark Zone while managing potential adverse effects of the activities on the environment.

TKAZ-P2 Servicing.

Development is to be adequately serviced with respect to essential services, water supply (including for firefighting purposes), wastewater treatment and disposal and stormwater treatment and disposal.

TKAZ-P3 Precinct-based development.

- (1) Provide a precinct based approach that enables the strategic development and management of Te Kowhai Airpark such that:
  - (a) PREC27 – Te Kowhai runway and operations precinct – provides for a runway, runway strip and associated aircraft operations;

- (b) PREC28 – Te Kowhai commercial precinct – provides for commercial activity which supports the airpark and the aviation sector;
- (c) PREC29 – Te Kowhai medium density residential precinct – provides for medium density residential activities;
- (d) PREC30 – Te Kowhai residential precinct – provides for low density residential development and a transitional higher density airside overlay; and
- (e) All precincts - have taxiway connectivity with the runway.

TKAZ-P4 Alignment of activities.

On-site activities must be consistent with the precinct functions and / or must be consistent with the use of the taxiway network, both as identified in the Te Kowhai Airpark Framework Plan.

TKAZ-P5 Commercial activity.

Provide for commercial activities that support Te Kowhai Airpark and the aviation sector, including hangars, workshops and refuelling facilities.

TKAZ-P6 Existing and future operations.

- (1) Te Kowhai Aerodrome's existing and future operational needs are safeguarded through mechanisms such as airspace protection (Obstacle Limitation Surface) and noise control boundaries.
- (2) Buildings, structures, trees and other vegetation do not create a potential hazard to the flight paths of aircraft or any other operations associated with Te Kowhai Aerodrome.
- (3) Noise-sensitive activities within the noise control boundaries must achieve appropriate internal noise levels taking into account adverse noise effects on human health and amenity values.

TKAZ-P7 Future connectivity with Te Kowhai Village.

Provide for future connectivity between Te Kowhai Airpark and Te Kowhai village in the Te Kowhai Airpark Framework Plan.

TKAZ-P8 Airpark standards.

- (1) Manage adverse airpark effects through the application of general and airpark-specific performance standards including:
  - (a) Noise;
  - (b) Hazardous substances;
  - (c) Building setbacks;
  - (d) Minimum site areas; and
  - (e) Subdivision allotment size; and.
  - (f) Hours of operation for aircraft operations.
- (2) Ensure that bulk and location standards provide for the unique operational requirements of an airpark whilst at the same time achieving appropriate levels of amenity.

- (3) Limit the establishment and / or operation of a flight training school except where effects on amenity are appropriately managed and it is compatible with surrounding land uses.
- (4) Limit circuit training from being undertaken unless the effects on amenity are appropriately managed and it is compatible with surrounding land uses.
- (5) Ensure adverse effects of educational facilities, including adverse effects on land transport networks, are minimised to maintain amenity and character in the Te Kowhai Airport Zone and are in keeping with the primary use of the precincts.

**TKAZ-P9 Aerodrome reverse sensitivity**

- (1) Manage reverse sensitivity risk by:
  - (a) Ensuring that noise-sensitive activities within the Te Kowhai Airport Noise Control Boundaries are acoustically insulated to appropriate standards; and
  - (b) Ensuring that Te Kowhai aerodrome operates within the noise limits specified by the Te Kowhai Airport Noise Control Boundaries.

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

Activity	PREC27 – Te Kowhai runway and operations precinct	PREC28 – Te Kowhai commercial precinct	PREC29 – Te Kowhai medium density residential precinct	PREC30 – Te Kowhai residential precinct
Commercial car parks	PREC27-R1: PER	PREC28-R1: PER	PREC29-R1: DIS	PREC30-R1: DIS
Storage	PREC27-R2: PER	PREC28-R2: PER	PREC29-R2: PER	PREC30-R2: DIS
Water, stormwater and wastewater utility infrastructure to service Te Kowhai Airport	PREC27-R3: PER	PREC28-R3: PER	PREC29-R3: PER	PREC30-R3: PER
Commercial maintenance and servicing of aircraft;	PREC27-R4: PER	PREC28-R4: PER	PREC29-R4: DIS	PREC30-R4: DIS
Domestic maintenance and servicing of aircraft	PREC27-R5: PER	PREC28-R5: PER	PREC29-R5: PER	PREC30-R5: PER
Fuel storage and refuelling infrastructure, including self-automated dispensing facilities for aircraft and vehicles	PREC27-R6: CON	PREC28-R6: CON	PREC29-R6: DIS	PREC30-R6: DIS
Taxiways	PREC27-R7: PER	PREC28-R7: PER	PREC29-R7: PER	PREC30-R7: PER
Navigational equipment	PREC27-R8: PER	PREC28-R8: DIS	PREC29-R8: DIS	PREC30-R8: DIS
Clubrooms	PREC27-R9: NC	PREC28-R9: PER	PREC29-R9: DIS	PREC30-R9: DIS
Cafes and Restaurants (including licensed premises)	PREC27-R10: NC	PREC28-R10: PER	PREC29-R10: DIS	PREC30-R10: DIS
Commercial activity	PREC27-R11: NC	PREC28-R11: PER to a maximum 300m <sup>2</sup> gross floor area	PREC29-R11: DIS	PREC30-R11: DIS
Car rentals	PREC27-R12: NC	PREC28-R12: PER	PREC29-R12: DIS	PREC30-R12: DIS

Activity	PREC27 – Te Kowhai runway and operations precinct	PREC28 – Te Kowhai commercial precinct	PREC29 – Te Kowhai medium density residential precinct	PREC30 – Te Kowhai residential precinct
Community facility (to a maximum 300m <sup>2</sup> gross floor area in each precinct)	PREC27-R13: NC	PREC28-R13: PER	PREC29-R13: PER	PREC30-R13: DIS
Playgrounds	PREC27-R14: NC	PREC28-R14: PER	PREC29-R14: DIS	PREC30-R14: DIS
Home business	PREC27-R15: NC	PREC28-R15: DIS	PREC29-R15: PER	PREC30-R15: PER
Residential  This includes occupation of a single residential unit for short term rental.	PREC27-R16: NC	PREC28-R16: DIS	PREC29-R16: PER	PREC30-R16: PER
Visitor accommodation	PREC27-R17: NC	PREC28-R17: DIS	PREC29-R17: PER	PREC30-R17: DIS
Hangars ancillary to residential development, providing the hangar is constructed simultaneously with, or subsequent to, its associated residential unit.	PREC27-R18: NC	PREC28-R18: DIS	PREC29-R18: DIS	PREC30-R18: PER
Minor residential unit	PREC27-R19: NC	PREC28-R19: DIS	PREC29-R19: PER	PREC30-R19: PER
Aircraft operations	PREC27-R20: PER	PREC28-R20: PER	PREC29-R20: PER	PREC30-R20: PER
Circuit training	PREC27-R21: DIS	PREC28-R21: DIS	PREC29-R21: DIS	PREC30-R21: DIS
Flight training school	PREC27-R22: NC	PREC28-R22: DIS	PREC29-R22: DIS	PREC30-R22: DIS
Conference facilities	PREC27-R23: NC	PREC28-R23: PER	PREC29-R23: DIS	PREC30-R23: DIS
Educational facility	PREC27-R24: NC	PREC28-R24: RDIS	PREC29-R24: RDIS	PREC30-R24: RDIS
Noise-sensitive activities outside the 70 dB L <sub>dn</sub> contour as shown in APPI – Acoustic insulation – Acoustic Insulation Rule 3.1 Figure 3.1  ANOC-R7 does not apply	PREC27-R25: PER	PREC28-R25: PER	PREC29-R25: PER	PREC30-R25: PER
Noise-sensitive activities inside the 70 dB L <sub>dn</sub> contour as shown in APPI – Acoustic insulation – Acoustic Insulation Rule 3.1 Figure 3.1  ANOC-R7 does not apply	PREC27-R26: NC	PREC28-R26: NC	PREC29-R26: NC	PREC30-R26: NC
Activities not specifically listed in this table	PREC27-R27: DIS	PREC27-R27: DIS	PREC29-R27: DIS	PREC30-R27: DIS

**Matters of control for fuel storage and refuelling infrastructure, including self-automated dispensing facilities for aircraft and vehicles**

Rules: PREC27-R6 and PREC28-R6

**Council's control is reserved over the following matters:**

- (a) The proposed site design and layout in relation to:

<ul style="list-style-type: none"> <li>(i) The sensitivity of the surrounding natural, human and physical environment,</li> <li>(ii) Potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities, and</li> <li>(iii) Interaction with natural hazards (flooding, instability), as applicable,</li> <li>(b) Proposed emergency management planning (spills, fire and other relevant hazards), and</li> <li>(c) Proposed procedures for monitoring and reporting of incidents.</li> </ul>
<b>Matters of discretion for an educational facility</b>
Rules: PREC28-R24, PREC29-R24 and PREC30-R24
<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(d) The extent to which it is necessary to locate the activity in the zone;</li> <li>(e) Reverse sensitivity effects of adjacent activities;</li> <li>(f) The extent to which the activity may adversely impact on the transport network;</li> <li>(g) The extent to which the activity may adversely impact on the streetscape and the amenity and character of the neighbourhood, with particular regard to the bulk of the buildings; and</li> <li>(h) The extent to which the activity may adversely impact affect or be affected by on the noise environment.</li> </ul>

*Land use – activities for all precincts*

<b>TKAZ-RI</b>	Construction or alteration of a building for a sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: <ul style="list-style-type: none"> <li>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</li> <li>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on the amenity values of the site;</li> <li>(b) The risk of electrical hazards affecting the safety of people;</li> <li>(c) The risk of damage to property; and</li> <li>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</li> </ul>

*Land use – effects*

<b>TKAZ-SI</b>	Outdoor storage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) In PREC27 and PREC28, outdoor storage of goods or materials must: <ul style="list-style-type: none"> <li>(i) Be associated with a permitted activity operating from the site;</li> <li>(ii) Not exceed a height of 9m;</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity;</li> <li>(b) Visual impact;</li> <li>(c) Nature, scale and location of screening;</li> </ul>

<p>(iii) Not encroach on any required parking and manoeuvring areas; and</p> <p>(iv) Not exceed 30% site coverage.</p>	<p>(d) Proximity and height of stockpiles to road reserve or other sites;</p> <p>(e) Access to sunlight and daylight; and</p> <p>(f) Safety of road users and pedestrians.</p>
<b>TKAZ-S2</b>	Outdoor storage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) In PREC29 and PREC29, outdoor storage of goods or materials must:</p> <p>(i) Be associated with a permitted activity operating from the site; and</p> <p>(ii) Not encroach on any required parking and manoeuvring areas.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on amenity;</p> <p>(b) Visual impact;</p> <p>(c) Nature, scale and location of screening;</p> <p>(d) Proximity and height of stockpiles to road reserve or other sites;</p> <p>(e) Access to sunlight and daylight; and</p> <p>(f) Safety of road users and pedestrians.</p>
<b>TKAZ-S3</b>	Hours of operation for aircraft operations
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) In all precincts, aircraft operations must be carried out between:</p> <p>(i) 0700 hours to 2200 hours in the summer period; or</p> <p>(ii) 0700 hours to 1900 hours in the winter period.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>TKAZ-S4</b>	Hours of operation for aircraft operations
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) In all precincts, TKAZ-S3(1) does not apply to the following:</p> <p>(i) Aircraft landing or taking off in an emergency; or</p> <p>(ii) Emergency flights required to rescue persons from life threatening situations; or</p> <p>(iii) Emergency flights to transport patients, human vital organs or medical personnel in a medical emergency; or</p> <p>(iv) Flights required to meet the needs to a national or civil defence emergency declared under the Civil Defence Emergency Management Act 2002; or</p> <p>(v) Aircraft using the airfield due to unforeseen circumstances as an essential alternative to landing at a scheduled airport elsewhere; or</p> <p>(vi) Aircraft being used in the course of firefighting duties; or</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

