

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.

MTZ-R1	Community facility
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
MTZ-R2	Light industry
(1) Activity status: PER Activity-specific standards: (a) The activity is not located in the PREC19 – Matangi commercial precinct; and (b) Ancillary retail associated with Light Industry is limited to the greater of 150m ² per tenancy or 20% of the total gross floor area per tenancy.	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Adverse effects of non-compliance with activity-specific standards; (b) Positive effects on the community or the natural environment; (c) The extent to which the activity is able to avoid, remedy or mitigate adverse

	<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>
MTZ-R3	Childcare facility
<p>(1) Activity status: PER Activity-specific standards: (a) Maximum gross floor area is 300m².</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</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>
MTZ-R4	Educational facility (not including childcare facility)
<p>(1) Activity status: PER Activity-specific standards: (a) Maximum of 9 students.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</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>
MTZ-R5	Home business
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</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>
MTZ-R6	Public amenity
<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>
MTZ-R7	Health 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>
MTZ-R8	Visitor accommodation
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Not located in PREC19 – Matangi commercial precinct;</p> <p>(b) Maximum of nine visitor accommodation units within the zone;</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Adverse effects of non-compliance with activity-specific standards;</p>

<p>(c) Maximum gross floor area of 1000m² 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>
<p>MTZ-R9</p>	<p>Residential</p> <p>Includes occupation of a single residential unit for short term rental.</p>
<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>
<p>MTZ-R10</p>	<p>Construction or alteration of a building for a sensitive land use</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</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>
<p>MTZ-R11</p>	<p>Construction or demolition of, or alteration or addition to, a building or structure</p>
<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>
<p>MTZ-R12</p>	<p>Any activity that is not listed as permitted, restricted discretionary or discretionary</p>
<p>Activity status: DIS</p>	

Land use – activities for PREC19 – Matangi commercial precinct

PREC19-R1	Commercial activity
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Located within the PREC19 – Matangi commercial precinct, except commercial activities ancillary to light industry; and (b) Maximum floor area total of 1600m² GFA within the zone. 	<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 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; (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 (c) Minimises conflicts between users both within the site and any adjoining transport corridor. (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"> (i) Requires improvements, modifications or alterations to the transport network and infrastructure to mitigate its effects; and (ii) Adversely affects the streetscape amenity, particularly in relation to the Tauwhare Road frontage.
PREC19-R2	Office
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Located within the PREC19 – Matangi commercial precinct; and (b) Maximum floor area per tenancy 300m² up to a total of 1600m² GFA within the zone. 	<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 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; (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 (c) Minimises conflicts between users both within the site and any adjoining transport corridor. (d) The extent to which the activity and the traffic (including nature and type of the

	<p>traffic, volume and peak flows, travel routes) generated by the proposal:</p> <ul style="list-style-type: none"> (i) Requires improvements, modifications or alterations to the transport network and infrastructure to mitigate its effects; and (e) Adversely affects the streetscape amenity, particularly in relation to the Tauwhare Road frontage.
PREC19-R3	A multi-unit development
<p>(1) Activity status: RDIS Activity-specific standards:</p> <ul style="list-style-type: none"> (a) A multi-unit development within the PREC19 – Matangi commercial precinct that complies with these activity-specific standards: <ul style="list-style-type: none"> (i) The standards set out in MTZ-S17; and (ii) All apartments are located at least one storey above ground floor level. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The extent to which the development is consistent with CPTED principles; (c) The extent to which the development contributes to and engages with adjacent streets and public open space; (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; (e) The extent to which the design of the development incorporates energy efficiency measures such as passive solar principles; and (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>(2) Activity status where compliance not achieved: DIS</p>

Land use – effects

MTZ-SI	Servicing and hours of operation
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with any industrial or 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on residential amenity values;

<p>commercial activity may occur only between 6.00am and 10.30pm.</p>	<p>(b) Timing, duration and frequency of adverse effects; and (c) The means to avoid, remedy or mitigate adverse effects on adjoining sites.</p>
<p>MTZ-S2 Onsite parking areas – landscaping</p>	
<p>(1) Activity status: PER Where: (a) Onsite car parking area for 5 or more parking spaces located within 6m of a road boundary, 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; (ii) The landscaping must comprise of a mix of trees, shrubs and ground cover plants; and (iii) Landscaping shall be selected, located and maintained in a manner so as not to create adverse traffic safety effects.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Effects on amenity values and safety.</p>
<p>MTZ-S3 Outdoor storage</p>	
<p>(1) Activity status: PER Where: (a) Outdoor storage of goods or materials must: (i) Be ancillary to an activity operating from the site; (ii) Not encroach onto parking or loading areas; (iii) Not be located between the building and the front boundary. (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: (1) Public road; (2) Public reserve; and (3) Adjoining site in another zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Visual amenity; (b) Effects on loading and parking areas; (c) Size and location of storage area; and (d) Measures to mitigate adverse effects.</p>
<p>MTZ-S4 Traffic</p>	
<p>(1) Activity status: PER Where: (a) The following average maximum volume limits are not exceeded: (i) 250 vehicle movements per day per individual activity within the zone; (ii) 2200 vehicle movements per day for all activities within the zone; (iii) 330 vehicle movements per peak hour for all activities within the zone;</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) The outcomes and recommendations in the Integrated Transport Assessment that must be provided with the application; (b) The effects of the activity on the safety, efficiency and effectiveness of the local</p>

