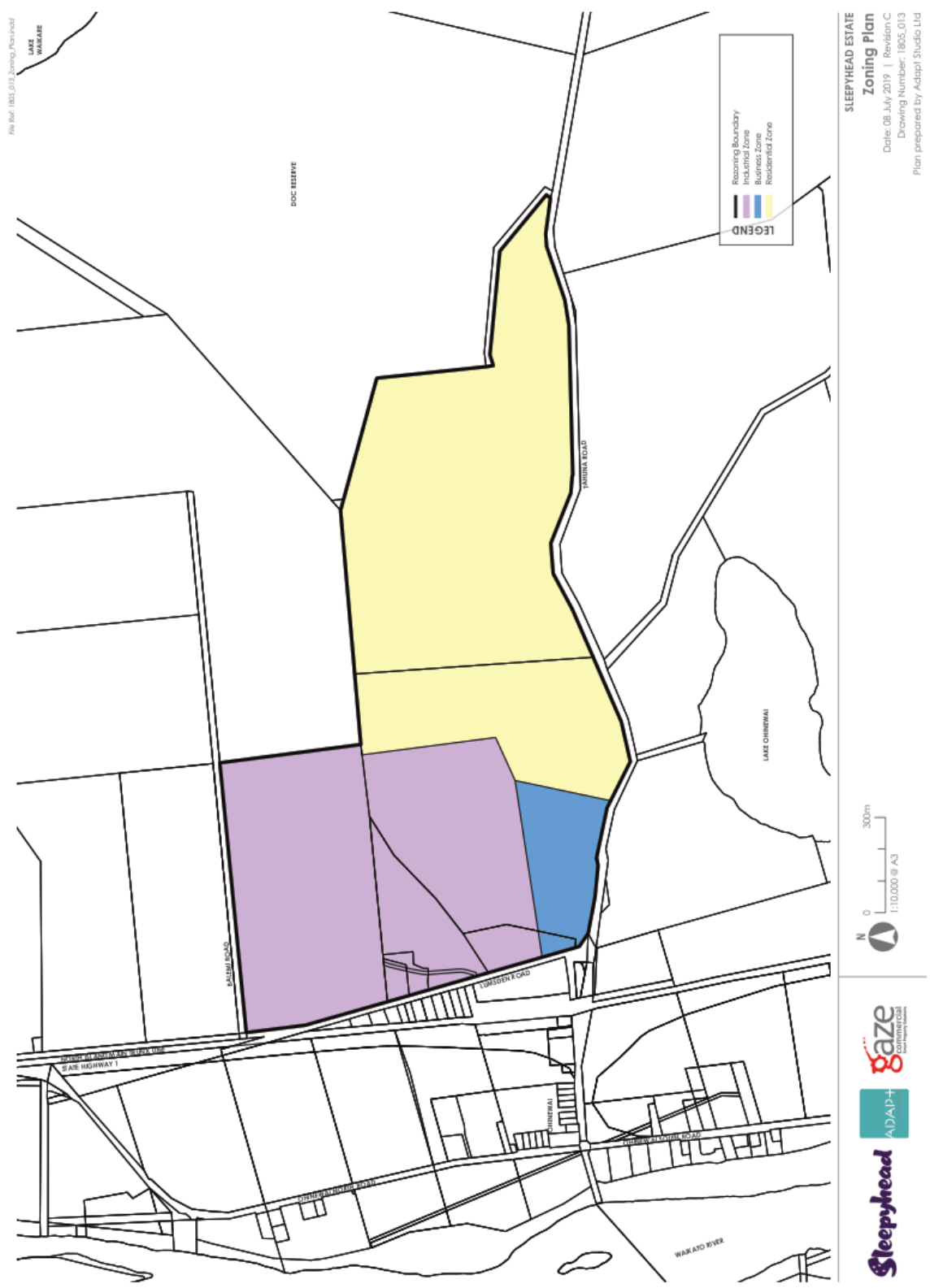


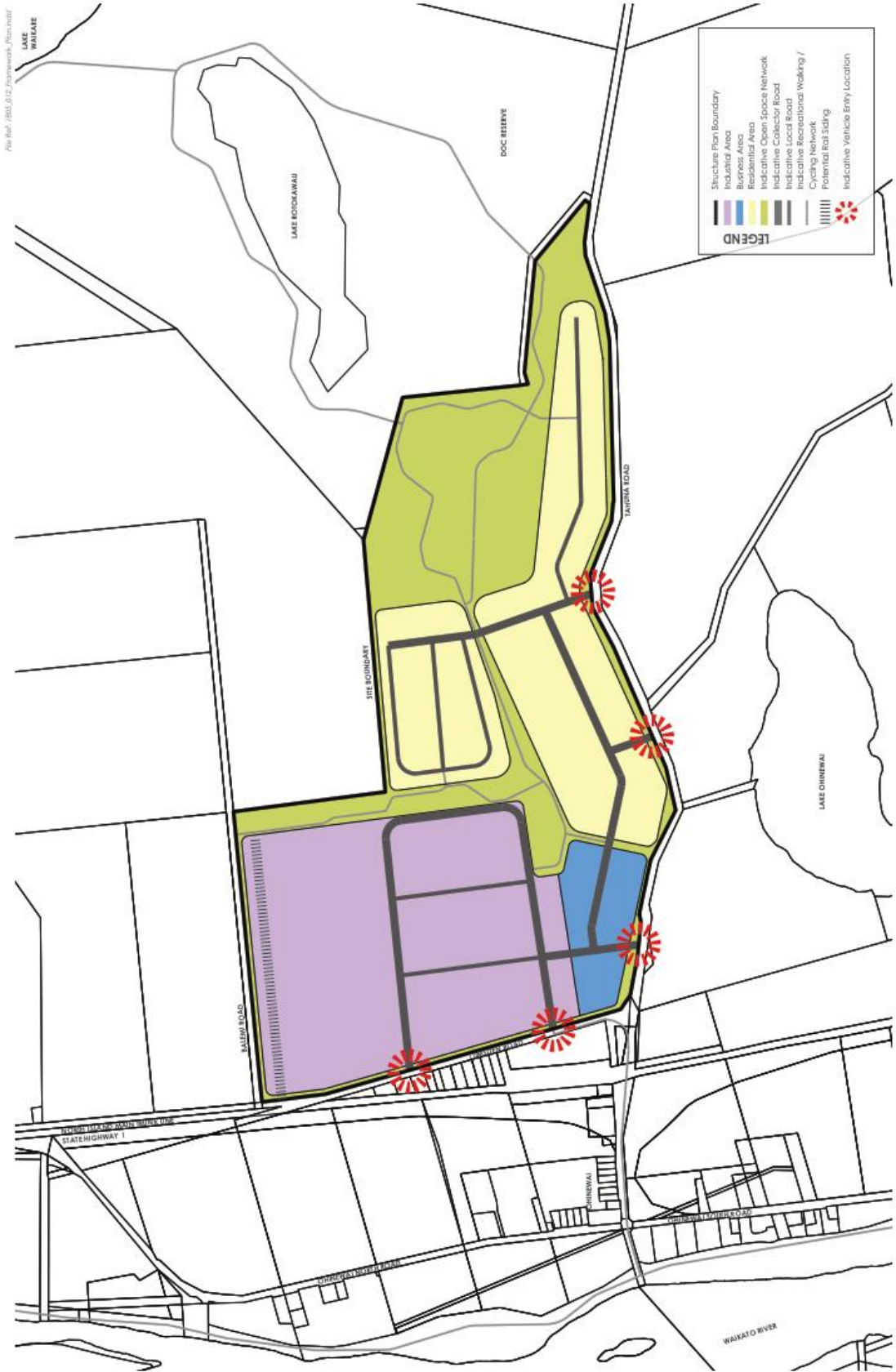
Changes sought to the District Plan by Ambury Properties Limited

Proposed Re-Zoning



SLEEPYHEAD ESTATE
Zoning Plan
Date: 08 July 2019 | Revision C
Drawing Number: 1805_013
Plan prepared by Adap Studio Ltd

Proposed Ohinewai Structure Plan



SLEEPYHEAD ESTATE
Structure Plan
 Date: 05 December 2019 | Revision F
 Drawing Number: 1805_012
 Plan prepared by Adapli Studio Ltd

N
 0 300m
 1:10,000 @ A3



Proposed Changes to Plan Provisions

Insertions are shown underlined, deletions are ~~struck-through~~.

Section B – Objectives and Policies

4.1.2 Objective – Urban growth and development

- (a) Future settlement pattern is consolidated in and around existing and planned towns and villages in the district.