(vii) Aircraft being used in the course of police duties.	
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*Land use – building*

<b>TKAZ-S5</b>	Height of – buildings, structures, trees, and other vegetation within an airport Obstacle Limitation Surface
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) The construction or alteration of any building or structure in PREC27 OR PREC28 must not exceed a height of 10m measured from the natural ground level immediately below that part of the structure, and</li> <li>(b) Any building, structure, tree or other vegetation in PREC27 OR PREC28 must not protrude through the Approach and Take-Off Surface and related Transitional Side Surfaces of the Airport Obstacle Limitation Surfaces for the Te Kowhai Aerodrome as identified on the planning maps and defined in APP10 – Te Kowhai Aerodrome.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Effect on the safe and efficient operation of Te Kowhai aerodrome and airport;</li> </ul>
<b>TKAZ-S6</b>	Height of – buildings, structures, trees, and other vegetation within an airport Obstacle Limitation Surface
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) The construction or alteration of any building or structure in PREC29 or PREC30 must not exceed a height of 7.5m measured from the natural ground level immediately below that part of the structure, and</li> <li>(b) Any building, or structure, tree or other vegetation in PREC29 or PREC30 must not protrude through the Inner Horizontal Surface of the Airport Obstacle Limitation Surfaces for the Te Kowhai Aerodrome as identified on the planning maps and defined in APP10 – Te Kowhai Aerodrome.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Effect on the safe and efficient operation of Te Kowhai aerodrome and airport;</li> </ul>
<b>TKAZ-S7</b>	Height – building general
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) The construction or alteration of any building or structure in PREC29 or PREC30 must not exceed a height of 10m measured from the natural ground level immediately below that part of the structure.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Form, bulk and location of building, structure, object, mast or tree; and</li> <li>(b) Access to daylight and sunlight.</li> </ul>
<b>TKAZ-S8</b>	Height – building general



<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The construction or alteration of any building or structure in PREC29 or PREC30 must not exceed a height of 7.5m measured from the natural ground level immediately below that part of the structure.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Form, bulk and location of building, structure, object, mast or tree; and</p> <p>(b) Access to daylight and sunlight.</p>
<b>TKAZ-S9</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building or stockpiling of materials in PREC27 or PREC28 must not protrude through a height control plane rising at an angle of:</p> <p>(i) 45 degrees commencing at an elevation of 2.5m above ground level at every point of the precinct boundary; or</p> <p>(ii) 37 degrees commencing at an elevation of 2.5m above ground level at every point of the precinct boundary between south-east or south-west of the building or stockpile.</p> <p>(b) TKAZ-S9(1)(a) does not apply to a Record of Title less than 1000m<sup>2</sup> in PREC27 or PREC28.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on amenity values;</p> <p>(b) Admission of daylight and sunlight to the site and other sites; and</p> <p>(c) Extent of areas of non-compliance.</p>
<b>TKAZ-S10</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Construction or alteration of a building in PREC29 or PREC30 must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p> <p>(b) TKAZ-S10(1)(a) does not apply to any semi-detached development within PREC29.</p> <p>(c) TKAZ-S10(1)(a) does not apply to a Record of Title less than 1000m<sup>2</sup> in PREC29.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on amenity values;</p> <p>(b) Admission of daylight and sunlight to the site and other sites; and</p> <p>(c) Extent of areas of non-compliance.</p>
<b>TKAZ-S11</b>	Building coverage and impervious area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Construction or alteration of a building in PREC28 must comply with all of the following:</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on amenity values;</p>

<ul style="list-style-type: none"> <li>(i) Total building coverage does not exceed 70% in each lot;</li> <li>(ii) Impervious area does not exceed 90% in each lot.</li> <li>(b) TKAZ-26(1)(a) does not apply to any building in PREC27.</li> </ul>	<ul style="list-style-type: none"> <li>(b) Building form, bulk, location, external cladding and colour;</li> <li>(c) Extent of area of non-compliance;</li> <li>(d) Effects on adjacent sites;</li> <li>(e) Effects on streetscape;</li> <li>(f) Stormwater management;</li> <li>(g) Onsite parking provision; and</li> <li>(h) Landscape planting and other visual mitigation measures.</li> </ul>
<b>TKAZ-S12</b>	Building coverage and impervious area
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Construction or alteration of a building in PREC29 or PREC30 must comply with all of the following: <ul style="list-style-type: none"> <li>(i) For a lot less than 1 500m<sup>2</sup>, the total building coverage must not: <ul style="list-style-type: none"> <li>(1) Exceed 60% site area, up to a maximum of 600m<sup>2</sup>; and</li> <li>(2) Result in more than 90% of the site having an impervious surface, up to a maximum 1 200 m<sup>2</sup> impermeability; or</li> </ul> </li> <li>(ii) For a lot between 1 500 m<sup>2</sup> and 2 500 m<sup>2</sup>, the total building coverage must not: <ul style="list-style-type: none"> <li>(1) Exceed 40% site area, up to a maximum of 750 m<sup>2</sup>; and</li> <li>(2) Result in more than 80% of the site having an impervious surface, up to a maximum 1 500 m<sup>2</sup> impermeability; or</li> </ul> </li> <li>(iii) For a lot greater than 2 500 m<sup>2</sup>, the total building coverage must not exceed: <ul style="list-style-type: none"> <li>(1) 30% site area, up to a maximum of 900m<sup>2</sup>; and</li> <li>(2) Result in more than 60% of the site having an impervious surface, up to a maximum 1 800 m<sup>2</sup> impermeability.</li> </ul> </li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Building form, bulk, location, external cladding and colour;</li> <li>(c) Extent of area of non-compliance;</li> <li>(d) Effects on adjacent sites;</li> <li>(e) Effects on streetscape;</li> <li>(f) Stormwater management;</li> <li>(g) Onsite parking provision; and</li> <li>(h) Landscape planting and other visual mitigation measures.</li> </ul>
<b>TKAZ-S13</b>	Building setbacks – general
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The construction or alteration of a building in PREC27 or PREC28 must be set back: <ul style="list-style-type: none"> <li>(i) 5m from all road boundaries (private or vested roads); and</li> <li>(ii) 5m from precinct boundaries except:</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Effects on adjacent sites; and</li> <li>(c) Effects on aircraft safety and taxiing.</li> </ul>

(1) No setback is required between PREC27 and PREC28 boundaries.	
<b>TKAZ-S14</b>	Building setbacks – general
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) The construction or alteration of a building in PREC29 or PREC30 must be set back: <ul style="list-style-type: none"> <li>(i) For a lot over 1500 m<sup>2</sup>, 5m from all boundaries, except a taxiway; or</li> <li>(ii) For a lot between 600 m<sup>2</sup> and 1500 m<sup>2</sup>, 3m from all boundaries, except a taxiway; or</li> <li>(iii) For a Record of Title under 600m<sup>2</sup>, 3m from front and rear boundaries, and 1.5m from side boundaries.</li> <li>(iv) In PREC29 or PREC30, no setback from internal boundaries is required where development is of a semi-detached nature.</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Effects on amenity values; and</li> <li>(b) Effects on adjacent sites.</li> </ul>
<b>TKAZ-S15</b>	Building setback from taxiway
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) In all precincts, construction or alteration of a building must be set back at least 3m from a taxiway.</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Effects on adjacent sites;</li> <li>(c) Effects on aircraft safety and taxiing.</li> </ul>
<b>TKAZ-S16</b>	Building setback from zone boundary
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) In all precincts, construction or alteration of a building must be set back at least 25m from a TKAZ – Te Kowhai Airpark zone boundary</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Effects on amenity values;</li> <li>(b) Effects on adjacent sites;</li> <li>(c) Effects on aircraft safety and taxiing.</li> </ul>
<b>TKAZ-S17</b>	Building setback from a State Highway
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) In all precincts, construction or alteration of a building must be set back at least 15m from a State Highway.</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>TKAZ-S18</b>	Outdoor living space
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) Construction or alteration of a residential unit in PREC29, or within the Airside Overlay of PREC30, must provide</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matter:</b> <ul style="list-style-type: none"> <li>(a) Amenity.</li> </ul>

<p>an outdoor living space complying with the following standards:</p> <ul style="list-style-type: none"> <li>(i) It is for the exclusive use of the occupants of a residential unit, and</li> <li>(ii) It is accessible from a living area of a residential unit, and either:</li> <li>(iii) On the ground floor of a residential unit, the outdoor living space must have a minimum area of 60m<sup>2</sup> capable of containing a circle of 6m diameter, exclusive of parking and manoeuvring areas and buildings; or</li> <li>(iv) If the residential unit does not have a habitable room on the ground floor, the outdoor living space must be above ground-level with a balcony containing at least 15m<sup>2</sup>.</li> </ul>	
<b>TKAZ-S19</b>	Outdoor living space
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) An outdoor living space must be provided for each minor residential unit that meets all of the following standards:</li> <li>(b) It is for the exclusive use of the occupants of the minor residential unit;</li> <li>(c) It is located between 45 degrees northeast through north to 90 degrees west of the minor residential unit measured from the southernmost part of the minor residential unit;</li> <li>(d) It is accessible from a living area of the minor residential unit, and either:</li> <li>(e) On the ground floor of the minor residential unit, the living space must have a minimum area of 40m<sup>2</sup> capable of containing a circle of 6m diameter; or</li> <li>(i) Above ground floor of the minor residential unit, the outdoor living space must be located on a balcony capable of containing at least 15 m<sup>2</sup> and a circle with a diameter of at least 2.4m.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matter:</b></p> <ul style="list-style-type: none"> <li>(a) Amenity.</li> </ul>
<b>TKAZ-S20</b>	Service court
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Construction or alteration of a residential unit in PREC29 must provide a: <ul style="list-style-type: none"> <li>(i) Service court with a minimum area of 15m<sup>2</sup>, exclusive of parking and manoeuvring areas and buildings.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

(ii) Rule TKAZ-S20(1)(i) does not apply to a residential unit in PREC27, PREC28 or PREC30.	
<b>TKAZ-S21</b>	Wastewater treatment setback
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) In all precincts, construction or alteration of a residential unit must: <ul style="list-style-type: none"> <li>(i) Be setback at least 30m from a wastewater treatment plant where the treatment process is fully enclosed; and</li> <li>(ii) Be setback at least 15m from the boundary of a site containing a wastewater treatment plant where the treatment process is fully enclosed.</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>TKAZ-S22</b>	Number of residential units
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) In PREC29 and PREC30, construction of one residential unit on the land contained in a lot.</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>TKAZ-S23</b>	Minor residential unit
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) Construction or alteration of a minor residential unit must comply with all of the following standards: <ul style="list-style-type: none"> <li>(i) It is located within PREC30;</li> <li>(ii) The site contains a net site area of at least 2500m<sup>2</sup>;</li> <li>(iii) There is only one other residential unit on the site;</li> <li>(iv) It is within 20m of the other residential unit on the site;</li> <li>(v) It shares a single driveway access with the other residential unit on the site;</li> <li>(vi) There is no more than a single car garage with a maximum gross floor area of 24 m<sup>2</sup> associated with the minor residential unit;</li> <li>(vii) Maximum of 70m<sup>2</sup> gross floor area.</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>TKAZ-S24</b>	Minimum site area for a residential unit
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) In all precincts, construction or alteration of a residential unit is a permitted activity if:</li> </ul>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Effects on amenity, health and safety, and the environment; and</li> </ul>

<p>(i) The site is connected to the Te Kowhai Airpark reticulated wastewater system, or</p> <p>(ii) The net site area is at least 2500m<sup>2</sup>.</p>	<p>(b) Effects on wastewater treatment system.</p>
<b>TKAZ-S25</b>	Minimum site area for a residential unit
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) In all precincts, construction or alteration of a residential unit is a permitted activity if:</p> <p>(i) The site is connected to the Te Kowhai Airpark reticulated wastewater system, or</p> <p>(ii) The net site area is at least 2500m<sup>2</sup>.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on amenity, health and safety, and the environment; and</p> <p>(b) Effects on wastewater treatment system.</p>
<b>TKAZ-S26</b>	Noise sensitive activities
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Construction of, or addition, or alteration to, a building containing a noise-sensitive activity must be insulated in compliance with APP1 – Acoustic insulation within: An Airport Air Noise Boundary or Airport Outer Control Boundary.</p> <p>(b) ANOC-R7 does not apply.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Internal design sound levels;</p> <p>(b) On-site amenity values; and</p> <p>(c) Potential for reverse sensitivity effects.</p>

## TTZ – TaTa Valley zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### Purpose

The purpose of the TTZ – TaTa Valley zone is to enable the development and operation of the TaTa Valley Resort whilst managing adverse effects.

