

TCZ – Town centre zone

Objectives

TCZ-O1 Commercial function and purpose

- (1) Commercial activity is focused within a differentiation of commercial zones and development **(comprising the Business Town Centre Zone, the Business Zone, the Business Zone Tamahere and neighbourhood centres)**.

TCZ-O2 **Business** Town Centre – Character

- (1) The commercial and mixed use character of Raglan, Huntly, Ngaruawahia, Te Kauwhata, Pokeno and Tuakau town centres is maintained and enhanced.
- (2) The **Business-TCZ** Town centre zone is promoted as a community focal point.
- (3) Development of town centres is designed in a functional and attractive manner serving the needs of the community.

TCZ-O3 **Business Zone and Business TCZ** Town centre zone – Amenity

- (1) The amenity values of residential activities within, and activities in, adjoining zones are protected from the adverse effects of developments and activities in the Business and Business Town Centres Zones.

Policies

TCZ-P1 Commercial function and purpose

- (1) Commercial activity develops in a way that:
 - (a) Ensures the **business** town centre within each town is maintained as the primary focal point for retail, administration, commercial services and civic functions;
 - (b) Provides for larger scale commercial activities within the **Business Zone-COM – Commercial zone**;
 - (c) Provides for small scale convenience retail and community activities within the **BTZ** Business Tamahere zone and neighbourhood centres.

TCZ-P2 Commercial purpose: **Business-TCZ** – Town centre zone

- (1) The role of the **business** town centres in Raglan, Huntly, Ngaruawahia, Te Kauwhata, Pokeno and Tuakau is strengthened by ensuring that:
- (2) They are recognised and maintained as the primary retail, administration, commercial service and civic centre for each town; and
- (3) The scale of commercial activities supports their continued viability as the primary retail, administration and commercial service centre for each town; and
- (4) Enhances their vitality and amenity while providing for a range of commercial and community activities and facilities.

TCZ-P3 Commercial purpose: Neighbourhood Centres

- (1) Ensure that within neighbourhood centres convenience retail and commercial activities are carried out in a way that meets the needs of the local communities they are intended to serve.

TCZ-P4 Commercial purpose: Neighbourhood Centres in Structure Plans

- (1) Neighbourhood centres within new residential areas that are identified through structure plans or master plans are to provide

TCZ-P5 Employment opportunities: **Business-TCZ –** Town centre zone and **COM – Commercial Business** zone

- (1) Commercial development within the **Business-TCZ –** Town centre zone and **COM – Commercial Business** zone increases employment opportunities within the district.

TCZ-P6 Retail: **Business-TCZ –** Town centre zone

- (1) Locate small scale retail activities within the **Business-TCZ –** Town centre Zone and discourage large scale activities from establishing within the **Business-TCZ –** Town centre zone.

TCZ-P7 Residential upper floors: Business Town Centre Zone and Business Zone

- (1) Maintain the commercial viability of the **Business-TCZ –** Town centre zone and **COM – Commercial Business** zone while:
 - (2) Providing for mixed use developments, ensuring residential activities are located above ground floor; and
 - (3) Avoiding residential activity located at ground level.

TCZ-P8 Town centre built form

- (1) The scale and form of new development in the **Business-TCZ –** Town centre zone is to:
 - (2) provide for a safe, accessible, compact and attractive town centre environment;
 - (3) facilitate the integration of retail shopping, administration and commercial services, residential, civic and community activities;
 - (4) reflect the role and character of the **business** town centre;
 - (5) increase the prominence of buildings on street corners;
 - (6) maintain a low rise built form and small scale, pedestrian focussed retail activities; and
 - (7) manage adverse effects on the surrounding environment, particularly at the interface with residential areas.