Policy 4.1.3 – Location of Development

(a) Subdivision and development of a residential, commercial and industrial nature is to occur within existing and planned towns and villages where infrastructure and services can be efficiently and effectively provided.

4.1.6 Policy – Commercial and industrial activities

(a) Provide for commercial and industrial development in the following zones;

(i) Business Town Centre;

(ii) Business;

(iii) Industrial; and

(iv) Heavy Industrial.

(b) Industry is only to be located in identified Industrial Zones and the

industrial strategic growth nodes of:

(i) Tuakau;

(ii) Pokeno;

(iii) Huntly/Ohinewai; and

(iv) Horotiu;

4.1.19 Policy – Ohinewai

a) Ohinewai is developed to ensure:

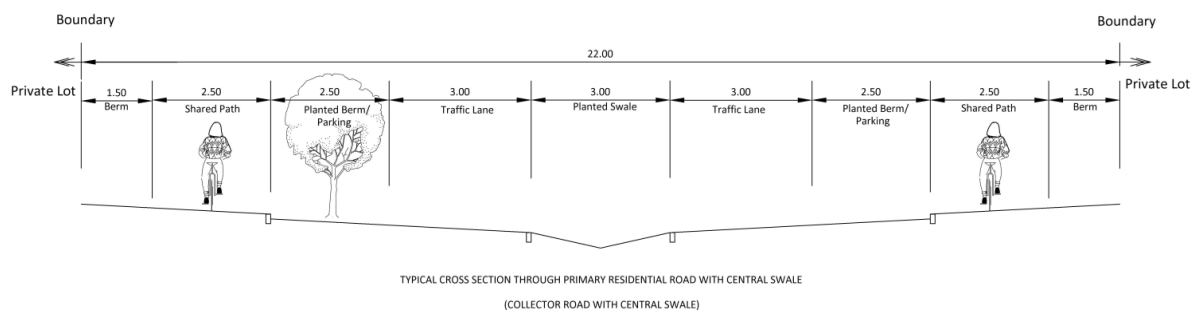
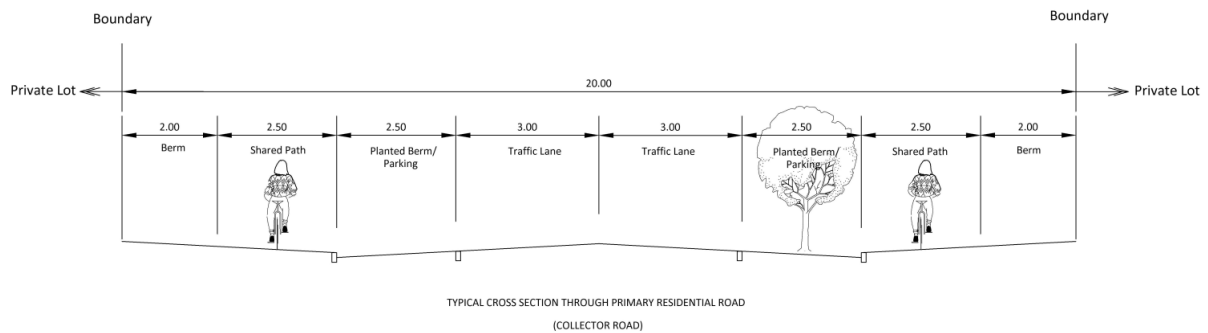
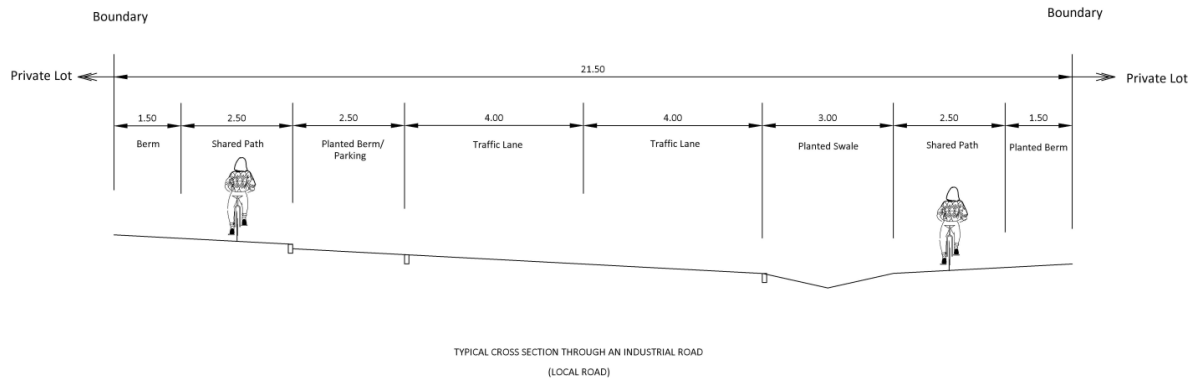
- (i) It is in general accordance with the Ohinewai Structure Plan.
- (ii) The Rural Residential Character of Ohinewai West is maintained.
- (iii) Large scale industrial and commercial development is located to the east of State Highway 1 / Ohinewai East.
- (iv) Commercial development in Ohinewai East provides for factory outlet retail and small scale convenience retail and community activities. Residential development provides for growth, achieves a compact urban form and creates a high-quality urban environment by:
 - A. Providing a range of housing typologies, including medium and higher density residential development.
 - B. Implementing a high standard of urban design through lot orientation, high quality streetscapes, a high level of connectivity and a well-connected

