

PREC6 – Lakeside Te Kauwhata precinct

Policies

PREC6-PI Te Kauwhata

- (1) Te Kauwhata is developed to ensure:
 - (a) Development is avoided on areas with geotechnical and ecological constraints;
 - (b) Lakeside is the only area that provides for the medium term future growth and is developed in a manner that connects to the existing town and maintains and enhances the natural environment; and
 - (c) A variety of housing densities is provided for.
- (2) Development of the Lakeside Precincts provides for growth, achieves a compact urban form and creates a high level of amenity and sense of place.
 - (a) Provides for medium density and higher density housing and including housing for the elderly and a range of housing typology on small lots to assist housing affordability;
 - (b) Manages the balance between creating areas for growth and open space, and retaining an appropriate size and capacity flood plain to assist flood management within the Waikato River system;
 - (c) Implement a high standard of urban design including lot orientation, outlook to Lake Waikare, streetscape design, connection to the open space network, and access to the Lake Waikare forshore;
 - (d) Creating an lwi reserve on the eastern most point of the Lakeside development and vesting this land in lwi;
 - (e) Integrates with the Te Kauwhata Town Centre through improved connections to Lakeside and Lake Waikare, particularly walking and cycling; and
 - (f) Mitigates the potential adverse effects on noise-sensitive activities in the vicinity of the rail corridor arising from the operation of the North Island Main Trunk line (NIMT), including meeting minimum internal noise and vibration standards and improvements at the Te Kauwhata Road rail crossing.

Figure 15 – Lakeside Precinct Plan: Precinct Areas

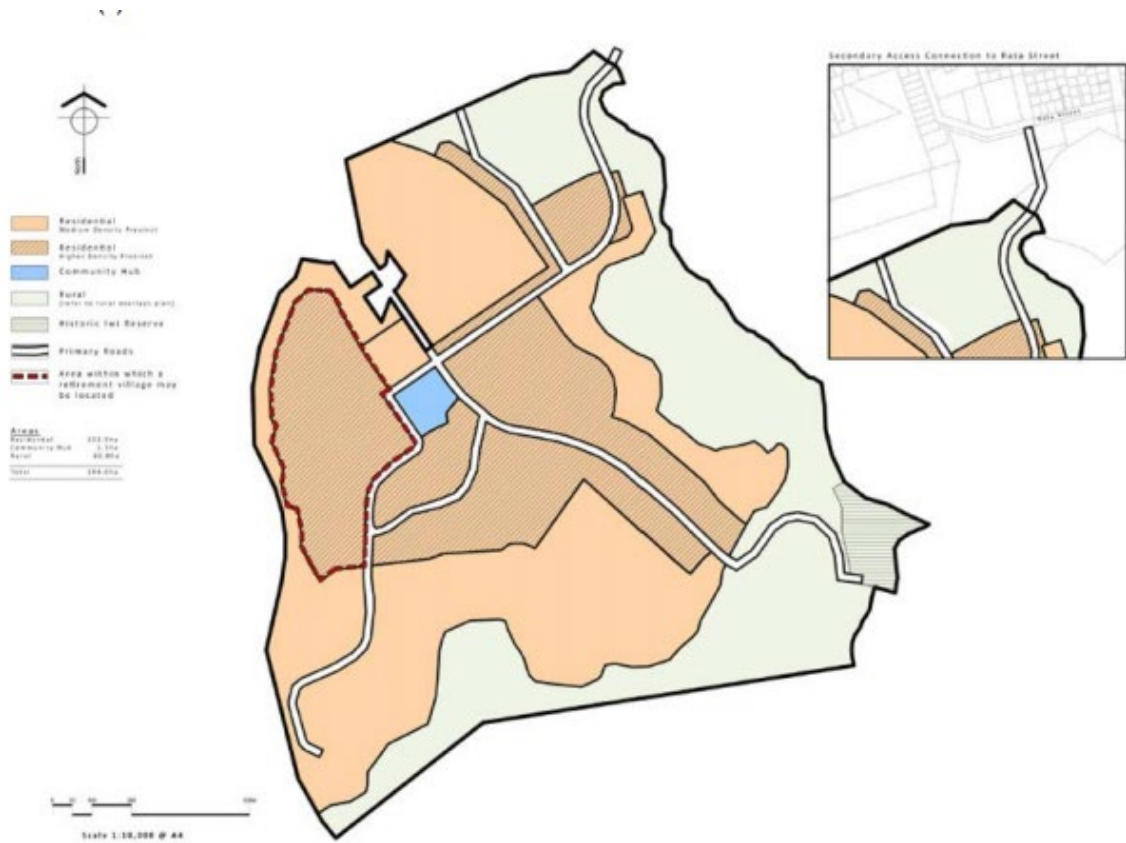


Figure 16 – Lakeside Precinct Plan: Public Transport, Primary Road Network and Walkways/cycleways

