

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:

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- (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;

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- (c) Provides for a range of types and densities of residential units, up to one unit per 450m²;
- (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.

HOPZ-R1	Places of cultural significance
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
HOPZ-R2	Cultural event
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
HOPZ-R3	Informal recreation
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
HOPZ-R4	Conservation activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
HOPZ-R5	Construction or alteration of a building for a sensitive land use
(1) Activity status: PER 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,	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (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.	
HOPZ-R6	Construction, demolition, addition, and alteration of a building or structure	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
HOPZ-R7	Hazardous waste storage, processing or disposal	
	Activity status: DIS	
HOPZ-R8	Transport depot	
	Activity status: DIS	
HOPZ-R9	Intensive farming	
	Activity status: DIS	
HOPZ-R10	Rural industry	
	Activity status: DIS	
HOPZ-R11	Correctional facility	
	Activity status: DIS	
HOPZ-R12	Any activity that is not listed as permitted, restricted discretionary or discretionary	
	Activity status: DIS	

Land use – activities for PREC8 – Hopuhopu residential precinct

PREC8-R1	Residential activity This includes occupation of a single residential unit for short term rental.	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
PREC8-R2	Papakaainga, and Papakaainga building	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
PREC8-R3	Kaumaatua housing (Hopuhopu)	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
PREC8-R4	Home business	
(1) Activity status: PER Activity-specific standards: (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 ² per residential unit and is located where it is not visible from public roads;	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (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>	
PREC8-R5	Homestay
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) No more than 4 temporary residents in a residential unit.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</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

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

Land use – activities for PREC10 – Hopuhopu business precinct

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

(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
PREC10-RI3 Public transport facility	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a

Land use – activities for PREC11 – Hopuhopu open space precinct

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

Land use – activities for PREC12 – Hopuhopu mixed use precinct

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

PREC12-R2	Marae complex
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
PREC12-R3	Community facility
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
PREC12-R4	Whare taonga (museum)
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
PREC12-R5	Conference centre and facilities
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
PREC12-R6	Commercial activity
(1) Activity status: PER Activity-specific standards: (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 ² of gross dedicated retail floor area	(2) Activity status where compliance not achieved: DIS
PREC12-R7	Office
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
PREC12-R8	Health facility including hauora
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a

Land use – effects

HOPZ-S1	Outdoor storage
(1) Activity status: PER Where: (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	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (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

HOPZ-S2	Number of residential units	
<p>(1) Activity status: PER</p> <p>Where:</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 450m² across the entirety of PREC8 – Hopuhopu residential precinct;</p>		<p>(2) Activity status where compliance not achieved: DIS</p>
HOPZ-S3	Height - building general	
<p>(1) Activity status: PER</p> <p>Where:</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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</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>
HOPZ-S4	Height – floodlight	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any floodlight must not exceed a maximum height of 12m, measured from the natural ground level.</p>		<p>(2) Activity status where compliance not achieved: DIS</p>
HOPZ-S5	Height of fences or walls	
<p>(1) Activity status: PER</p> <p>Where:</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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</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>	
<p>HOPZ-S6 Height in relation to boundary</p>	
<p>(1) Activity status: PER</p> <p>Where:</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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</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>
<p>HOPZ-S7 Building setbacks – All boundaries</p>	
<p>(1) Activity status: PER</p> <p>Where:</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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</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>
<p>HOPZ-S8 Building setback - sensitive land use</p>	
<p>(1) Activity status: PER</p> <p>Where:</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>(2) Activity status where compliance not achieved: DIS</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>	
<p>HOPZ-S9 Building setback – water bodies</p>	
<p>(1) Activity status: PER</p> <p>Where:</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"> (i) 32m from the margin of any wetland; (ii) 12m from the bank of any river with an average width of less than 3m; (iii) 32m from the bank of any river with an average width of 3m or more (other than the Waikato River); (iv) 28m from the banks of the Waikato River in PREC8 – Hopuhopu residential precinct; (v) 37m from the banks of the Waikato River in PREC10 – Hopuhopu business precinct and PREC12 – Hopuhopu mixed use precinct; (vi) 10m from any artificial wetland. <p>(b) A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m² 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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The size of the adjacent waterbody and the landscape, ecological, cultural and recreational values associated with it; (b) Erosion and sediment control measures; (c) The functional or operational need for the building to be located close to the waterbody; and (d) Effects on public access to the waterbody.