TCZ-P9 Raglan Town Centre

- (1) Development maintains and enhances the role of the Raglan Town Centre by:
 - (a) Maintaining wide footpaths and high quality public space, prioritising and providing for pedestrian movement and safety;
 - (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
 - (c) Maintaining built form framing views towards Raglan Harbour;
 - (d) Providing for a building scale appropriate to the town centre; and

- (e) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Raglan Town Centre ([APP22 – Raglan Town Centre Character Statement](#)), in particular by:
 - (i) Promoting traditional roof forms (hipped or gable ends) and symmetry through window design and placement;
 - (ii) Providing continuous post supported verandahs sheltering footpaths;
 - (iii) Promoting recessed shop fronts;
 - (iv) Providing parking, loading and storage where rear access to buildings exists;
 - (v) Promoting active street frontages by developing up- to-the-street boundaries;
 - (vi) Reinforcing the street corners by ensuring the design is two storey and is transparent on both sides of the street corner;
 - (vii) Encouraging the preservation and promotion of cultural features.

TCZ-P10 Huntly Town Centre

- (I) Development maintains and enhances the role of the Huntly Town Centre by:
 - (a) Maintaining wide footpaths and high quality public space, prioritising and providing for pedestrian movement and safety;
 - (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
 - (c) Providing for a building scale appropriate to the town centre;
 - (d) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Huntly Town Centre ([APP24 – Huntly Town Centre Character Statement](#)), in particular by:
 - (i) Providing transparent façades and window displays at ground level;
 - (ii) Providing continuous suspended verandahs sheltering footpaths;
 - (iii) Symmetrical window detailing; and
 - (iv) Promoting active street frontages by developing up to the street boundary.

TCZ-P11 Ngaaruawaahia Town Centre

- (I) Development maintains and enhances the role of the Ngaaruawaahia Town Centre by:
 - (a) Maintaining wide footpaths, prioritising and providing for pedestrian movement and safety;
 - (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
 - (c) Promoting improved pedestrian and cycle linkages with Te Awa River ride, Ngaaruawaahia swimming pool and the town centre;
 - (d) Providing for an appropriate building scale with narrow frontages;
 - (e) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character

Statement for Ngaruawahia Town Centre ([APP23 – Ngaruawahia Town Centre Character Statement](#)), in particular by:

- (i) Recognising and promoting Ngaruawahia's cultural and heritage value set within the setting of the Waikato River and Hakarimata Range;
- (ii) Encouraging the preservation and promotion of Maaori heritage;
- (iii) Providing transparent façades and window displays at ground level;
- (iv) Providing continuous suspended verandahs sheltering footpaths;
- (v) Providing parking, loading and storage where rear access to buildings exists; and
- (vi) Promoting active street frontages by developing up to the street boundary.

TCZ-PI2 Te Kauwhata Town Centre

(I) Development maintains and enhances the role of the Te Kauwhata Town Centre by:

- (a) Maintaining wide footpaths, prioritising and providing for pedestrian movement and safety;
- (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
- (c) Providing for an appropriate building scale with narrow frontages; and
- (d) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Te Kauwhata Town Centre ([APP26 – Te Kauwhata Town Centre Character Statement](#)), in particular by:

- (i) Providing transparent façades and window displays at ground level;
- (ii) Providing continuous suspended verandahs sheltering footpaths;
- (iii) Symmetrical window detailing;
- (iv) Promoting flat or low pitched roofs;
- (v) Providing parking, loading and storage where rear access to buildings exists;
- (vi) Promoting mixed use and residential activities on upper floors;
- (vii) Recognising the connections between the town centre and the Whangamarino Wetland;
- (viii) Encouraging the preservation and promotion of cultural features; and
- (ix) Promoting active street frontages by developing up to the street boundary.

TCZ-PI3 Pokeno Town Centre

(I) Development maintains and enhances the role of the Pokeno Town Centre by:

- (a) Maintaining wide footpaths, prioritising and providing for pedestrian movement and safety;
- (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
- (c) Providing for an appropriate building scale with narrow frontages; and

- (d) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Pokeno Town Centre (Appendix 10.4), in particular by:
 - (i) Providing transparent façades and window displays at ground level;
 - (ii) Providing continuous suspended verandahs sheltering footpaths;
 - (iii) Providing parking, loading and storage where rear access to buildings exists;
 - (iv) Encouraging the preservation and promotion of cultural features.
 - (v) Promoting active street frontages by developing up to the street boundary; and
 - (vi) Ensuring built form is consistent with Waikato District Council Pokeno Town Centre Architectural Form, Materials and Signage Design Guide, and in particular section 6 (Architectural Style, Materials and Appearance).