### Objectives

TTZ-O1 TaTa Valley Resort.

The TaTa Valley Resort is enabled to operate as a regionally significant rural tourism and recreation facility.

TTZ-O2 Adverse effects.

The TaTa Valley Resort is developed and operated while adverse effects on the environment, including on the character and amenity of the surrounding rural environment, are avoided, remedied or mitigated.

### Policies

TTZ-P1 Development and operation of the TaTa Valley Resort.

(I) Enable the development and operation of the TaTa Valley Resort for:

- (a) Visitor accommodation; and
- (b) Rural tourism, including recreation activities.

TTZ-P2 Activities.

(I) Enable activities to establish onsite which are compatible with, or accessory to, the primary activities of the TaTa Valley Resort including:

- (a) Ancillary commercial and retail activities;
- (b) Conservation activities;
- (c) Concerts, events and ancillary temporary buildings and structures;
- (d) Workers' accommodation; and
- (e) Accessory buildings.

TTZ-P3 Concept plan.

Develop and manage the zone in general accordance with the concept plan (APPI3 – TaTa Valley concept plan).

TTZ-P4 Adverse effects.

(I) Manage the adverse effects of the establishment and operation of the TaTa Valley Resort by:

- (a) Contributing to a proportionate response to protecting and restoring the health and well-being of the Waikato River;

- (b) Minimising adverse effects on the amenity and character values of the surrounding rural environment;
- (c) Providing for the safe and efficient operation and functioning of the surrounding traffic network; and
- (d) Recognising and providing for cultural values.

TTZ-P5 Scale of development.

Recognise that establishing and operating the TaTa Valley Resort may result in a greater scale of development than what may typically be found in the rural environment.

TTZ-P6 Waikato River.

Buildings within 37m of the Waikato River must have a functional or operational need to be located in proximity of the Waikato River (for example, river access structures and ancillary buildings such as waiting areas).

## Rules

### *Land use – activities*

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

TTZ-RI	Visitor accommodation outside the Hotel Area (as identified on the planning maps)
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The height of the building, measured from the natural ground level immediately below that part of the structure, must not exceed 5m.</li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 7m measured from the natural ground level immediately below the structure;</li> <li>(c) The maximum building footprint for Visitor Accommodation over the TTZ – TaTa Valley zone (but outside the Hotel Area) must not exceed 1,000m<sup>2</sup>.</li> </ul>	<p><b>(2) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The building must not exceed 10m in height, measured from the natural ground level immediately below that part of the structure;</li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 12m measured from the natural ground level immediately below the structure;</li> <li>(c) The maximum building footprint for Visitor Accommodation over the TTZ – TaTa Valley zone (but outside the Hotel Area) must not exceed 2,000m<sup>2</sup>.</li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(d) Effects arising from any non-compliance with relevant land use - effects standards, and/or land use – buildings standards.</li> <li>(e) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects, having regard to the amenity values and</li> </ul>



	<p>character of the surrounding area. Matters to consider include:</p> <ul style="list-style-type: none"> <li>(i) Articulation of the overall mass of the building, including the extent to which the elevation of the Hotel is broken up horizontally and vertically at key points.</li> <li>(ii) The extent to which dynamic and innovative building forms have been utilised to downplay the overall scale, visual bulk and perceived dominance of the built form.</li> <li>(iii) The use of varied textures on the building's façade to emulate natural textures and diffuse naturally reflected light</li> <li>(iv) The use of colour and materials in the lower built form</li> <li>(v) The extent to which the uniformity of the roofline at the upper level can be broken up to provide a varied silhouette reminiscent of natural formations of land and clouds.</li> <li>(vi) Cultural effects particularly on the values of the Waikato River</li> <li>(f) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects.</li> <li>(g) Consistency with the concept plan (APPI3 – TaTa Valley concept plan).</li> </ul> <p><b>(3) Activity status: DIS</b> <b>Where:</b> (a) The standards of TTZ-R1(2) are not met.</p>
<b>TTZ-R2</b>	Workers' accommodation
<p><b>(1) Activity status: PER</b> <b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) There are no more than 3 workers' accommodation buildings within the entire TTZ – TaTa Valley zone.</li> <li>(b) Each workers' accommodation building shall have a floor area of no more than 120m<sup>2</sup> excluding decks and garaging.</li> <li>(c) Each building must comply with all the building setback and height requirements as set out in the land use – building standards.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) The extent to which the building design and external appearance manages adverse effects having regard to the amenity values and character of the surrounding area.</li> </ul>
<b>TTZ-R3</b>	Ancillary retail
<p><b>(1) Activity status: PER</b> <b>Activity-specific standards:</b></p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p>

<p>(a) There are no more than 5 ancillary retail premises within the entire TTZ – TaTa Valley zone.</p> <p>(b) The floor area for each of the ancillary retail premises must not exceed 200m<sup>2</sup>.</p>	<p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects.</p>
<b>TTZ-R4</b>	Ancillary offices
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Offices must be ancillary to other activities onsite and be included in the calculations for building height, building coverage and building setbacks for those activities.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects.</p>
<b>TTZ-R5</b>	Helicopter take offs and landings
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Flight movements must not exceed 5 landings and 5 take offs on any day.</p> <p>(b) Flight movements must not exceed 40 landings and 40 take-offs in any 30 day period.</p> <p>(c) Flights must only occur between 30 minutes before sunrise and 30 minutes before sunset on the same day.</p> <p>(d) The noise level arising from helicopter movements on any site must not exceed L<sub>dn</sub> 50dB and 85dB L<sub>AFmax</sub> on any single day measured at the TVR Zone boundary. This does not apply to helicopter movements required for emergency services.</p> <p>(e) All helicopter noise measurements must be undertaken in accordance with NZS 6801:2008 "Acoustics – Measurement of Environmental Sound" and all assessments shall be undertaken in accordance with and NZS6807:1994 Noise management and land use planning for helicopter landing areas. Where NZS6807:1994 is applied, the period for averaging of LDN levels shall be 1 day.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects of noise on surrounding properties.</p>
<b>TTZ-R6</b>	Informal recreation
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>TTZ-R7</b>	Entertainment activity
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>TTZ-R8</b>	Special noise events

<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) A Special Noise Event must not exceed a total cumulative duration of 8 hours on any day. A Special Noise Event that occurs over two days shall be considered to be two Special Noise Events.</li> <li>(b) There must not be more than one Special Noise Event on any day.</li> <li>(c) There must not be more than two Special Noise Events in any seven day period.</li> <li>(d) There must not be more than four Special Noise Events in any 30 day period.</li> <li>(e) There must not be more than 12 Special Noise Events in any 12 month period.</li> <li>(f) Special Noise Events may take place between 7.30am and 8:30pm on any day.</li> <li>(g) The noise generated by any activity associated with the Special Noise Event must not exceed 65dB LAeq(5min) when measured and assessed at any Notional Boundary on another site outside the TTZ – TaTa Valley zone.</li> <li>(h) The noise level must comply with the stated limit for every 5 minute LAeq period. There shall be no adjustment for Duration or Special Audible Character in accordance with NZS6802:2008 when determining compliance with Rule TTZ-R8(1)(g). All other relevant adjustments and assessment requirements specified in NZS6802 apply.</li> <li>(i) Noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 “Acoustics – Measurement of Environmental Sound”. Noise levels must be assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 “Acoustics – Environmental noise except as specified in (h) above.</li> <li>(j) The number of people at the event must not exceed 500.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Noise effects on the surrounding environment and adequacy of proposed measures to manage these effects.</li> <li>(b) For Special Noise Events not complying with TTZ-R8(1)(j), the following matters: <ul style="list-style-type: none"> <li>(i) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects.</li> <li>(ii) Effects on the amenity of surrounding properties.</li> </ul> </li> </ul>
<b>TTZ-R9</b>	Farming
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>TTZ-R10</b>	Produce stall

<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>TTZ-R11</b>	Equestrian centre	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>TTZ-R12</b>	Horse training centre	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>TTZ-R13</b>	Free range pig or poultry farming, and poultry hatcheries	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>TTZ-R14</b>	Conservation activity	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>TTZ-R15</b>	Buildings, structures and sensitive land use within the National Grid Yard on existing sites as of 18 July 2018	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Within National Grid Yard: (i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or (ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or (iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or (iv) Non-habitable horticultural buildings; or (v) Artificial crop protection and support structures (excluding commercial greenhouses and <i>Pseudomonas syringae</i> pv. <i>Actinidiae</i> (Psa) disease control structures);		<b>(2) Activity status where compliance not achieved: NC</b>

<p>(vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</p> <p>(vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule TTZ-R15(1)(a) must:</p> <p>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</p> <p>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m</p>	
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<p>from a pole support structure but not a tower and any associated guy wire that:</p> <ul style="list-style-type: none"> <li>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</li> <li>(ii) Are no higher than 2.5m;</li> <li>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</li> <li>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</li> </ul>	
<b>TTZ-R16</b>	Construction or alteration of a building for a sensitive land use
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: <ul style="list-style-type: none"> <li>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</li> <li>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on the amenity values of the site;</li> <li>(b) The risk of electrical hazards affecting the safety of people;</li> <li>(c) The risk of damage to property; and</li> <li>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</li> </ul>
<b>TTZ-R17</b>	Ancillary commercial services
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects arising from any non-compliance with relevant land use - effects standards, and/or land use – buildings standards.</li> <li>(b) Effects on retaining a predominantly rural character in the TTZ – TaTa Valley zone.</li> <li>(c) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>TTZ-R18</b>	Visitor accommodation within the Hotel Area (as identified on the planning maps)

