

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) {000044, 000048}	
(1) Activity status: PER	(2) Activity status: RDIS	
Activity-specific standards:	Where:	
<ul style="list-style-type: none"> (a) The height of the building, measured from the natural ground level immediately below that part of the structure, must not exceed 5m. (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; (c) The maximum building footprint for Visitor Accommodation over the TTZ – TaTa Valley zone (but outside the Hotel Area) must not exceed 1,000m². 	<ul style="list-style-type: none"> (a) The building must not exceed 10m in height, measured from the natural ground level immediately below that part of the structure; (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; (c) The maximum building footprint for Visitor Accommodation over the TTZ – TaTa Valley zone (but outside the Hotel Area) must not exceed 2,000m². 	
	Council’s discretion is restricted to the following matters:	
	<ul style="list-style-type: none"> (d) Effects arising from any non-compliance with relevant land use - effects standards, and/or land use – buildings standards. (e) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects, having regard to the amenity values and 	

	<p>character of the surrounding area. Matters to consider include:</p> <ul style="list-style-type: none"> (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. (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. (iii) The use of varied textures on the building's façade to emulate natural textures and diffuse naturally reflected light (iv) The use of colour and materials in the lower built form (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. (vi) Cultural effects particularly on the values of the Waikato River (f) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects. (g) Consistency with the concept plan (APP13 – TaTa Valley concept plan). <p>(3) Activity status: DIS Where:</p> <ul style="list-style-type: none"> (a) The standards of TTZ-R1(2) are not met.
TTZ-R2	Workers' accommodation
<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) There are no more than 3 workers' accommodation buildings within the entire TTZ – TaTa Valley zone. (b) Each workers' accommodation building shall have a floor area of no more than 120m² excluding decks and garaging. (c) Each building must comply with all the building setback and height requirements as set out in the land use – building standards. 	<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) 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.
TTZ-R3	Ancillary retail
<p>(1) Activity status: PER Activity-specific standards:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

Part 3: Area-specific matters / Zones / Special purpose zones / TTZ – TaTa Valley zone

<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 200m².</p>	<p>Council’s discretion is restricted to the following matters:</p> <p>(a) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects.</p>
<p>TTZ-R4 Ancillary offices</p>	
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects.</p>
<p>TTZ-R5 Helicopter take offs and landings</p>	
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</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_{dn} 50dB and 85dB L_{AFmax} 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>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects of noise on surrounding properties.</p>
<p>TTZ-R6 Informal recreation</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>TTZ-R7 Entertainment activity</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>TTZ-R8 Special noise events</p>	

<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (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. (b) There must not be more than one Special Noise Event on any day. (c) There must not be more than two Special Noise Events in any seven day period. (d) There must not be more than four Special Noise Events in any 30 day period. (e) There must not be more than 12 Special Noise Events in any 12 month period. (f) Special Noise Events may take place between 7.30am and 8:30pm on any day. (g) The noise generated by any activity associated with the Special Noise Event must not exceed 65dB L_{Aeq}(5min) when measured and assessed at any Notional Boundary on another site outside the TTZ – TaTa Valley zone. (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. (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. (j) The number of people at the event must not exceed 500. 	<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) Noise effects on the surrounding environment and adequacy of proposed measures to manage these effects. (b) For Special Noise Events not complying with TTZ-R8(1)(j), the following matters: <ul style="list-style-type: none"> (i) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects. (ii) Effects on the amenity of surrounding properties.
<p>TTZ-R9</p>	<p>Farming</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>TTZ-R10</p>	<p>Produce stall</p>

<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>TTZ-RI1 Equestrian centre</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>TTZ-RI2 Horse training centre</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>TTZ-RI3 Free range pig or poultry farming, and poultry hatcheries</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>TTZ-RI4 Conservation activity</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>TTZ-RI5 Buildings, structures and sensitive land use within the National Grid Yard on existing sites as of 18 July 2018 [000074] {000051, 000044, 000043}</p>	
<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Within National Grid Yard: <ul style="list-style-type: none"> (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); 	<p>(2) Activity status where compliance not achieved: NC</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 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"> (i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor; (ii) Are no higher than 2.5m; (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; (iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane. 	
<p>TTZ-RI6</p>	<p>Construction or alteration of a building for a sensitive land use [000074] {000044, 000048}</p>
<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (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"> (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. 	<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 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.
<p>TTZ-RI7</p>	<p>Ancillary commercial services</p>
<p>(1) Activity status: RDIS Activity-specific standards: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects arising from any non-compliance with relevant land use - effects standards, and/or land use – buildings standards. (b) Effects on retaining a predominantly rural character in the TTZ – TaTa Valley zone. (c) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects. 	<p>(2) Activity status where compliance not achieved: n/a</p>