TCZ-PI4 Tuakau Town Centre

- (1) Development maintains and enhances the role of the Tuakau Town Centre by:
 - (a) Maintaining wide open streets, with wide pedestrian footpaths;
 - (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
 - (c) Providing for an appropriate building scale with narrow frontages; and
 - (d) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Tuakau Town Centre (Appendix 10.6), in particular by:
 - (i) Providing parking, loading and storage where rear access to buildings exists;
 - (ii) Promoting mixed-use and residential activities on upper floors;
 - (iii) Providing transparent façades and window displays at ground level;
 - (iv) Providing continuous suspended verandahs sheltering footpaths;
 - (v) Encouraging the preservation and promotion of cultural features; and
 - (vi) Promoting active street frontages by developing up to the street boundary.

TCZ-PI5 Pedestrian frontages: active street frontages – **Business-TCZ –** Town Centre zone

- (1) Provide for active street frontages in the design or redesign of buildings, and avoid car parking and accessways on sites within the pedestrian frontage area of the **Business-TCZ –** Town centre zones to enable the maintenance of:
 - (a) Passive surveillance;
 - (b) Continuous verandahs;
 - (c) Display windows and building façades;
 - (d) Pedestrian safety; and
 - (e) Buildings located up to the street boundary.

TCZ-PI6 Corner buildings – **Business-TCZ –** Town centre zone

- (1) Ensure buildings within **Business-TCZ –** Town centre zones positively reinforce corner locations through:

- (2) Building design;
- (3) The position of the building on the site;
- (4) Architectural details; and
- (5) Having prominent building entrances.

TCZ-PI7 Landscaping - **Business-TCZ –** Town centre zone

- (1) Within the **Business-TCZ –** Town centre zone and outside of the pedestrian frontage areas, ensure that landscaping contributes to the adjacent streetscape.

TCZ-PI8 Height: **Business-TCZ –** Town centre zone

- (1) Ensure the height of new buildings is complementary to, and promotes, the existing character of the business town centre within each town.

TCZ-PI9 New buildings: **Business-TCZ –** Town centre zone

- (1) New buildings within the **Business-TCZ –** Town centre zone are consistent with the Waikato District Council Urban Design Guidelines Town Centres (Appendix 3.3), and in particular:
 - (a) Responds to the specific site characteristics and wider street and town context;
 - (b) Promotes architectural form, building features and placement;
 - (c) The design of buildings contributes to vibrancy, character and commercial viability of the town centre;
 - (d) Provides landscape and open space design that responds to the characteristics and qualities of the area;
 - (e) Minimises visual and amenity impacts of accessways and parking facilities; and
 - (f) Maximises pedestrian access and safety.

TCZ-P20 Reverse Sensitivity

- (1) Reverse sensitivity within **COM – Commercial Business and Business TCZ –** Town centre zones is managed by ensuring residential activities and development are acoustically insulated to mitigate the adverse effects of noise.

TCZ-P21 Adjoining site amenity

- (1) Maintain amenity of adjoining residential or **OSZ – Open space Reserve**-zoned properties by:
- (2) Requiring buildings within the **COM – Commercial Business and Business TCZ –** Town centre zones to be setback from boundaries adjoining Residential and Reserve-zoned land; and
- (3) The progressive reduction in the height of buildings in **COM – Commercial Business and Business TCZ –** Town centre zone the closer they are located to boundaries adjoining residential or **OSZ – Open space Reserve**-zoned land.