<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b> Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects arising from any non-compliance with relevant land use – effects standards, and/or land use – buildings standards.</li> <li>(b) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects, having regard to the amenity values and character of the surrounding area. Matters to consider include: <ul style="list-style-type: none"> <li>(i) Articulation of the overall mass of the building, including the extent to which the elevation of the Hotel is broken up horizontally and vertically at key points.</li> <li>(ii) The extent to which dynamic and innovative building forms have been utilised to downplay the overall scale, visual bulk and perceived dominance of the built form.</li> <li>(iii) The use of varied textures on the building's façade to emulate natural textures and diffuse naturally reflected light.</li> <li>(iv) The use of colour and materials in the lower built form.</li> <li>(v) The extent to which the uniformity of the roofline at the upper level can be broken up to provide a varied silhouette reminiscent of natural formations of land and clouds.</li> <li>(vi) Cultural effects particularly on the values of the Waikato River.</li> </ul> </li> <li>(c) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects.</li> <li>(d) Consistency with the concept plan (APPI3 – TaTa Valley concept plan).</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<p><b>TTZ-R19</b></p>	<p>Community facility</p>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b> Nil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

<ul style="list-style-type: none"> <li>(a) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the TTZ – TaTa Valley zone;</li> <li>(b) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings;</li> <li>(c) Nuisance effects including light spill and glare, odour, dust, and noise;</li> <li>(d) Traffic effects;</li> <li>(e) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and</li> <li>(f) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes.</li> </ul>	
<b>TTZ-R20</b>	Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills and animal feed production, and rural contractors' depots
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills and animal feed production, and rural contractors' depots; that meet the following standard: <ul style="list-style-type: none"> <li>(i) Is not an extractive activity.</li> </ul> </li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the TTZ – TaTa Valley zone;</li> <li>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings,</li> <li>(d) Location, type and scale of development;</li> <li>(e) Nuisance effects including light spill and glare, odour, dust, noise; and</li> <li>(a) Traffic effects.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>TTZ-R21</b>	Any activity that is not listed as permitted, restricted discretionary, discretionary or non-complying
<b>(1) Activity status: DIS</b>	



<b>TTZ-R22</b>	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>TTZ-R23</b>	Any change of use of an existing building to a sensitive land use within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>TTZ-R24</b>	The establishment of any new sensitive land use within the National Grid Yard
<b>(I) Activity status: NC</b>	
<b>TTZ-R25</b>	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
<b>(I) Activity status: NC</b>	

*Land use – effects*

*The standards below apply to permitted activities only.*

<b>TTZ-S2</b>	Access
<b>(I) Activity status: PER</b> <b>Where:</b> (a) Access and egress to and from the TTZ – TaTa Valley zone for all activities except for farming must be via an eastern entrance to the resort as shown on the concept plan (APPI3 – TaTa Valley concept plan) as Proposed Yashili Road Connection.	
<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) The extent of traffic effects on the local road network and surrounding community and the adequacy of proposed measures to manage these effects.	
<b>TTZ-S3</b>	Parking
<b>(I) Activity status: PER</b> <b>Where:</b> (a) All parking associated with activities occurring within the TTZ – TaTa Valley zone must be accommodated within the zone.	
<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) The extent of traffic effects on the local road network and surrounding community and the adequacy of proposed measures to manage these effects.	
<b>TTZ-S4</b>	Internal Road Circulation
<b>(I) Activity status: PER</b> <b>Where:</b> (a) Internal roading within the TTZ – TaTa Valley zone must be developed in general accordance with the indicative road network in the concept plan (APPI3 – TaTa Valley concept plan).	
<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects arising from any inconsistency with the Concept Plan.	

*Land use – building*

*The standards below apply to permitted activities only.*

<b>TTZ-S5</b>	Building height – general	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 15m, except: <ul style="list-style-type: none"> <li>(i) The maximum height is 10m where located within 50m of a road or internal boundary;</li> <li>(ii) For hose drying towers associated with emergency service facilities the maximum height is 15m.</li> </ul> </li> <li>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where the maximum height is 12m.</li> </ul>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) The extent to which the design of the building will result in adverse visual effects outside of the TTZ – TaTa Valley zone and the adequacy of proposed measures to manage these effects.</li> </ul>
<b>TTZ-S6</b>	Height in relation to boundary	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) A building or structure (excluding poles or aerials) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</li> </ul>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) Height of the building;</li> <li>(b) Design and location of the building;</li> <li>(c) Admission of daylight and sunlight to the site and other site;</li> <li>(d) Privacy on any other site; and</li> <li>(e) Amenity values of the locality.</li> </ul>
<b>TTZ-S7</b>	Building Coverage outside the Hotel Area	
<b>(1) Activity status: PER</b> <b>Where:</b> <ul style="list-style-type: none"> <li>(a) The total building coverage throughout the TTZ – TaTa Valley zone (excluding the Hotel Area) must not exceed 50,000m<sup>2</sup>.</li> </ul>		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> <ul style="list-style-type: none"> <li>(a) The extent to which the building bulk, design and external appearance manages adverse effects having regard to the amenity values and character of the surrounding area.</li> <li>(b) The extent of traffic effects on the local road network and surrounding community and the adequacy of proposed measures to manage these effects.</li> </ul>
<b>TTZ-S8</b>	Building setbacks – all boundaries	
<b>(1) Activity status: PER</b> <b>Where:</b>		<b>(2) Activity status where compliance not achieved: RDIS</b>

<p>(a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 7.5m from the road boundary;</li> <li>(ii) 17.5m from the centre line of an indicative road;</li> <li>(iii) 25m from the boundary of an adjoining site that is 6ha or more;</li> <li>(iv) 12m from the boundary of an adjoining site that is less than 6ha;</li> </ul> <p>(b) A non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 7.5m from the road boundary;</li> <li>(ii) 17.5m from the centre line of an indicative road;</li> <li>(iii) 12m from every boundary other than a road boundary.</li> </ul> <p>(c) Standard TTZ-S8(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or arials.</p> <p>(d) A habitable building located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 12m from the road boundary;</li> <li>(ii) 22m from the centre line of an indicative road;</li> <li>(iii) 25m from every boundary other than a road boundary.</li> </ul> <p>(e) A non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 12m from the road boundary;</li> <li>(ii) 22m from the centre line of an indicative road;</li> <li>(iii) 12m from every boundary other than a road boundary.</li> </ul> <p>(f) Standard TTZ-S8(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or arials.</p>	<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on rural amenity values beyond the TTZ – TaTa Valley zone;</li> <li>(b) Transport network safety and efficiency;</li> <li>(c) Reverse sensitivity effects; and</li> <li>(d) Where the road boundary is with an unformed paper road the likelihood of the road being formed or readily utilised by the public.</li> </ul>
<p><b>TTZ-S9</b></p>	<p>Building setback – waterbodies</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A building other than provided for under Standards TTZ-S9(1)(b) and (c) must be set back a minimum of: <ul style="list-style-type: none"> <li>(i) 32m from the margin of any lake with a size of 8ha or more;</li> <li>(ii) 32m from the margin of any wetland;</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</li> <li>(b) Adequacy of erosion and sediment control measures;</li> </ul>

<ul style="list-style-type: none"> <li>(iii) 32m from the bank of a river with an average width of 3m or more, other than the Waikato River and Waipa River;</li> <li>(iv) 37m from a bank of the Waikato River and Waipa River;</li> <li>(v) 12m from the bank of any river with an average width of 3m or less;</li> <li>(vi) 12m from the margin of any lake with a size of less than 8ha;</li> <li>(vii) 32m from mean high water springs</li> <li>(b) A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m<sup>2</sup> in size;</li> <li>(c) A pump shed (public or private) set back a minimum of 5m from any waterbody.</li> </ul>	<ul style="list-style-type: none"> <li>(c) The functional or operational need for the building to be located close to the waterbody;</li> <li>(d) Effects on public access to the waterbody;</li> <li>(e) Effects on rural character and amenity.</li> </ul>
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## PREC3I – Lakeside Te Kauwhata precinct

*The relevant district-wide chapter provisions apply in addition to this chapter (unless specified otherwise).*

### Purpose

The purpose of the Lake Te Kauwhata precinct is to enable development which provides for growth, achieves a compact urban form and creates a high level of amenity and sense of place.

### Application of rules

For avoidance of doubt the following rules apply to permitted activities within both PREC3I – Lakeside Te Kauwhata precinct and the GRZ – General residential zone as follows:

- (1) The land-use effects standards of the GRZ – General residential zone apply, except:
  - (a) EW-R7 to EWR10 (Earthworks – general) do not apply;
  - (b) SASM-R4 (Earthworks – Sites and areas of significance to Maaori) does not apply;
  - (c) TREE-R1 – TREE-R3 do not apply; and
  - (d) ECO-R4 – ECO-R10 do not apply.
- (2) PREC3I-S1 (Noise and vibration – North Island Main Trunk Line (NIMT) in the GRZ – General residential zone) applies;
- (3) All land-use building standards in the GRZ – General residential zone do not apply to PREC3I. Instead, these are replaced with PREC3I-S2 to PREC3I-S14; and

The rules that apply to subdivision within both PREC3I – Lakeside Te Kauwhata precinct and the GRZ – General residential zone are:

- (4) SUB-R11, SUB-R12, SUB-R15, SASM-R5, HH-R9, SUB-R17, SUB-R18, SUB-R25 do not apply, instead SUB-R27 and SUB-R28 apply.

The rules that apply within both PREC3I – Lakeside Te Kauwhata precinct and the GRZ – General rural zone are as follows:

- (5) Rules GRUZ-R1 – GRUZ-R61 in addition to PREC3I-R12 – PREC3I-R30;

The rules that apply to a permitted activities within both PREC3I – Lakeside Te Kauwhata precinct and the GRUZ – General rural zone are as follows:

- (6) The land-use effects standards which apply to the GRUZ – General rural zone, except EW-R17 – EW-R22 does not apply where earthworks consent has been obtained under Rule PREC3I-R27 (Comprehensive Land Development Consent);
- (7) Only the following Land-use building standards apply:
  - (a) GRUZ-S3 – GRUZ-S7 (Height) applies;
  - (b) GRUZ-S8 (Height in relation to boundary) applies;
  - (c) GRUZ-S9 (Building coverage) applies; and
  - (d) GRUZ-S12 - GRUZ-S15 (Building setbacks) applies.