<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>
<p>MTZ-S5</p>	<p>Any new vehicle crossing within 30m of the railway level crossing.</p>
<p>(1) Activity status: RDIS</p> <p>Council's discretion is restricted to the following matters:</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>(2) Activity status where compliance not achieved: n/a</p>

Land use – building

<p>MTZ-S6</p>	<p>Tauwhare Road interface</p>
<p>(1) Activity status: PER</p> <p>Where:</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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</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"> (ii) At least 25% of the building front facade above the ground floor is clear glazing; and (iii) There are no roller doors (except security grills which allow views from the street into the premises) along the site frontage. 	<p>form and architectural detailing, glazing, and materials;</p> <ul style="list-style-type: none"> (b) The extent to which the development contributes to and engages with adjacent streets and public open space; and (c) The extent to which new development is consistent with CPTED principles.
MTZ-S7	Detached residential units
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Detached residential units are not located in the PREC19 – Matangi commercial precinct; (b) Detached residential units are located within Records of Title: <ul style="list-style-type: none"> (i) Lot 1 DPS 61203 and SEC 2 SOP 465505; (ii) Lot 2 DPS 72565 and SEC. 1 SOP 465505; and (iii) Lot 2 DPS 319280. (c) The zone contains no more than seven detached residential units. 	<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 extent to which the development contributes to and engages with adjacent streets and public open space; (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; (c) The extent to which the design of the development incorporates energy efficiency measures such as passive solar principles; (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; (e) Effects on onsite wastewater and stormwater disposal; (f) Extent to which connection to public reticulated infrastructure is provided; and (g) Reverse sensitivity effects in relation to existing land uses, including effects on vehicle movement.
MTZ-S8	Building coverage
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Building coverage for buildings and structures must not exceed 60% across the entire zone. (b) MTZ-S8(1)(a) does not apply: <ul style="list-style-type: none"> (i) To a structure that is not a building; or (ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building. 	<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) Extent to which development promotes quality design and layout; (b) Extent to which development provides for adequate servicing provision, including onsite disposal of wastewater and stormwater; and (c) Extent to which development adversely impacts the built heritage.
MTZ-S9	Buildings and structures height

<p>(1) Activity status: PER Where:</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>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</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>
<p>MTZ-S10 Permeable surfaces</p>	
<p>(1) Activity status: PER Where:</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>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</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>
<p>MTZ-S11 Gross floor area</p>	
<p>(1) Activity status: PER Where:</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 3200m².</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>MTZ-S12 Height in relation to boundary</p>	
<p>(1) Activity status: PER Where:</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>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</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>
<p>MTZ-S13 Building setbacks</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) Buildings and structures shall be setback a minimum of:</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</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>
<p>MTZ-S14 Servicing</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) New and relocated buildings must provide for onsite wastewater disposal and treatment to the satisfaction of council.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>MTZ-S15 Servicing</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) New and relocated buildings must provide for onsite stormwater disposal via soakage.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>MTZ-S16 Historic heritage item - site development</p>	
<p>(1) Activity status: PER</p> <p>Where:</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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</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>
<p>MTZ-S17 New residential buildings</p>	
<p>(1) Activity status: PER</p> <p>Where:</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>(2) Activity status where compliance not achieved: DIS</p>

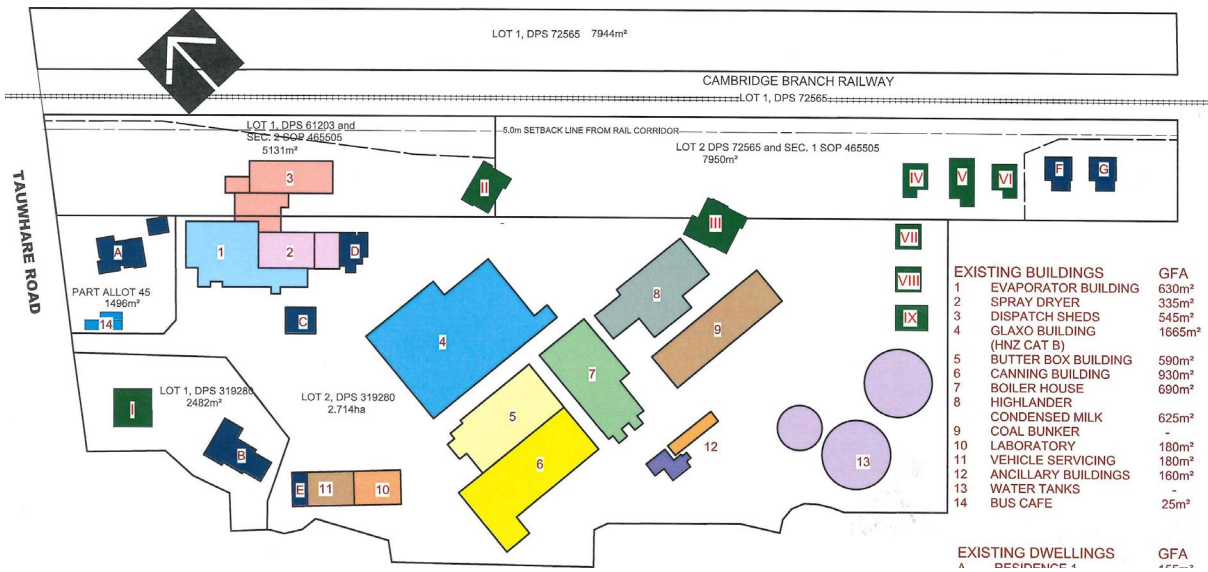


Figure 25 – Indicative site plan A

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	