TCZ-P22 Reverse sensitivity

- (1) Reverse sensitivity is managed by ensuring residential activities and development within the **Business-TCZ –** Town centre zone and **COM – Commercial Business** zone are acoustically insulated to mitigate the adverse effects of noise.

TCZ-P23 Outdoor storage

- (1) The adverse visual effects of outdoor storage in the within **Business-TCZ – Town Centre and Business Zone** are mitigated through appropriate location, screening or landscaping.

TCZ-P24 Objectionable odour

- (1) Within the **Business-TCZ – Town Centre and Business Zone** ensure that the adverse effects of objectionable odour from activities do not detract from the amenity of other sites.

TCZ-P25 Adjoining site amenity

- (1) Maintain amenity of adjoining properties by:
- (a) In the **Business-TCZ – Town centre zone**:
 - (i) Requiring the progressive reduction in the height of buildings the closer they are located to boundaries adjoining all zones except Industrial and Heavy Industrial zoned land.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan, i.e. the District-wide chapters. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part J, HPW – How the Plan Works.

Land use – activities

TCZ-R1	Commercial activity
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

TCZ-R2	Residential activity
(1) Activity status: PER Activity-specific conditions: (a) Located above ground floor level	(2) Activity status where compliance not achieved: DIS

TCZ-R3	Commercial services
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

TCZ-R4	Retail activity
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

TCZ-R5	Traveller's accommodation
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

TCZ-R6	Community activity
(1) Activity status: PER Activity-specific conditions: (a) Excluding a cemetery	(2) Activity status where compliance not achieved: DIS

TCZ-R7	Health facility
(1) Activity status: PER Activity-specific conditions: (a) Excluding a hospital	(2) Activity status where compliance not achieved: DIS

TCZ-R8	Office
(1) Activity status: PER Activity-specific conditions: (a) Located above ground floor level	(2) Activity status where compliance not achieved: DIS

TCZ-R9	Public transport facility
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

TCZ-R10	A multi-unit development
(1) Activity status: RDIS Activity-specific conditions: (a) A multi-unit development that meets all of the following conditions: (i) The Land Use – Effects in Rules TCZ-S1 to TCZ-S2 and relevant district-wide chapters; (ii) The Land Use – Building in Rules TCZ-S3 to TCZ-S12 and relevant district-wide chapters, except; (1) Rule TCZ-S11 (Dwellings) does not apply; (2) Rule TCZ-S12 (Living court) does not apply; (b) The multi-unit development must be located above the ground floor level; (c) A detailed site plan depicting the proposed title boundaries for each residential unit and any common areas (including access and services) must be	(2) Activity status where compliance not achieved: DIS (a) Any multi-unit development that does not comply with Rule TCZ-R10 unless a stricter activity status applies under Rule 18.1.5

provided, ensuring that a freehold (fee simple) or unit title subdivision complies with Rule **SUB-R22** (Subdivision of multi-unit developments);

- (d) Each residential unit must be designed and constructed to achieve the internal design sound levels specified in **APP1 – Acoustic Insulation: Application**, Table 14;
- (e) A communal service court is provided;
- (f) Living court areas are provided above ground floor level to meet the following minimum requirements for each residential unit:

Residential Unit	Minimum Living Court	Minimum Dimensions
Studio unit or 1 bedroom	10m ²	2m
2 or more bedrooms	15m ²	2m

The Council's discretion shall be limited to the following matters:

- (g) The extent to which the development is consistent with the Town Centre Guidelines contained in **APP12**;
- (h) The extent to which the development is consistent with the Multi-unit design guidelines contained in **APP13**;
- (i) The extent to which the development contributes to and engages with adjacent streets and public open space;
- (j) 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;
- (k) The extent to which the design of the development incorporates energy efficiency measures such as passive solar principles;
- (l) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout;
- (m) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner;
- (n) Avoidance or mitigation of natural hazards;
- (o) Geotechnical suitability for building;