The rules that apply within both PREC31 – Lakeside Te Kauwhata precinct and the LCZ – Local centre zone are as follows:

- (8) Rules LCZ-R1 – LCZ-R16 in addition to PREC31-R31;

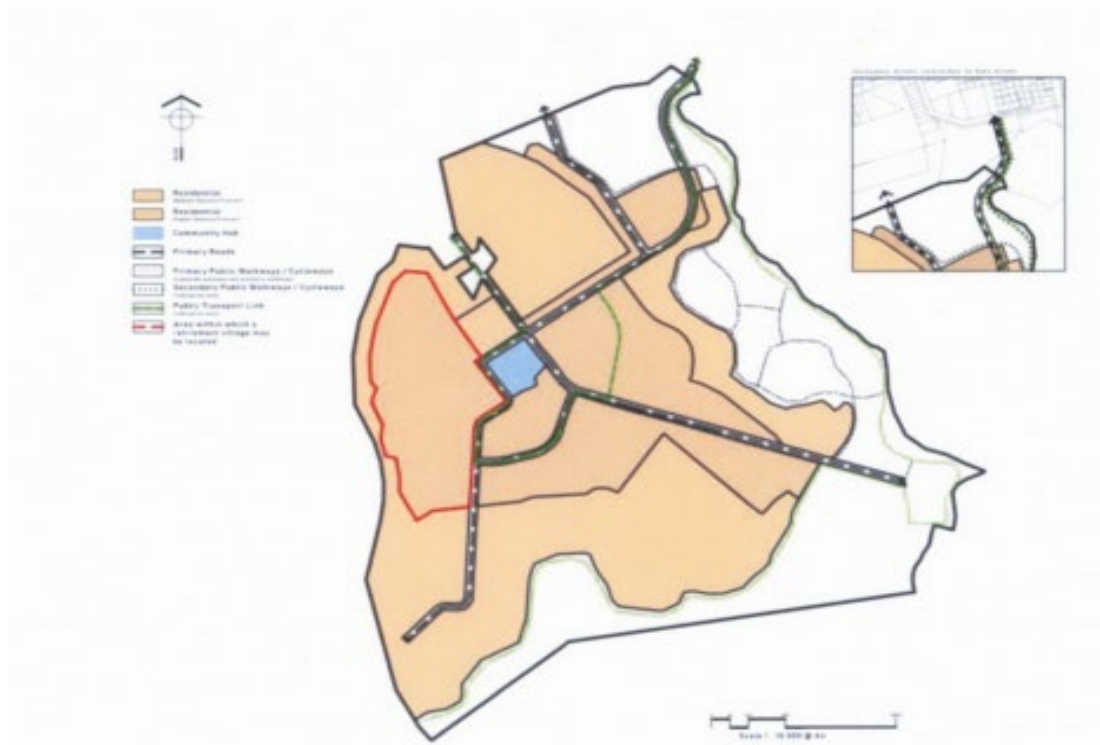
The rules that apply to a permitted activities within both PREC31 – Lakeside Te Kauwhata precinct and the GRUZ – General rural zone are as follows:

- (9) The land-use effects standards which apply to the LCZ – Local centre zone, except EW-R28 – EW-R33 does not apply where earthworks consent has been obtained under Rule PREC31-R31 (Comprehensive Land Development Consent);
- (10) The land-use building standards of the LCZ – Local centre zone apply, except
- (a) LCZ-S5 (Height in relation to boundary) does not apply and PREC31-S15 applies instead.
  - (b) LCZ-S6 – LCZ-S7 (Building setbacks) does not apply and PREC31-S17 applies instead.
- (11) SUB-R91 applies in addition to Rules SUB-R84 – SUB-R90 (Subdivision) for subdivision within PREC31 – Lakeside Te Kauwhata precinct and the LCZ – Local centre zone.

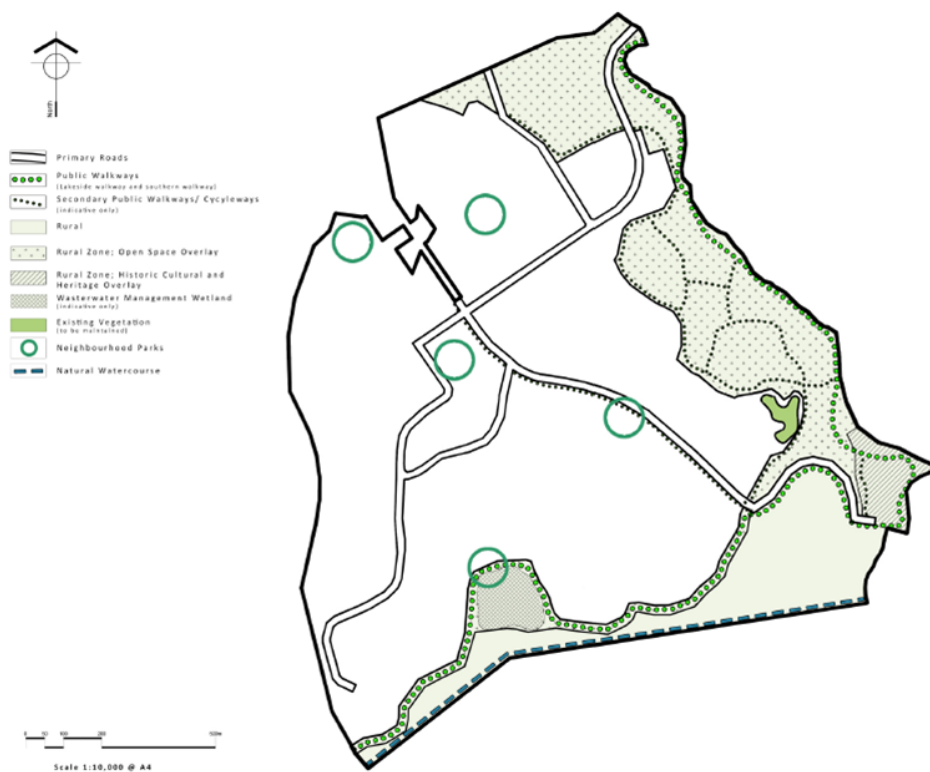
## Precincts plans



**Figure 26 – Plan I Lakeside Precinct Plan: Precinct Areas (previously referred to as Lakeside Precinct Plan 16.5.1(3)(a))**



**Figure 27 – Plan 2 Lakeside Precinct Plan: Public Transport, Primary Road Network and Walkways/cycleways (previously referred to as Lakeside Precinct Plan I6.5.1(3)(b))**



**Figure 28 – Plan 3 Lakeside Precinct Plan: Overlays and Open Space (previously referred to as Lakeside Precinct Plan I6.5.1(3)(c))**

## Rules

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters (unless specified otherwise).

*Land use – activities in the GRZ – General residential zone*

<b>PREC3I-R1</b>	Any activity listed in Rule PREC3I-R2 (Residential activity), PREC3I-P3 (Retirement village) or PREC3I-R4 (Community activity) below in the GRZ – General residential zone	
<b>(1) Activity status: PER</b> <b>Activity specific standards:</b> <ul style="list-style-type: none"> <li>(a) Secondary Access Control:                             <ul style="list-style-type: none"> <li>(i) A secondary road access into the Lakeside Precinct Plan Area (as shown on Lakeside Precinct Plan in Figure 27) must be opened for traffic before the number of residential units including independent living units within a retirement village, in the Lakeside Precinct Plan Area exceeds 400.</li> <li>(ii) For the purpose of this rule, exceedance of 400 residential units shall occur at the time of issue of building consent for a residential unit including an independent living unit within a retirement village.</li> </ul> </li> </ul>		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>PREC3I-R2</b>	Residential activity in the GRZ – General residential zone	
<b>(1) Activity status: PER</b> <b>Activity specific standards:</b> <ul style="list-style-type: none"> <li>(a) Complies with Rule PREC3I-R1(1)(a)(i) and (ii) (Secondary Access Control).</li> </ul>		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>PREC3I-R3</b>	A new retirement village or alterations to an existing retirement village in the GRZ – General residential zone	
<b>(1) Activity status: PER</b> <b>Activity specific standards:</b> <ul style="list-style-type: none"> <li>(a) Rule PREC3I-R1(1)(a)(i) and (ii) (Secondary Access Control);</li> <li>(b) The site or combination of sites where the retirement village is proposed to be located has a minimum net site area of 2ha;</li> <li>(c) The site is either serviced by or within 400m walking distance of an existing or future public transport route, or is within the location shown in the Precinct Plan in Figure 27;</li> <li>(d) The site is connected to public water and wastewater infrastructure;</li> <li>(e) Minimum outdoor living space or balcony area and dimensions:</li> </ul>		<b>(2) Activity status where compliance not achieved: DIS</b>



<ul style="list-style-type: none"> <li>(i) Apartment – 10m<sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m;</li> <li>(ii) Studio unit or 1 bedroom unit – 12.5m<sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m; or</li> <li>(iii) 2 or more bedroomed unit – 15m<sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m;</li> <li>(f) Minimum service court is either: <ul style="list-style-type: none"> <li>(i) Apartment – Communal outdoor space (ie no individual service courts required); or</li> <li>(ii) All other units – 10m<sup>2</sup> for each unit;</li> </ul> </li> <li>(g) Building height, measured from the natural ground level immediately below the structure does not exceed 8m, except for 15% of the total site building coverage, where buildings may be up to 10m high;</li> <li>(h) The following land use – effects rule for the GRZ – General residential zone do not apply: <ul style="list-style-type: none"> <li>(i) Rules SIGN-R1, SIGN-R5 – SIGN-R7 (Signs);</li> <li>(i) The following rules do not apply: <ul style="list-style-type: none"> <li>(i) Rule PREC3I-S2 (Residential unit);</li> <li>(ii) Rule PREC3I-S3 (Building height);</li> <li>(iii) Rules PREC3I-S10 or PREC3I-S11 (Outdoor living space);</li> </ul> </li> <li>(j) The following EIT – Energy, infrastructure and transport rules does not apply: <ul style="list-style-type: none"> <li>(i) Rule TRAN-R4 (Traffic generation).</li> </ul> </li> </ul> </li></ul>	
<b>PREC3I-R4</b>	Home business in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Activity specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) It is wholly contained within a building; <ul style="list-style-type: none"> <li>(i) The storage of materials or machinery associated with the home business are wholly contained within a building;</li> <li>(ii) No more than 2 people who are not permanent residents of the site are employed at any one time;</li> <li>(iii) Unloading and loading of vehicles or the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day;</li> <li>(iv) Machinery may be operated between 7:30am and 9pm on any day.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>PREC3I-R5</b>	Home stay in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Activity specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) No more than 4 temporary residents;</li> <li>(b) It is wholly contained within a building;</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(c) The storage of materials or machinery associated with the home occupation are wholly contained within a building;</p> <p>(d) No more than two people who are not permanent residents of the site are employed at any one time.</p>	
<b>PREC31-R6</b>	Community activity in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Activity specific standards:</b></p> <p>(a) Complies with Rule PREC31-R1(1)(a)(i) and (ii) Secondary Access Control;</p> <p>(b) The gross floor area does not exceed 2,000m<sup>2</sup> within the whole of the Te Kauwhata Lakeside Precinct Plan Area.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>PREC31-R7</b>	Neighbourhood Park in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Activity specific standards:</b></p> <p>Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>PREC31-R8</b>	Grazing and pastoral farming in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Activity specific standards:</b></p> <p>(a) The site must be more than 5ha.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>PREC31-R9</b>	Neighbourhood centre in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Activity specific standards:</b></p> <p>(a) Must be within an area identified in a Council approved Structure Plan or Master Plan.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>PREC31-R10</b>	Comprehensive land development consent (CLDC) in the GRZ – General residential zone
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity specific standards:</b></p> <p>(a) A comprehensive land development consent (CLDC) that meets all of the following standards:</p> <p>(i) is in accordance with the Te Kauwhata Lakeside Precinct Plan in Figure 26, the roading network, walkways and cycleways shown on the Precinct Plan in Figure 27; and the open space shown on Precinct Plan in Figure 28 as set out in the precinct parameters below; and</p> <p>(ii) A CLDC is in accordance with the Lakeside Precinct Plans identified above if:</p> <p>(1) Primary roads are within 50m of the location shown on the Precinct Plan in Figure 27;</p> <p>(2) The bus route is either on the alignment shown on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation;</p>	<p><b>(2) Activity status: DIS</b></p> <p><b>Where:</b></p> <p>(a) A CLDC that does not comply with Rule PREC31-R10(1) and meets all of the following standards and standards PREC31-R10(1)(b) and (c) relating to secondary access and infrastructure:</p> <p>(i) Primary roads are within 50m-100m of the location shown on the Precinct Plan in Figure 27;</p> <p>(ii) Bus route is either on the alignment shown on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation;</p> <p>(iii) The external boundary of the high density area within the GRZ – General residential zone is within 10m-20m of the location shown on the Precinct Plan in Figure 26;</p> <p>(iv) Indicative walkways/cycle ways are within 100m-200m of the location</p>