TTZ-R18	Visitor accommodation within the Hotel Area (as identified on the planning maps) {000044, 000048}
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects arising from any non-compliance with relevant land use – effects standards, and/or land use – buildings standards. (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"> (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. (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. (iii) The use of varied textures on the building's façade to emulate natural textures and diffuse naturally reflected light. (iv) The use of colour and materials in the lower built form. (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. (vi) Cultural effects particularly on the values of the Waikato River. (c) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects. (d) Consistency with the concept plan (APP13 – TaTa Valley concept plan). 	<p>(2) Activity status where compliance not achieved: n/a</p>
TTZ-R19	Community facility {000042, 000087}
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (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; (b) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings; (c) Nuisance effects including light spill and glare, odour, dust, and noise; (d) Traffic effects; (e) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and (f) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes. 	
<p>TTZ-R20</p>	<p>Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills and animal feed production, and rural contractors' depots</p>
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (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"> (i) Is not an extractive activity. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (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; (c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings, (d) Location, type and scale of development; (e) Nuisance effects including light spill and glare, odour, dust, noise; and (a) Traffic effects. 	<p>(2) Activity status where compliance not achieved: DIS</p>

TTZ-R21	Any activity that is not listed as permitted, restricted discretionary, discretionary or non-complying
(I) Activity status: DIS	
TTZ-R22	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 [000074] {000044, 000051}
(I) Activity status: NC	
TTZ-R23	Any change of use of an existing building to a sensitive land use within the National Grid Yard [000074] {000044, 000051}
(I) Activity status: NC	
TTZ-R24	The establishment of any new sensitive land use within the National Grid Yard [000074] {000044, 000051}
(I) Activity status: NC	
TTZ-R25	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 [000074] {000051}
(I) Activity status: NC	

Land use – effects

The standards below apply to permitted activities only.

TTZ-S2	Access
(I) Activity status: PER Where: (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 (APP13 – TaTa Valley concept plan) as Proposed Yashili Road Connection.	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) The extent of traffic effects on the local road network and surrounding community and the adequacy of proposed measures to manage these effects.
TTZ-S3	Parking
(I) Activity status: PER Where: (a) All parking associated with activities occurring within the TTZ – TaTa Valley zone must be accommodated within the zone.	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) The extent of traffic effects on the local road network and surrounding community and the adequacy of proposed measures to manage these effects.
TTZ-S4	Internal Road Circulation
(I) Activity status: PER Where: (a) Internal roading within the TTZ – TaTa Valley zone must be developed in general accordance with the indicative road	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Effects arising from any inconsistency with the Concept Plan.

network in the concept plan (APP13 – TaTa Valley concept plan).	
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Land use – building

The standards below apply to permitted activities only.

TTZ-S5	Building height – 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 15m, except:</p> <p>(i) The maximum height is 10m where located within 50m of a road or internal boundary;</p> <p>(ii) For hose drying towers associated with emergency service facilities the maximum height is 15m.</p> <p>(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.</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 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.</p>
TTZ-S6	Height in relation to boundary
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(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.</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; and</p> <p>(e) Amenity values of the locality.</p>
TTZ-S7	Building Coverage outside the Hotel Area
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The total building coverage throughout the TTZ – TaTa Valley zone (excluding the Hotel Area) must not exceed 50,000m².</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 building bulk, design and external appearance manages adverse effects having regard to the amenity values and character of the surrounding area.</p> <p>(b) The extent of traffic effects on the local road network and surrounding</p>

		community and the adequacy of proposed measures to manage these effects.
TTZ-S8	Building setbacks – all boundaries	{000042, 000087}
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of:</p> <p>(i) 7.5m from the road boundary;</p> <p>(ii) 17.5m from the centre line of an indicative road;</p> <p>(iii) 25m from the boundary of an adjoining site that is 6ha or more;</p> <p>(iv) 12m from the boundary of an adjoining site that is less than 6ha;</p> <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> <p>(i) 7.5m from the road boundary;</p> <p>(ii) 17.5m from the centre line of an indicative road;</p> <p>(iii) 12m from every boundary other than a road boundary.</p> <p>(c) Standard TTZ-S8(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerials.</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.</p> <p>(f) Standard TTZ-S8(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerials.</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 rural amenity values beyond the TTZ – TaTa Valley zone;</p> <p>(b) Transport network safety and efficiency;</p> <p>(c) Reverse sensitivity effects; and</p> <p>(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>	
TTZ-S9	Building setback – waterbodies	{000083}
<p>(1) Activity status: PER</p> <p>Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>	

<p>(a) A building other than provided for under Standards TTZ-S9(1)(b) and (c) must be set back a minimum of:</p> <ul style="list-style-type: none">(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 <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.</p>	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none">(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.
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