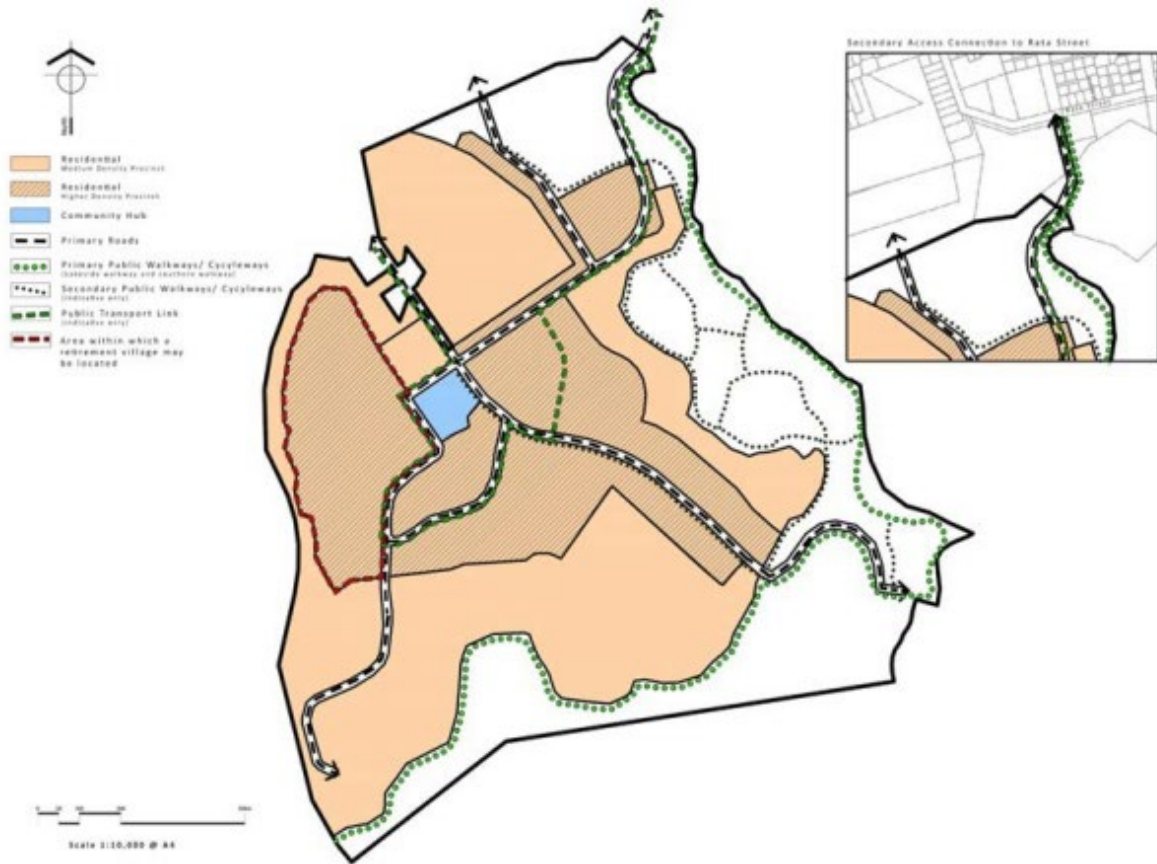


Figure 17 – Plan 3 Lakeside Precinct Plan: Overlays and Open Space



Rules

PREC6-R1 Application of rules in PREC6 – Lakeside Te Kauwhata precinct

(1) In the GRZ – General Residential Zone:

(a) The rules and standards that apply to a permitted activity (in addition to the rules in PREC6 – Lakeside Te Kauwhata precinct) are as follows:

(i) Part 2: District-wide matters, except:

- (1) Rules EW-R1, EW-R2, EW-R3 and EW-R23 (Earthworks – general) and Rules SASM-R2 and SASM-R3 (Earthworks – Maaori Sites and Maaori Areas of Significance) do not apply and rules PREC6-S3 to PREC6-S6 apply instead; and
- (2) Rules TREE-R2, TREE-R4 and TREE-R5 Notable trees

(ii) GRZ – General residential zone, except:

- (1) Rule GRZ-S1 (Servicing hours of operation – Bankart Street and Wainui Road Business Overlay Area)
- (2) Rules GRZ-S2 to GRZ-S22 do not apply. Rules PREC6-S7 to PREC6-S19 apply instead

(b) The rules that apply to subdivision (in addition to the rules in PREC6 – Lakeside Te Kauwhata precinct) are:

<p>(i) SUB – Subdivision, except:</p> <ol style="list-style-type: none"> (1) Rule SUB-R4 (Subdivision General) does not apply and Rule PREC6-R15 (Subdivision Lakeside - General) applies instead (2) Rule SUB-R32 (Subdivision – Te Kauwhata Ecological Residential Area) does not apply (3) Rule SUB-R33 (Subdivision – Te Kauwhata West Residential Area) does not apply (4) Rule SUB-R5 (Subdivision – Multi-unit development) does not apply (5) Rules SUB-S12 and SUB-S13 (Subdivision – Amendments and updates to cross lease flats plans and conversion to freehold) does not apply (6) Rule SASM-R5 (Title boundaries – Maori Sites and Maori Areas of Significance) does not apply (7) Rule HH-R8 (Subdivision of land containing heritage items) does not apply (8) Rule SUB-S15 (Subdivision – road frontage) does not apply (9) Rule SUB-S16 (Subdivision – Building platform) does not apply (10) Rule SUB-S19 (Subdivision of land containing mapped off-road walkways) does not apply (11) Rule SUB-S20 (Subdivision of land containing an Environmental Protection Area) does not apply <p>(2) In the GRUZ – General Rural Zone:</p> <ol style="list-style-type: none"> (a) The land-use activity rules GRUZ-R1 to GRUZ-R33 apply within the PREC6 – Lakeside Te Kauwhata precinct (b) The rules and standards that apply to a permitted activity (in addition to the rules in PREC6 – Lakeside Te Kauwhata precinct) are as follows: <ol style="list-style-type: none"> (i) Part 2: District-wide matters, except: <ol style="list-style-type: none"> (1) Rules EW-R2, EW-R4, EW-R5 and EW-R6 (Earthworks – general) and Rules SASM-R2 and SASM-R3 (Earthworks – Maori Sites and Maori Areas of Significance) do not apply, and Rule PREC6-S20 applies instead <p>(3) In the COM – Commercial Zone:</p> <ol style="list-style-type: none"> (a) The land-use activity rules COMZ-R1 to COMZ-R20 apply within the PREC6 – Lakeside Te Kauwhata precinct (b) The rules and standards that apply to a permitted activity (in addition to the rules in PREC6 – Lakeside Te Kauwhata precinct) are as follows: <ol style="list-style-type: none"> (i) Part 2: District-wide matters, except: <ol style="list-style-type: none"> (1) Rules EW-R10 and EW-R11 (Earthworks - General) does not apply where earthworks consent has been obtained under PREC6-R59 (Comprehensive Land Development Consent); (ii) COMZ – Commercial zone, except: <ol style="list-style-type: none"> (1) Rule COMZ-S6 (Daylight admission) does not apply and PREC6-S21 applies instead. (2) Rules COMZ-S7 to COMZ-S9 (Building setbacks) does not apply and PREC6-S24 applies instead.