(p) Adequacy of the communal service court for the intended purpose.	
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TCZ-R11	The construction of any new building	
	<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions:</p> <p>(a) The construction of any new building that meets all of the following conditions:</p> <p>(i) The Land Use – Effects in TCZ-S1 to TCZ-S2 and relevant district-wide chapters;</p> <p>(ii) The Land Use – Building in TCZ-S3 to TCZ-S12 and relevant district-wide chapters except;</p> <p>(1) Rule TCZ-S11 (Dwellings) does not apply;</p> <p>(2) Rule TCZ-S12 (Living court) does not apply;</p> <p>The Council’s discretion shall be limited to the following matters:</p> <p>(b) The extent to which the building is consistent with the following matters listed in APP12 – Design Guidelines: Town Centre Guidelines including:</p> <p>(i) A site and contextual analysis that identifies and addresses the matters listed in section 3.3;</p> <p>(ii) A connectivity and movement network analysis that addresses the matters listed in section 4.3;</p> <p>(iii) A neighbourhood character assessment that identifies and addresses the elements listed in section 5;</p> <p>(iv) Detailed design illustrating how the building will promote these character elements to achieve the outcomes sought in section 5.2 of the design guide;</p> <p>(c) Consistency with the relevant Town Centre Character Statement contained within APP22 to APP27 (Town Centre Character Statements).</p>	<p>(2) Activity status where compliance not achieved: DIS</p> <p>(a) Any multi-unit development that does not comply with Rule TCZ-R10 unless a stricter activity status applies under Rule 18.1.5.</p>

TCZ-R12	<p>Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use – Effects Rule 18.2 or Land Use – Building Rule 18.3 applies. Any activity that does not comply with the Land use – effects standards, Land use – building standards in the TCZ – Town centre zone unless the activity is specified as a controlled, restricted discretionary or non-complying activity.</p>
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(1) Activity status: DIS

TCZ-RI3	Construction of a building located on an indicative road
(1) Activity status: NC	

TCZ-RI4	Residential activity on the ground floor
(1) Activity status: NC	

TCZ-RI5	A multi-unit development located on the ground floor
(1) Activity status: NC	

TCZ-RI6	Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.
(1) Activity status: NC	

TCZ-RI7	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (refer to APPI9 – Raglan Navigation Beacon).
(1) Activity status: PR	

Land use – effects

TCZ-S1	Servicing and hours of operation
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity on a site adjoining the GRZ – General residential and LLRZ – Large lot residential zones may occur between 6.30am and 7.30pm.</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 amenity values on adjoining sites within the GRZ – General residential zone and LLRZ – Large lot residential zone;</p> <p>(b) Timing, duration and frequency of adverse effects;</p> <p>(a) Location of activity in relation to zone boundary;</p> <p>(b) Location of activity in relation to dwellings on adjoining sites;</p> <p>(c) The means to avoid, remedy or mitigate adverse effects on adjoining sites.</p>

TCZ-S2	Outdoor storage
<p>(1) Activity status: PER</p> <p>Where:</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) Outdoor storage of goods or materials must comply with the following conditions: (b) Be associated with the operating from the site; (c) Not encroach on required parking or loading areas; (d) Be fully screened from view by means of a close boarded fence or solid fence or wall to a height of 1.8m fencing from any: <ul style="list-style-type: none"> (i) Public road; (ii) Public reserve; and (iii) Adjoining site in another zone. 	<ul style="list-style-type: none"> (a) Visual amenity; (b) Effects on loading and parking areas; (c) Size and location of storage area; (d) Measures to mitigate adverse effects.
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Land use – building

TCZ-S3	Height – Building general	
(1) Activity status: PER Where: <ul style="list-style-type: none"> (a) The maximum height of any building must not exceed 10m. 		(2) Activity status where compliance not achieved: DIS

TCZ-S4	Daylight admission	
(1) Activity status: PER Where: <ul style="list-style-type: none"> (a) 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 the site boundary where it adjoins the: <ul style="list-style-type: none"> (i) GRZ – General residential zone; (ii) LLRZ – Large lot residential zone; (iii) RLZ – Rural lifestyle zone; (iv) OSZ – Open space zone; 		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: <ul style="list-style-type: none"> (a) Height of building; (b) Design and location of the building; (c) Level of shading on an adjoining site; (d) Privacy on other site; (e) Effects on amenity values and town centre character.