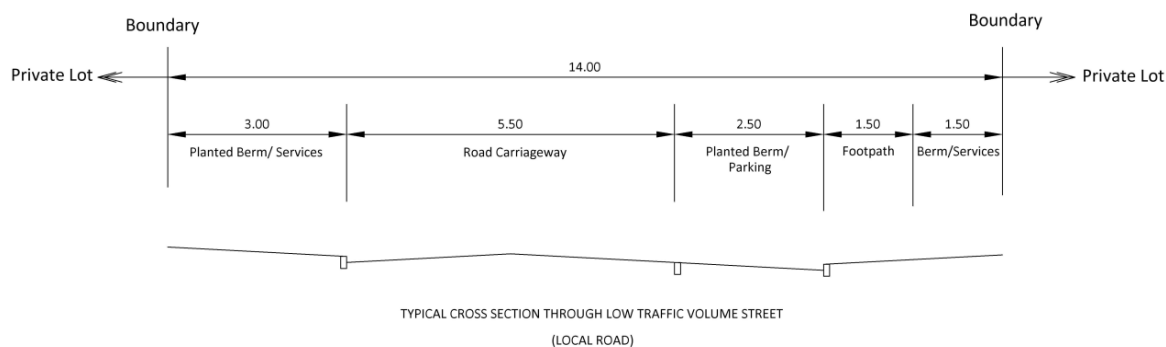
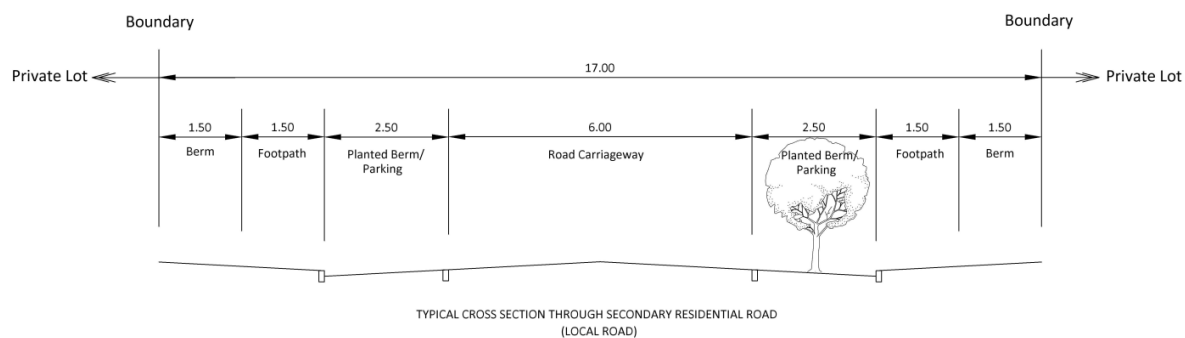
green network.

- (v) Flood hazards and stormwater are managed to ensure that effects on sensitive land uses are mitigated.