<p>(3) The external boundary of the high density area within the GRZ – General residential zone is within 10m of the location shown on the Precinct Plan in Figure 26;</p> <p>(4) Indicative walkways/cycle ways are within 100m of the location shown on the Precinct Plan in Figure 27 provided connections are retained between the Lakeside Walkway and the residential development;</p> <p>(5) Lakeside Walkway is within 30m of the location shown on the Precinct Plan in Figure 28;</p> <p>(6) Retirement village boundaries are within 50m of the location shown on the Precinct Plan in Figure 26;</p> <p>(7) Indicative areas of open space are within 200m of the location shown on the Precinct Plan in Figure 28;</p> <p>(b) A secondary road access into the Lakeside Precinct Plan Area (as shown on Lakeside Precinct Plan in Figure 27 must be opened for traffic before the number of residential allotments in the Lakeside Precinct Plan Area exceeds 400 provided that:</p> <p>(i) Each independent living unit in a retirement village shall count as one allotment;</p> <p>(ii) For the purpose of this rule, exceedance of 400 residential allotments shall occur at the time of issue of 224C certificate under the Resource Management Act, and exceedance of independent living unit shall occur at the time of issue of building consent for that unit.</p> <p>(c) The following infrastructure requirements are met:</p> <p>(i) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements; and</p> <p>(ii) Any wastewater disposal into Lake Waikare shall be from a new membrane bioreactor treatment plant (or plant of equal or better functionality), provided that wastewater disposal from up to 400 residential allotments may be connected to the existing Te Kauwhata wastewater treatment plant on a temporary basis until a long-term wastewater disposal system is</p>	<p>shown on the Precinct Plan in Figure 28 provided connections are retained between the Lakeside Walkway and the residential development;</p> <p>(v) Lakeside Walkway is within 10m-20m of the location shown on the Precinct Plan in Figure 28;</p> <p>(vi) Retirement village boundaries are within 50m-100m of the location shown on the Precinct Plan in Figure 26;</p> <p>(vii) Indicative areas of open space are within 200-400m of the location shown on the Precinct Plan in Figure 28.</p> <p>(viii) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.</p> <p><b>(3) Activity status: NC</b></p> <p><b>Where:</b></p> <p>(a) A CLDC that does not meet the requirements of Rule PREC3I-R10(1)(b) and (c) relating to Secondary Road Access Control and/or the Infrastructure Requirements,</p> <p><b>(4) Activity status: NC</b></p> <p><b>Where:</b></p> <p>(a) A CLDC that does not meet any of the parameters for a discretionary activity outlined in Rule PREC3I-R10(2)(a)(i) to (vii) is a non-complying activity.</p>
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<p>implemented. Where a retirement village is included as part of the first 400 residential allotments, then each independent living unit shall count as one allotment; and</p> <p>(iii) Every allotment other than a utility allotment, access allotment or open space allotment, must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (i) above; and</p> <p>(iv) Every allotment other than a utility allotment, access allotment or open space allotment, must be able to demonstrate how it will provide land drainage and stormwater disposal either through a reticulated network or in accordance with the EIT – Energy, infrastructure and transport section; and</p> <p>(v) Prior to the issue of any building consent for a residential unit or retirement village, the infrastructure requirements detailed in (c)(i)(iii) above shall be implemented and operational.</p> <p>(d) A CLDC can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages, provided that an individual stage must be 5ha or more.</p> <p>(e) Applications for approval of a CLDC as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>(f) CLDC approval does not constitute authorisation by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from the Waikato District Council prior to any works commencing that affect public roads.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Consistency with the Te Kauwhata Lakeside Precinct Plans in Figure 26, Figure 27 and in Figure 28;</p> <p>(b) Managing the effects of wastewater and stormwater;</p> <p>(c) Rooding network (including the Te Kauwhata Road level crossing safety) and compliance with a Council approved rooding standard;</p>	
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<ul style="list-style-type: none"> <li>(d) Protection, restoration or enhancement of ecological features;</li> <li>(e) Provision and location of existing and future utilities and connections;</li> <li>(f) Location of roads and their connections;</li> <li>(g) Provision for public access to Lake Waikare;</li> <li>(h) Provision of open space, including linkages between residential areas, open space and Lake Waikare;</li> <li>(i) Effects of natural hazards (including flooding), geotechnical and land contamination;</li> <li>(j) Provision of the historic lwi overlay area shown on the Precinct Plan in Figure 27.</li> </ul>	
<b>PREC3I-R11</b>	Any activity that is not listed as a permitted, restricted discretionary or discretionary activity
<b>(1) Activity status: NC</b>	

*Land use – effects*

<b>PREC3I-SI</b>	Noise and vibration – North Island Main Trunk Line (NIMT) in the GRZ – General residential zone											
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Construction or alteration of a building must comply with the following standards: (i) a non-habitable accessory building or attached non-habitable garage and is set back at least 5m from any boundary which adjoins the NIMT, or (ii) a building other than that specified in (a) above and is set back at least 10m from any boundary which adjoins the NIMT and. (iii) If located within 100m of the centreline of the nearest rail track within the NIMT and is designed and constructed to ensure that the following internal design noise limits shall not be exceeded with all external doors and windows closed.		<b>(2) Activity status: RDIS</b> <b>Where:</b> (a) Construction or alteration of a building that does not comply with Rule PREC3I-SI(1). (b) Any restricted discretionary activity will be limited notified to the operator of the rail network (currently KiwiRail).  <b>Council's discretion is restricted to the following matters:</b> (c) reverse sensitivity issues related to NIMT; (d) Noise-sensitive activities within 100m of a rail track: (i) The degree of noise attenuation achieved at the noise-sensitive activity; (ii) The effects of reverse sensitivity on the operation of the rail network, and the ability and suitability of mitigation measures to enable the continued and uninterrupted operation of the rail network; (iii) A reverse sensitivity covenant. (e) Vibration sensitive activities within 40m of a rail track: (i) The size, nature and location of the building on the site;										
<table><tr><td><b>Receiving Environment</b></td><td><b>LAeq, 1 hour</b></td></tr><tr><td>Residential – bedrooms</td><td>35 dB</td></tr><tr><td>Residential – other habitable spaces</td><td>40 dB</td></tr><tr><td>Teaching spaces</td><td>40 dB</td></tr><tr><td colspan="2">All other sensitive activity building spaces to comply with satisfactory sound levels Care Spaces AS/NZS 2107:2000 (nearest specified equivalent) e.g. Hospital and Dementia, Commercial Spaces</td></tr></table>		<b>Receiving Environment</b>	<b>LAeq, 1 hour</b>	Residential – bedrooms	35 dB	Residential – other habitable spaces	40 dB	Teaching spaces	40 dB	All other sensitive activity building spaces to comply with satisfactory sound levels Care Spaces AS/NZS 2107:2000 (nearest specified equivalent) e.g. Hospital and Dementia, Commercial Spaces		
<b>Receiving Environment</b>	<b>LAeq, 1 hour</b>											
Residential – bedrooms	35 dB											
Residential – other habitable spaces	40 dB											
Teaching spaces	40 dB											
All other sensitive activity building spaces to comply with satisfactory sound levels Care Spaces AS/NZS 2107:2000 (nearest specified equivalent) e.g. Hospital and Dementia, Commercial Spaces												

<p>(iv) For the purpose of this rule, the noise levels generated by rail operations on the NIMT shall be as determined by a qualified acoustic specialist, using methods consistent with New Zealand Standards, within five years prior to the date of the design certificate referred to at the end of this clause b)</p> <p>(v) This rule only applies to habitable rooms, teaching spaces and sensitive activity building spaces identified in the table above where those habitable rooms or spaces fall within or partly within the specified 100m distance.</p> <p>(vi) Where it is necessary to have windows closed to achieve the internal acoustic noise limits, an alternative ventilation system shall be provided.</p> <p>(vii) The ventilation system installed shall comply with the following:</p> <ol style="list-style-type: none"> <li>(1) Consist of an air conditioning unit(s) provided that the noise level generated by the unit(s) must not exceed 40dB LAeq(30s) in the largest habitable room (excluding bedrooms) and 35dB LAeq(30s) in all other habitable rooms, when measured 1 metre away from any grille or diffuser; or</li> <li>(2) A system capable of providing at least 15 air changes per hour (ACH) in the largest habitable room (excluding bedrooms) and at least 5 air changes per hour (ACH) in all other habitable rooms;</li> <li>(3) The noise level generated by the system must not exceed 40dB LAeq(30s) in the largest habitable room (excluding bedrooms) and 35dB LAeq(30s) in all other habitable rooms, when measured 1 metre away from any grille or diffuser;</li> <li>(4) The internal air pressure must be no more than 10 Pa above ambient air pressure due to the mechanical ventilation;</li> <li>(5) Where a high air flow rate setting is provided, the system shall be controllable by the occupants to be able to alter the ventilation rate with</li> </ol>	<p>(ii) Special topographical, building features or ground conditions which will mitigate vibration impacts;</p> <p>(iii) Any characteristics of the proposed use which make compliance with the standard unnecessary;</p> <p>(iv) A reverse sensitivity covenant.</p>
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<p>at least three equal progressive stages up to the high setting.</p> <p>(viii) Compliance with this rule shall be demonstrated by providing the Council with a design report and a design certificate prepared by an experienced and qualified acoustic specialist, at the time of building consent application; and</p> <p>(ix) If located within 40m of the centreline of the nearest rail track within the NIMT and is designed and constructed to ensure the following levels of vibration from trains shall not be exceeded based on the procedures specified in the Norwegian Standard NS 8176E: 2nd edition September 2005 Vibration and Shock Measurement of Vibration in Buildings from Land Based Transport and Guidance to Evaluation of its Effects on Human Beings.</p> <table border="1" data-bbox="320 925 839 1120"> <tr> <th>Receiving Environment</th><th>Maximum weighted velocity, <math>V_{w95}</math></th></tr> <tr> <td>Sensitive activities/buildings</td><td>0.3mm/s</td></tr> </table> <p>or</p> <p>(x) if located within 20m of the centre line of the nearest rail track within the NIMT is designed and constructed to ensure that the level of vibration from trains shall not exceed the criteria set out in the British Standard BS 7385-2:1993.</p> <p>(xi) Compliance with clauses (d) and (e) shall be demonstrated by providing the Council with a design report and a design certificate prepared by an experienced and qualified vibration specialist, at the time of building consent application. Vibration generated by rail operations on the NIMT shall be as determined by a qualified vibration specialist, using methods consistent with New Zealand standards, within five years prior to the date of the design certificate.</p>	Receiving Environment	Maximum weighted velocity, $V_{w95}$	Sensitive activities/buildings	0.3mm/s	
Receiving Environment	Maximum weighted velocity, $V_{w95}$				
Sensitive activities/buildings	0.3mm/s				