TCZ-S5	Gross leasable floor area	
(1) Activity status: PER Where: <ul style="list-style-type: none"> (a) Any individual tenancy must have a gross leasable floor area of no more than 350m². 		(2) Activity status: DIS Where: <ul style="list-style-type: none"> (a) Any individual tenancy with a gross leasable floor area over 350m² and no greater than 500m². (3) Activity status: NC Where: <ul style="list-style-type: none"> (a) Any individual tenancy with a gross leasable floor area over 500m²

TCZ-S6	Display windows and building façades
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<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any new building façade, or alteration of an existing building façade, must comply with the following conditions:</p> <p>(i) Not be set back from the road boundary; and</p> <p>(ii) Provide display windows comprising at least 50% of the building façade.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
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TCZ-S7	Verandahs	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any new building, or alteration of an existing building, on land with a verandah line identified on the planning maps, must be provided with a verandah that complies with the following conditions:</p> <p>(i) Is attached to the façade of the building;</p> <p>(ii) Has a height above the footpath of at least 2.5m but not more than 3.5m;</p> <p>(iii) Has a minimum width of 3m;</p> <p>(iv) The outer edge of the verandah is set back 0.5m from the kerb;</p> <p>(v) It is attached to any verandahs on adjoining buildings, so as to provide continuous pedestrian shelter;</p> <p>(vi) It is cantilevered from the building.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>	

TCZ-S8	Display windows and building façades	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building must be set back a minimum of:</p> <p>(b) 7.5m from rear and side boundaries adjoining any:</p> <p>(i) GRZ – General residential zone;</p> <p>(ii) LLRZ – Large lot residential zone;</p> <p>(iii) RLZ – Rural lifestyle zone;</p> <p>(iv) ORZ – Open space zone; and</p> <p>(c) 1.5m from rear and side boundaries adjoining any:</p> <p>(i) GRUZ – General rural zone;</p> <p>(ii) GIz – General industrial zone;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>	

TCZ-S9	Building setbacks – Water-bodies
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<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (i) Any building must be setback a minimum of: (ii) 23m from the margin of any: <ul style="list-style-type: none"> (1) lake; (2) wetland; (iii) 23m from the bank of any river (other than the Waikato and Waipa Rivers); (iv) 28m from the bank of either the Waikato River and the Waipa River; and (v) 23m from mean high water springs. 	<p>(2) Activity status where compliance not achieved: DIS</p>
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<p>TCZ-S10 Building setbacks – Water-bodies</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A public amenity of up to 25m² or pump shed within any building setback identified in Rule TCZ-S9(1). 	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>TCZ-S11 Dwelling</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) One dwelling within a lot must comply with all of the following conditions: <ul style="list-style-type: none"> (i) The dwelling must not be located at ground level; (ii) The dwelling must achieve the internal design sound levels specified in APPI – Acoustic Insulation: Application – Table I4. (b) Rule TCZ-S11(1)(a) does not apply to multi-unit development (refer to Rule TCZ-R10 (Multi-Unit Development)). 	<p>(2) Activity status: DIS Where: Any dwelling that does not comply with Rule TCZ-S11(1)(a)(ii).</p> <p>(3) Activity status: NC Where: Any dwelling that does not comply with Rule TCZ-S11(1)(a)(ii).</p>

<p>TCZ-S12 Living court</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A living court must be provided for each dwelling that meets all of the following conditions: <ul style="list-style-type: none"> (i) It is for the exclusive use of the occupants of the dwelling; (ii) It is readily accessible from a living area of the dwelling; 	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(iii) It is located on a balcony containing at least 15m² and a circle with a diameter of at least 2.4m.</p>	
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