GRZ – General residential zone

Land use – activities

PREC6-R2	Any activity listed in Rule PREC6-R3 (Residential Activity), PREC6-P4 (Retirement Village) or PREC6-R8 (Community Activity) below in the GRZ – General residential zone
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<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <p>(a) Secondary Access Control:</p> <p>(i) A secondary road access into the Lakeside Precinct Plan Area (as shown on Lakeside Precinct Plan in Figure 15) must be opened for traffic before the number of dwellings including independent living units within a retirement village, in the Lakeside Precinct Plan Area exceeds 400.</p> <p>(ii) For the purpose of this rule, exceedance of 400 dwellings shall occur at the time of issue of building consent for a dwelling including an independent living unit within a retirement village.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
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<p>PREC6-R3 Residential activity in the GRZ – General residential zone</p>	
<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <p>(a) Complies with Rule PREC6-R2(1)(a)(i) and (ii)(Secondary Access Control)</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>PREC6-R4 A new retirement village or alterations to an existing retirement village in the GRZ – General residential zone</p>	
<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <p>(a) Rule PREC6-R2(1)(a)(i) and (ii) (Secondary Access Control);</p> <p>(b) The site or combination of sites where the retirement village is proposed to be located has a minimum net site area of 2ha;</p> <p>(c) The site is either serviced by or within 400m walking distance of an existing or future public transport route, or is within the location shown in the Precinct Plan in Figure 16;</p> <p>(d) The site is connected to public water and wastewater infrastructure;</p> <p>(e) Minimum living court or balcony area and dimensions:</p> <p>(i) Apartment – 10m² area with minimum dimension horizontal and vertical of 2.5m;</p> <p>(ii) Studio unit or 1 bedroom unit – 12.5m² area with minimum dimension horizontal and vertical of 2.5m; or</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<ul style="list-style-type: none"> (iii) 2 or more bedroomed unit – 15m² area with minimum dimension horizontal and vertical of 2.5m; (f) Minimum service court is either: <ul style="list-style-type: none"> (i) Apartment – Communal outdoor space (ie no individual service courts required); or (ii) All other units – 10m² for each unit; (g) Building height does not exceed 8m, except for 15% of the total site building coverage, where buildings may be up to 10m high; (h) The following land use – effects rule for the GRZ – General residential zone do not apply: <ul style="list-style-type: none"> (i) Rules SIGN-R1, SIGN-R2, SIGN-R3 (Signs); (i) The following rules in Rule 16.5 do not apply: <ul style="list-style-type: none"> (j) Rule PREC6-S7 (Dwelling); (k) Rule PREC6-S8 (Building Height); (l) Rules PREC6-S15, PREC6-S16 (Living Court); (m) The following FIT – Infrastructure energy and transport rule does not apply: <ul style="list-style-type: none"> (i) Rule TRAN-R4 (Traffic generation). 	
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<p>PREC6-R5 Home occupation in the GRZ – General residential zone</p> <p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <ul style="list-style-type: none"> (a) It is wholly contained within a building; <ul style="list-style-type: none"> (i) The storage of materials or machinery associated with the home occupation are wholly contained within a building; (ii) No more than 2 people who are not permanent residents of the site are employed at any one time; (iii) Unloading and loading of vehicles or the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day; (iv) Machinery may be operated between 7:30am and 9pm on any day. 	<p>(2) Activity status where compliance not achieved: DIS</p>
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<p>PREC6-R6 Temporary event in the GRZ – General residential zone</p> <p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <ul style="list-style-type: none"> (a) The event occurs no more than 3 times per consecutive 12 month period; 	<p>(2) Activity status where compliance not achieved: DIS</p>
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<ul style="list-style-type: none"> (b) The duration of each temporary event is less than 72 hours; (c) It may operate between 7.30am and 8:30pm Monday to Sunday; (d) Temporary structures are: <ul style="list-style-type: none"> (i) Erected no more than 2 days before the temporary event occurs; (ii) Removed no more than 3 days after the end of the event; (iii) The site is returned to its previous condition no more than 3 days after the end of the temporary event; (iv) There is no direct site access from a national route or regional arterial road. 	
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PREC6-R7 Home stay in the GRZ – General residential zone	
<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <ul style="list-style-type: none"> (a) No more than 4 temporary residents; (b) It is wholly contained within a building; (c) The storage of materials or machinery associated with the home occupation are wholly contained within a building; (d) No more than two people who are not permanent residents of the site are employed at any one time. 	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC6-R8 Community activity in the GRZ – General residential zone	
<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <ul style="list-style-type: none"> (a) Complies with Rule PREC6-R2(1)(a)(i) and (ii) Secondary Access Control; (b) The gross floor area does not exceed 2,000m² within the whole of the Te Kauwhata Lakeside Precinct Plan Area. 	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC6-R9 Neighbourhood Park in the GRZ – General residential zone	
<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <p>Nil</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