*Land use – building*

<b>PREC3I-S2</b>	Residential unit in the GRZ – General residential zone
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<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) One residential unit within a site.</p>	<p><b>(2) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Construction of more than one residential unit on land contained in a certificate of title must comply with all of the following standards:</p> <p>(i) Semi-detached or terrace houses meet the following density requirements:</p> <p>(1) Medium Density Precinct one residential unit per 300m<sup>2</sup>;</p> <p>(2) Higher Density Precinct one residential unit per 225m<sup>2</sup>; or</p> <p>(3) Part of a retirement village.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) Design and location of buildings;</p> <p>(c) Amenity values of the locality;</p> <p>(d) Privacy on other sites;</p> <p>(a) Matters referred to in Appendix B (Engineering Standards);</p> <p>(b) Consistency with the Te Kauwhata Lakeside Precinct Plan in Figure 26, Figure 27, and Figure 28.</p>
<b>PREC3I-S3</b>	Height in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The maximum height of any building or structure, measured from the natural ground level immediately below the structure must not exceed 8.0m.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>The Council's discretion shall be restricted to the following:</b></p> <p>(a) design and location of building;</p> <p>(b) building dominance effects;</p> <p>(c) admission of daylight and sunlight to the site and other sites;</p> <p>(d) privacy on other site amenity values of the locality.</p>
<b>PREC3I-S4</b>	Building coverage in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The total building coverage on a site must not exceed 40% in the Medium Density precinct identified on the Te Kauwhata Lakeside Precinct Plan in Figure 26.</p> <p>(b) PREC3I-S4(1)(a) does not apply:</p> <p>(i) To a structure that is not a building; or</p> <p>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>PREC3I-S5</b>	Building coverage in the GRZ – General residential zone

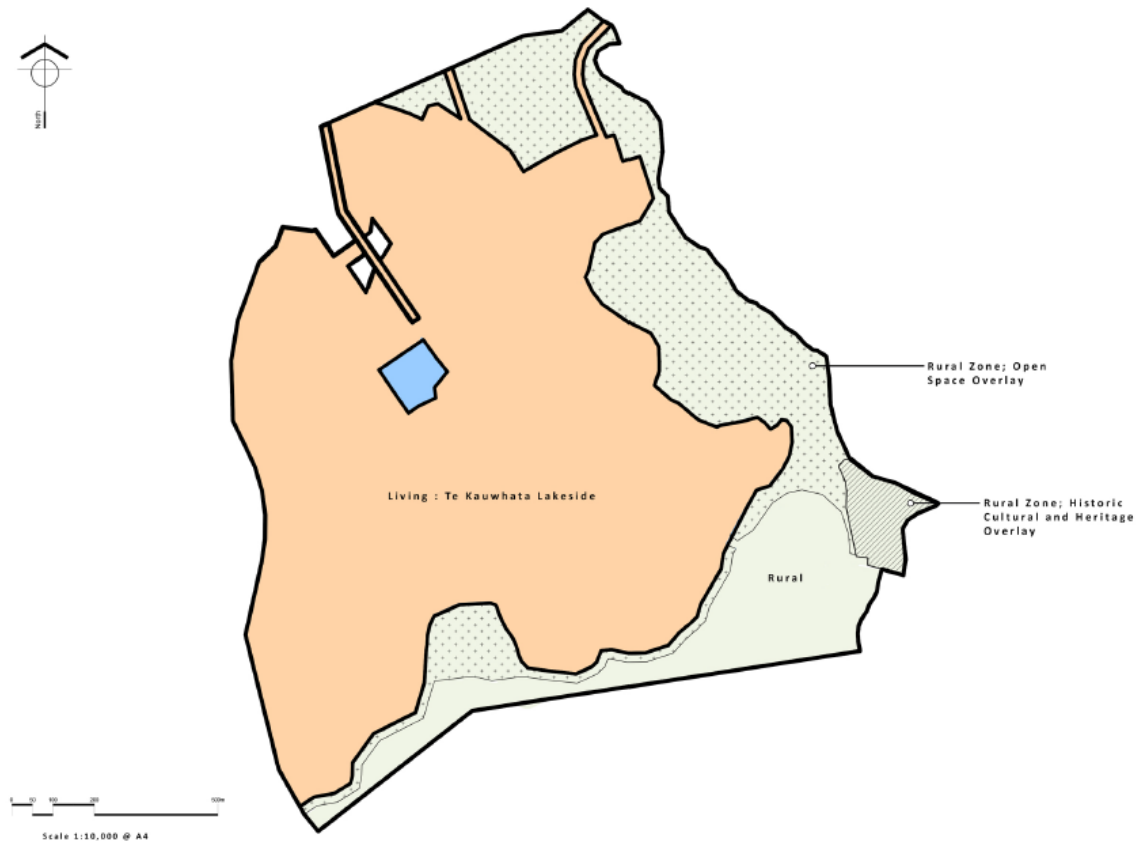


<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The total building coverage on a site must not exceed 65% in the higher density precinct identified on the Te Kauwhata Lakeside Precinct Plan in Figure 26.</li> <li>(b) PREC3I-S5(1)(a) does not apply: <ul style="list-style-type: none"> <li>(i) To a structure that is not a building; or</li> <li>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>PREC3I-S6</b>	Building coverage in the GRZ – General residential zone
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Total building coverage on a site that does not exceed the maximum building coverage control by more than an additional 10%.</li> </ul> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) design and location of building;</li> <li>(c) effect of the scale of the building on adjoining sites and the streetscape.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
<b>PREC3I-S7</b>	Height in relation to boundary in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building or structure within the Medium Density Precinct identified on the Te Kauwhata Lakeside Precinct Plan in Figure 26 shall not protrude through a height control plane rising at an angle of 45° commencing at an elevation of 2.5m above ground level at every point of the site boundary, except that this standard does not apply to party walls located along site boundaries.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of building;</li> <li>(b) Design and location of building;</li> <li>(c) Admission of daylight and sunlight to the site and other sites;</li> <li>(d) Privacy on other sites;</li> <li>(e) Amenity values of the locality.</li> </ul>
<b>PREC3I-S8</b>	Height in relation to boundary in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any building or structure within the High Density Precinct identified on the Te Kauwhata Lakeside Precinct Plan in Figure 26 shall not protrude through a height control plane rising at an angle of 45° commencing at an elevation of 3.5m above ground level at every point of the site boundary within 20m of a street frontage, and 2.5m above ground level at every point on the site boundary greater than 20m from the street frontage; except that this standard does not apply to party walls located along site boundaries.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Height of building;</li> <li>(b) Design and location of building;</li> <li>(c) Admission of daylight and sunlight to the site and other sites;</li> <li>(d) Privacy on other sites;</li> <li>(e) Amenity values of the locality.</li> </ul>

<b>PREC3I-S9</b>	Non-residential building in the GRZ – General residential zone	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A non-residential building provided that the gross floor area does not exceed 300m <sup>2</sup> .		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>PREC3I-S10</b>	Outdoor living space in the GRZ – General residential zone	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) An outdoor living space must be provided for each residential unit in the Medium Density Precinct as shown on Te Kauwhata Lakeside Precinct Plan in Figure 26 which meets all of the following standards: (i) The outdoor living space is readily accessible from a living area of the residential unit; and either (ii) On the ground floor the outdoor living space has a minimum area of 60m <sup>2</sup> capable of containing a circle of 6m diameter, and has a minimum width of 2.5m; or (iii) If the residential unit does not have a habitable room on the ground floor, a balcony is provided that meets the following: (1) has an area of 10m <sup>2</sup> with a diameter of at least 2.0m for 1 bedroom residential unit; or (2) has an area of 15m <sup>2</sup> with a minimum diameter 2.4m for 2 or more bedroom residential unit.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion shall be restricted to the following matters:</b> (a) Outdoor amenity; (b) Functionality of balcony space; (c) Integration of balconies within building design; (d) Privacy and overlooking.
<b>PREC3I-S11</b>	Outdoor living space in the GRZ – General residential zone	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A outdoor living space must be provided for each residential unit in the High Density Precinct as shown on Te Kauwhata Lakeside Precinct Plan in Figure 26 which meets either the following standards: (i) It complies with the outdoor living space rules for the medium density precinct, except that the ground floor outdoor living space must have a minimum area of 50m <sup>2</sup> ; or (ii) Communal open space is provided and: (b) The communal open space is accessible from all residential units subject to this provision, and (i) each residential unit has a legal right to use and enjoy the communal open space, and		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion shall be restricted to the following matters:</b> (a) Outdoor amenity; (b) Functionality of balcony space; (c) Integration of balconies within building design; (d) Privacy and overlooking.

<p>(ii) an on-site private open space is provided where either:</p> <p>(1) on the ground floor the outdoor living space has a minimum area of 30m<sup>2</sup> capable of containing a circle of 4m diameter, and has a minimum width of 2.5m; or</p> <p>(2) if the residential unit does not have a habitable room on the ground floor, a balcony is provided containing at least 10m<sup>2</sup> and a circle with a diameter of at least 2.0m.</p>	
<b>PREC3I-S12</b>	Building setbacks – All boundaries in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building must be set back a minimum of:</p> <p>(i) 3m from the road boundary;</p> <p>(ii) 1m from the side boundary excluding duplexes or terrace houses;</p> <p>(iii) 1.5m from the rear boundary.</p> <p>(b) PREC3I-S12(1) does not apply to a structure which is not a building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion shall be restricted to the following matters:</b></p> <p>(a) Amenity of neighbouring properties including shadowing, building dominance and privacy;</p> <p>(b) Streetscape quality;</p> <p>(c) Road network safety and efficiency.</p>
<b>PREC3I-S13</b>	Fences in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Fences and walls between the applicable building setbacks under PREC3I-S12 on a site and any road and road reserve boundaries must comply with all of the following standards:</p> <p>(i) Be no higher than 1.2m if solid;</p> <p>(ii) Be no higher than 1.8m if:</p> <p>(1) Visually permeable for the full 1.8m height of the fence; or</p> <p>(2) solid up to 1.2m and visually permeable between 1.2m and 1.8m.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion shall be restricted to the following matters:</b></p> <p>(a) Building materials and design;</p> <p>(b) Height;</p> <p>(c) Effects on amenity; and</p> <p>(d) Visibility of public space.</p>
<b>PREC3I-S14</b>	Overlooking of public spaces in the GRZ – General residential zone
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Any residential unit or independent living unit within a retirement village located on a site which fronts a street or public open space must comply with all of the following standards:</p> <p>(i) at least one habitable room with glazing overlooks the street or public open space, and</p> <p>(ii) the area of glazing shall be a minimum of 25% of that part of the wall area of the</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion shall be restricted to the following matters:</b></p> <p>(a) Visibility of public open space;</p> <p>(b) Public safety.</p>

habitable room which faces the street or public open space.	
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**Figure 29 – Lakeside Open Space and Lakeside Cultural and Heritage Overlay**

*Land use – activities in the GRUZ – General rural zone*

<b>PREC3I-R12</b>	Pastoral farming in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>Activity-specific standards:</b>		
(a) Is excluded from Lake Waikare and the natural waterway shown on Figure 29.		
<b>PREC3I-R13</b>	Produce stall in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b>		
Nil		
<b>PREC3I-R14</b>	Equestrian centre in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b>		
Nil		
<b>PREC3I-R15</b>	Horse training centre in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b>		
Nil		
<b>PREC3I-R16</b>	Walkways and cycleways in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>Activity-specific standards:</b>		
Nil		
<b>PREC3I-R17</b>	Informal recreation in the GRUZ – General rural zone	

<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC31-R18</b>	Active recreation in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC31-R19</b>	Information signage in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC31-R20</b>	Public art in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC31-R21</b>	Planting and landscaping in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC31-R22</b>	Gardens, landscaping and planting including communal areas in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>PREC31-R23</b>	Shelters in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Not exceeding 4m in height; and (b) 50m <sup>2</sup> gross roof area.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>PREC31-R24</b>	Information kiosk in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Provided it is located within the cultural and heritage overlay shown on Figure 29.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>PREC31-R25</b>	Structures providing information on culture, history or environment of the Lake Waikare and Te Kauwhata area in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Provided it is located within the cultural and heritage overlay shown on Figure 29.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>PREC31-R26</b>	Memorials recognising the culture and history of the Lake Waikare and Te Kauwhata area in the GRUZ – General rural zone	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) Provided it is located within the cultural and heritage overlay shown on Figure 29.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>PREC31-R27</b>	A Comprehensive Land Development Consent in the GRUZ – General rural zone	

