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### **Settlement Zone Description<sup>1</sup>**

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

### **Large Lot Residential Zone Description**

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

#### **4.3.1 Objective – Settlement Zone character**

(a) Maintain the existing low density character of the Settlement Zone and limit further urban growth.

#### **4.3.2 Policy – Character**

(a) Buildings and activities within the Settlement Zone are designed, located, scaled and serviced in a manner that maintains the existing low density character.

#### **4.3.3 Policy – Infrastructure**

(a) Require activities within the Settlement Zone to be self-sufficient in the provision of on-site water supply and wastewater and stormwater disposal, unless a reticulated supply is available.

#### **4.4.1 Objective – Large Lot Residential Zone character**

(a) Within the Large Lot Residential Zones in Tuakau, Pokeno, and Te Kowhai, maintain a low density character with minimum lot sizes of at least 2,500m<sup>2</sup>.

#### **4.4.2 Policy - Character**

(a) Within the Large Lot Residential Zones in Tuakau, Pokeno, and Te Kowhai, maintain a low density character.

#### **4.4.3 Policy – Future development – Tuakau, Pokeno, and Te Kowhai**

(a) In Tuakau, Pokeno, and Te Kowhai, buildings, access, and lot boundaries are located to enable future subdivision and development in the event that reticulated water, stormwater, and wastewater infrastructure become available and a plan change to rezone to a higher density is in place.

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<sup>1</sup> The Village zone will be relabelled as a 'Settlement Zone' and 'Large Lot Residential Zone' in accordance with the NPS and depending on the location of specific areas























