Chapter 14: Infrastructure and Energy

Insert the following Cross Sections after 14.12.5.21 as – Ohinewai Structure Plan – Typical Cross Sections





Chapter 16: Residential Zone

16.3.9.1 Building Setbacks – All boundaries

P1	(a) A building must be set back a minimum of: <ul style="list-style-type: none"> (i) 3m from the road boundary; (ii) 13m from the edge of an indicative road; (iii) 1.5m from every boundary other than a road boundary; and (iv) 1.5m from every vehicle access to another site.
P4	<u>Within the Ohinewai Structure Plan any building must also be setback a minimum of:</u> <ul style="list-style-type: none"> (i) <u>15m from the road boundary of Tahuna Road.</u> (ii) <u>15m from the boundary of the Rural Zone.</u>
RD1	(a) A building that does not comply with Rule 16.3.9.1 P1, P2 or P3, <u>or P4.</u> (b) Council's discretion shall be restricted to the following matters: <ul style="list-style-type: none"> (i) Road network safety and efficiency; (ii) Reverse sensitivity effects; (iii) Adverse effects on amenity; (iv) Streetscape; (v) Potential to mitigate adverse effects; (vi) Daylight admission to adjoining properties; and (vii) Effects on privacy at <u>adjoining sites.</u>

Business Zone

17.2.10 Landscape Planting

<u>C1</u>	<p>a) <u>Any activity on a lot that fronts Lumsden Road or Tahuna Road shall provide a 3m wide landscaped strip, excluding access, running parallel with the road boundary.</u></p> <p>b) <u>Council's control is reserved over the following matters:</u></p> <ul style="list-style-type: none">(i) <u>type, density and height of plantings conducive to the location;</u>(ii) <u>maintenance measures; and</u>(iii) <u>amenity values.</u>
<u>RD1</u>	<p><u>(a) Any activity that does not comply with Rule 17.2.10 C1.</u></p> <p><u>(b) Council's discretion is restricted to the following matters:</u></p> <ul style="list-style-type: none"><u>(i)adequacy of the width of landscaped strip;</u><u>(ii)type, density and height of plantings conducive to the location;</u><u>(iii)maintenance measures; and</u><u>(iv)amenity values.</u>

17.3.2 Daylight admission

<u>P1</u>	<p>(a) Any <u>building</u> must not protrude through a <u>height control plane</u> rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at the <u>site boundary</u> where it adjoins a:</p> <ul style="list-style-type: none">(i)Residential Zone;(ii)Village Zone;(iii)Country Living Zone; or(iv)Reserve Zone. <p>(b) <u>Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at any boundary of the Business Zone along Lumsden Road and Tahuna Road.</u></p>
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17.3.4.1 Building Setbacks – Zone boundaries

<u>P1</u>	<p>(a) Any <u>building</u> must be set back at least:</p> <ul style="list-style-type: none">(i) 7.5m from rear and side <u>boundaries</u> adjoining the:<ul style="list-style-type: none">A. Residential Zone;B. Village Zone;C. Country Living Zone; orD. Reserve Zone; and(ii) 1.5m from rear and side <u>boundaries</u> adjoining the:<ul style="list-style-type: none">A. Rural Zone; orB. Industrial Zone. <p><u>(iii) 15m from the road boundary on Lumsden Road.</u></p>
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17.5.11 Ohinewai Structure Plan Business Zone – Office and Retail Gross Leasable Floor Area

<u>P1</u>	<p>(a) <u>Commercial/Retail activities shall meet the following:</u></p> <p>(i) <u>Individual leasable retail units shall have a gross leasable floor area of no more than 400m².</u></p> <p>(ii) <u>Any grocery store shall have a gross floor area of no more than 1,000m².</u></p>
<u>P2</u>	<p>(a) <u>Stand-alone Office tenancies shall have a gross leasable floor area of no more than 200m².</u></p>
<u>P3</u>	<p>(a) <u>The total combined gross floor area of commercial/retail activities (including any grocery store) and stand-alone office activities within the Ohinewai Structure Plan must not exceed 2,500m².</u></p> <p><u>Caps on the gross floor area of Commercial/Retail Activity and Office Activities in the Ohinewai Structure Plan Business Zone shall not apply to Commercial Services, Service Stations or Garden Centres.</u></p>
<u>P4</u>	<p>(a) <u>Outlet and Discount Retail activities shall either:</u></p> <p>(i) <u>sell goods manufactured by a manufacturing activity located within the Ohinewai Structure Plan; or</u></p> <p>(ii) <u>must offer goods for sale where at least 50% of the stock must have a discount of at least 40% off the recommended retail price including clearance, damaged, seconds and/or end of line goods.</u></p> <p><u>For clarity, there is no gross floor area cap on Outlet and Discount Retail activities in the Ohinewai Structure Plan Business Zone.</u></p>
<u>RD1</u>	<p>(a) <u>Retail or Office activities that do not comply with 17.5.10 P1, P2, P3 or P4.</u></p> <p>(b) <u>The Council's discretion shall be restricted to the following matters:</u></p> <p>(i) <u>The adverse economic impact on the Huntly town centre;</u></p>