<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) A Comprehensive Land Development Consent that meets all of the following standards:</p> <p>(i) Is in accordance with the:</p> <ol style="list-style-type: none"> <li>(1) The Te Kauwhata Lakeside Precinct Plan in Figure 26;</li> <li>(2) The roading network, walkways and cycle ways shown on Precinct Plan in Figure 27; and</li> <li>(3) The open space shown on Precinct Plan in Figure 28 as set out in the precinct parameters below; and</li> </ol> <p>(ii) A Comprehensive Land Development Consent is in accordance with the Lakeside Precinct Plans identified below if:</p> <ol style="list-style-type: none"> <li>(1) Primary roads are within 50m of the location shown on Precinct Plan in Figure 27; and</li> <li>(2) Bus route is either on the alignment shown on Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation; and</li> <li>(3) Subject to E below, the indicative walkways/cycle ways are within 100m of the location shown on Precinct Plan in Figure 27 provided that connections are retained between the Lakeside Walkway and the residential development; and</li> <li>(4) Subject to E below, the Lakeside Walkway is within 30m of the location shown on Precinct Plan in Figure 27; and</li> <li>(5) Any walkway/cycle way or the Lakeside Walkway that needs to be aligned so as to avoid an area of infested alligator weed as identified within in alligator weed management plan may be relocated from the alignment shown in Figure 27 to the extent necessary to avoid the infested area.</li> </ol> <p>(iii) A Comprehensive Land Development Consent can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages beyond the LCZ – Local centre zone and GRZ – General residential zone, provided that an individual stage is 5ha or more.</p> <p>(iv) Applications for approval of a Comprehensive Land Development Consent</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
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<p>as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>(v) LDC approval does not constitute authorization by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from the Waikato District Council prior to any works commencing that affect public roads.</p> <p><b>Council's discretion is restricted to the following:</b></p> <ul style="list-style-type: none"> <li>(a) Consistency with the Te Kauwhata Lakeside Precinct Plans in Figure 26, Figure 27 and Figure 28;</li> <li>(b) Managing the effects of wastewater and stormwater;</li> <li>(c) Roading network and compliance with a Council-approved roading standard;</li> <li>(d) Provision and location of existing and future utilities and connections;</li> <li>(e) Location of roads and their connections;</li> <li>(f) Protection, restoration or enhancement of ecological features;</li> <li>(g) Provision of open space, including linkages between residential areas, open space and Lake Waikare;</li> <li>(h) Effects of natural hazards (including flooding), geotechnical suitability and land contamination; and</li> <li>(i) Provision of the historic iwi overlay area shown on Precinct Plan in Figure 28.</li> </ul>	
<b>PREC3I-R28</b>	An educational facility in the GRUZ – General rural zone
<p><b>(I) Activity status: DIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil</p>	
<b>PREC3I-R29</b>	Construction of a building located on an indicative road
<p><b>(I) Activity status: NC</b></p>	
<b>PREC3I-R30</b>	Any activity that is not listed as permitted, restricted discretionary, discretionary or non-complying
<p><b>(I) Activity status: NC</b></p>	



*Land use – activities in the LCZ – Local centre zone*

<b>PREC3I-R3I</b>	Comprehensive land development consent in the LCZ – Local centre zone
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) A comprehensive land development consent that meets all of the following standards: <ul style="list-style-type: none"> <li>(i) is in accordance with Te Kauwhata Lakeside Precinct Plan in Figure 26, the roading network, walkways and cycleways shown on Precinct Plan in Figure 27; and the open space shown on Precinct Plan in Figure 28 as set out in the precinct parameters below; and</li> </ul> </li> <li>(b) A comprehensive land development consent is in accordance with the Lakeside Precinct Plans identified above if: <ul style="list-style-type: none"> <li>(i) Primary roads are within 50m of the location shown on Precinct Plan in Figure 27; and</li> <li>(ii) Bus route is either on the alignment shown on Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation; and</li> <li>(iii) Indicative areas of open space are within 200m of the location shown on Precinct Plan in Figure 27.</li> </ul> </li> <li>(c) The following infrastructure requirements are met: <ul style="list-style-type: none"> <li>(i) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements; and</li> <li>(ii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (i) above; and</li> <li>(iii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will provide land drainage and stormwater disposal, either through a reticulated network or in accordance with the EIT – Energy, infrastructure, and transport section.</li> </ul> </li> <li>(d) A comprehensive land development can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or</li> </ul>	<p><b>(2) Activity status: DIS</b></p> <ul style="list-style-type: none"> <li>(a) A CLDC that does not comply with Rule PREC3I-R3I(1) and meets all of the following standards: <ul style="list-style-type: none"> <li>(i) Primary roads are within 50m-100m of the location shown on Precinct Plan in Figure 27; and</li> <li>(ii) Bus route is either on the alignment shown on Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation; and</li> <li>(iii) Indicative areas of open space are within 200-400m of the location shown on Precinct Plan in Figure 28.</li> </ul> </li> </ul> <p><b>(3) Activity Status: NC</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A CLDC that does not meet the requirements of Rule PREC3I-R3I(1)(c) relating to Infrastructure requirements.</li> </ul> <p><b>(4) Activity status: NC</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A CLDC that does not meet the standards for a discretionary activity outlined in Rule PREC3I-R3I(2)</li> </ul>

<p>stages beyond the LCZ – Local centre zone, provided that an individual stage is 5ha or more.</p> <p>(e) Applications for approval of a comprehensive land development as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>(f) LDC approval does not constitute authorisation by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from the Waikato District Council prior to any works commencing that affect public roads.</p> <p><b>Council's discretion is reserved over:</b></p> <p>(g) Consistency with the Te Kauwhata Lakeside Precinct Plans in in Figure 26, in Figure 27 and in Figure 28;</p> <p>(h) Managing the effects of wastewater and stormwater;</p> <p>(i) Roothing network and compliance with a Council- approved roading standard;</p> <p>(j) Provision and location of existing and future utilities and connections;</p> <p>(k) Location of roads and their connections;</p> <p>(l) Provision of open space, including linkages between residential areas, open space and Lake Waikare;</p> <p>(m) Effects of natural hazards (including flooding), geotechnical suitability and land contamination.</p>	
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*Land use – buildings in the LCZ – Local centre zone*

<b>PREC3I-S15</b>	Height in relation to boundary in the LCZ – Local centre zone	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Any building or structure shall not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3.5m above ground level at every point of the site boundary where it adjoins a GRZ – General residential zone.</p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is limited to the following matters:</b></p> <p>(a) Height of building;</p> <p>(b) Design and location of the building;</p> <p>(c) Level of shading on an adjoining site;</p> <p>(d) Privacy on other site;</p> <p>(e) Amenity values of the locality.</p>
<b>PREC3I-S16</b>	Gross floor area in the LCZ – Local centre zone	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is limited to the following matters:</b></p>

<p>(a) Construction or alteration of a building provided that the total gross floor area of all buildings in the zone does not exceed 4000m<sup>2</sup>.</p>	<p>(a) Height of building;  (b) Design and location of the building;  (c) Admission of daylight and sunlight to the site and other sites;  (d) Privacy on other sites;  (e) Amenity values of the locality.</p>
<b>PREC3I-S17</b>	Building setbacks in the LCZ – Local centre zone
<p><b>(1) Activity status: PER</b>  <b>Activity-specific standards:</b>  (a) Construction or alteration of a building that complies with the following standard:  (i) The building is set back at least 10m from the centre line of an indicative or legal road.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is limited to the following matters:</b>  (a) Streetscape and amenity;  (b) Traffic capacity of the road network.</p>

## PREC32 – Raglan precinct

*PREC32 – Raglan precinct applies to the zones defined as Raglan urban area (refer to the definitions in Part 1 – Introduction and general provisions. The relevant district-wide chapters apply in addition to this chapter (unless specified otherwise).*

### Objective

PREC32-O1 Raglan urban area.

The key characteristics and attributes that define or support the character of Raglan Urban Area are maintained.

### Policies

PREC32-PI Raglan Town Centre.

- (I) Development maintains and enhances the role of the Raglan Town Centre by:
  - (a) Maintaining wide footpaths and high-quality public space, prioritising and providing for pedestrian movement and safety;
  - (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
  - (c) Maintaining built form framing views towards Raglan Harbour;
  - (d) Providing for a building height and scale appropriate to the town centre; and
  - (e) Protecting and enhancing the character of existing buildings through new built form being sympathetic to the existing main street built form and the surrounding context, whilst still promoting the eclectic and artistic nature of the town in particular by:
    - (i) Promoting traditional roof forms (hipped or gable ends) and symmetry through window design and placement;
    - (ii) Providing continuous post supported verandahs sheltering footpaths;
    - (iii) Promoting recessed shop fronts;
    - (iv) Providing parking, loading and storage where rear access to buildings exists;
    - (v) Promoting active street frontages by developing up- to-the-street boundaries;
    - (vi) Reinforcing the street corners by ensuring the design is two storey and is transparent on both sides of the street corner;
    - (vii) Encouraging the preservation and promotion of cultural features.
- (f) Focusing retailing activities along Bow Street and Wainui Road with new development on these streets designed to:
  - (i) Appear small in scale (one or two storeys);
  - (ii) Contain active frontages and transparent facades at street level; and
  - (iii) Generally build out to the street boundary.

**PREC32-P2 Key characteristics and attributes of Raglan.**

- (1) Manage development to ensure the following key characteristics and attributes of the Raglan Urban Area are not compromised by incompatible development:
  - (a) The visual and physical relationship between the township and Whaingaroa Harbour, the coast and Mount Karioi;
  - (b) The outward facing nature of the underlying landforms;
  - (c) The arrangement and layout of the township across peninsulas connected by causeways and bridges;
  - (d) The sinuous tree-lined coastal edge formed by the peninsulas;
  - (e) The scale of development in Raglan township which provides a sense of openness within the settlement; and
  - (f) The informal character of the settlement pattern.

**PREC32-P3 Public views.**

- (1) Minimise, to the extent practicable, adverse physical and visual effects on the integrity of Locally Important Viewshafts, including adverse cumulative effects.
- (2) Maintain, to the extent practicable, views of the harbour, coast and mountain from streets and public places through design of subdivision and through building setbacks and height controls.

**Rules**

<b>PREC32-RI</b>	<b>Matters of discretion</b>
<p>(1) In addition to those matters of discretion within the relevant zone rules, the Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application in the Raglan Urban Area:</p> <ul style="list-style-type: none"><li>(a) For new buildings:<ul style="list-style-type: none"><li>(i) The appearance, scale, form, massing, materials, setbacks and relationship to the street; and</li><li>(ii) Effects on the matters listed in Policies PREC32-P2. and PREC32-P3.</li></ul></li><li>(b) For new buildings, or where the bulk of existing buildings is increased, and those buildings intrude into a Locally Important Viewshaft:<ul style="list-style-type: none"><li>(i) Effects on the integrity of the Locally Important Viewshaft; and</li><li>(ii) The form and extent of proposed works, including height and setbacks.</li></ul></li></ul>	