Chapter 20 Industrial Zone

Rule 20.2.2 Landscape Planting

<u>P1</u>	<p>(a) <u>In the Ohinewai Structure Plan area, a 3m landscaping strip, excluding accesses, shall be provided on the road boundary of any site.</u></p>
C1	<p>(a) Any activity on a <u>lot</u> that has a side and/or rear <u>boundary</u> adjoining any Residential, Village, Country Living or Reserve Zone shall provide a 3m wide landscaped strip running parallel with the side and/or rear <u>boundary</u>; and</p> <p>(b) Any activity on a <u>lot</u> that contains, or is adjacent to, a river or a permanent or intermittent stream shall provide an 8m wide landscaped strip measured from the top edge of the closest <u>bank</u> and extending across the entire length of the watercourse.</p> <p>(c) Council's control is reserved over the following matters:</p> <p>(i) the adequacy of the width of landscaping strip;</p>

	<ul style="list-style-type: none"> (ii) type, density and height of plantings conducive to the location; (iii) maintenance measures; (iv) amenity values; and (v) natural character and cultural values of a river or stream.
<u>C2</u>	<p><u>(a) In the Ohinewai Structure Plan area, any activity on a lot that fronts Lumsden Road shall provide a 15m wide landscaped strip adjoining the road boundary, excluding accesses, and any activity that fronts Balemi Road shall provide an 8m wide landscaped strip adjoining the road boundary, excluding accesses. Planting shall include sufficient species capable of reaching a minimum height of 5m within 5 years, and be capable of substantially screening development.</u></p> <p><u>(b) Council's control is reserved over the following matters:</u></p> <ul style="list-style-type: none"> (i) type, density and height of plantings conducive to the location; (ii) maintenance measures; (iii) amenity values; and
RD1	<p>(a) Any activity that does not comply with Rule 20.2.2 <u>P1, C1, or C2.</u></p> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (i) adequacy of the width of landscaped strip; (ii) type, density and height of plantings conducive to the location; (iii) maintenance measures; (iv) amenity values; and (v) natural character and cultural values of a river or stream.

20.3.1 Building Height

P1	<p>(a) The maximum height of a <u>building</u> must not exceed:</p> <ul style="list-style-type: none"> (i) 15m; or (ii) 10m if located on Tregoweth Lane and within 50m of the Residential Zone in Huntly. <u>(iii) 17.5m if located within the Ohinewai Structure Plan area.</u>
RD1	<p>(a) Any <u>building</u> that does not comply with Rule 20.3.1 P1.</p> <p>(b) Council's discretion is restricted to the following matter:</p> <ul style="list-style-type: none"> (i) effects on amenity.

20.3.3 Daylight admission

P1	<p>(a) A building, structure, sign, or any stack or stockpile of goods or materials must not protrude through a height control plane rising at an angle of:</p> <ul style="list-style-type: none"> (i) 45 degrees commencing at an elevation of 2.5m above ground level at any boundary of the Industrial Zone with any other zone; (ii) 37 degrees commencing at an elevation of 2.5m above ground level at any boundary of the Industrial Zone with any other zone between south-east or south-west of the building or stockpile. <u>(iii) 30 degrees commencing at an elevation of 2.5m above ground level at any boundary of the Industrial Zone along Lumsden Road.</u>
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20.3.4.1 Building Setbacks

P1	<p>(a) A <u>building</u> must be set back at least:</p> <ul style="list-style-type: none">(i) 5m from a road <u>boundary</u>;(ii) 7.5m from any other <u>boundary</u> where the <u>site</u> adjoins another zone, other than the Heavy Industrial Zone; and(iii) 5m from the toe of the earth bund located on Lot 17 DP 494347 (53 Holmes Road, Horotiu).(iv) <u>15m from the road boundary on Lumsden Road</u>
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