PREC6-R10 Grazing and pastoral farming in the GRZ – General residential zone	
<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <ul style="list-style-type: none"> (a) The site must be more than 5ha. 	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC6-RI 1	Neighbourhood centre in the GRZ – General residential zone
<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <p>(a) Must be within an area identified in a Council approved Structure Plan or Master Plan.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC6-RI 2	Comprehensive land development consent (CLDC) in the GRZ – General residential zone
<p>(1) Activity status: RDIS</p> <p>Activity specific conditions:</p> <p>(a) A comprehensive land development consent (CLDC) that meets all of the following conditions:</p> <p>(i) is in accordance with the Te Kauwhata Lakeside Precinct Plan in Figure 15; the roading network, walkways and cycleways shown on the Precinct Plan in Figure 16; and the open space shown on Precinct Plan in Figure 17 as set out in the precinct parameters below; and</p> <p>(ii) A CLDC is in accordance with the Lakeside Precinct Plans identified above if:</p> <ol style="list-style-type: none"> (1) Primary roads are within 50m of the location shown on the Precinct Plan in Figure 16; (2) The bus route is either on the alignment shown on the Precinct Plan in Figure 16 or a continuous alignment that achieves the same circulation; (3) The external boundary of the high density area within the Residential Zone is within 10m of the location shown on the Precinct Plan in Figure 15; (4) Indicative walkways/cycle ways are within 100m of the location shown on the Precinct Plan in Figure 16 provided connections are retained between the Lakeside Walkway and the residential development; (5) Lakeside Walkway is within 10m of the location shown on the Precinct Plan in Figure 17; (6) Retirement village boundaries are within 50m of the location 	<p>(2) Activity status: DIS</p> <p>Where:</p> <p>(a) A CLDC that does not comply with Rule PREC6-R16(1) and meets all of the following conditions and conditions PREC6-R16(1) (b) and PREC6-R16(1) (c) relating to secondary access and infrastructure:</p> <ol style="list-style-type: none"> (i) Primary roads are within 50m-100m of the location shown on the Precinct Plan in Figure 16; (ii) Bus route is either on the alignment shown on the Precinct Plan in Figure 16 or a continuous alignment that achieves the same circulation; (iii) The external boundary of the high density area within the Residential Zone is within 10m-20m of the location shown on the Precinct Plan in Figure 15; (iv) Indicative walkways/cycle ways are within 100m-200m of the location shown on the Precinct Plan in Figure 17 provided connections are retained between the Lakeside Walkway and the residential development; (v) Lakeside Walkway is within 10m-20m of the location shown on Precinct Plan 6.5.1(3)(c); (vi) Retirement village boundaries are within 50m-100m of the location shown on the Precinct Plan in Figure 15; (vii) Indicative areas of open space are within 200-400m of the location shown on the Precinct Plan in Figure 17. <p>(b) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.</p>

<p>shown on the Precinct Plan in Figure 15</p> <p>(7) Indicative areas of open space are within 200m of the location shown on the Precinct Plan in Figure 17</p> <p>(b) A secondary road access into the Lakeside Precinct Plan Area (as shown on the Lakeside Precinct Plan in Figure 16) must be opened for traffic before the number of residential allotments in the Lakeside Precinct Plan Area exceeds 400 provided that:</p> <p>(i) each independent living unit in a retirement village shall count as one allotment;</p> <p>(ii) for the purpose of this rule, exceedance of 400 residential allotments shall occur at the time of issue of 224C certificate under the Resource Management Act, and exceedance of independent living unit shall occur at the time of issue of building consent for that unit.</p> <p>(c) The following infrastructure requirements are met:</p> <p>(i) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements; and</p> <p>(ii) Any wastewater disposal into Lake Waikare shall be from a new membrane bioreactor treatment plant (or plant of equal or better functionality), provided that wastewater disposal from up to 400 residential allotments may be connected to the existing Te Kauwhata wastewater treatment plant on a temporary basis until a long-term wastewater disposal system is implemented. Where a retirement village is included as part of the first 400 residential allotments, then each independent living unit shall count as one allotment; and</p> <p>(iii) Every allotment other than a utility allotment, access allotment or open space allotment, must be able to</p>	<p>(3) Activity status: NC</p> <p>Where:</p> <p>(a) A CLDC that does not meet the requirements of Rule PREC6-R16(1)(b) and PREC6-R16(1)(c) relating to Secondary Road Access Control and/or the Infrastructure Requirements, shall be a non-complying activity</p> <p>(4) Activity status: NC</p> <p>Where:</p> <p>(a) A CLDC that does not meet any of the parameters for a discretionary activity outlined in PREC6-R16(2)(a)(i) to (vii) is a non-complying activity.</p>
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<p>demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (i) above; and</p> <p>(iv) Every allotment other than a utility allotment, access allotment or open space allotment, must be able to demonstrate how it will provide land drainage and stormwater disposal either through a reticulated network or in accordance with EIT – Infrastructure, energy and transport; and</p> <p>(v) Prior to the issue of any building consent for a dwelling or retirement village, the infrastructure requirements detailed in (c)(i)(iii) above shall be implemented and operational.</p> <p>(d) A CLDC can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages, provided that an individual stage must be 5ha or more.</p> <p>(e) Applications for approval of a CLDC as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>(f) CLDC approval does not constitute authorisation by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from the Waikato District Council prior to any works commencing that affect public roads.</p> <p>Discretion is reserved over:</p> <p>(g) consistency with the Te Kauwhata Lakeside Precinct Plans in in Figure 15, in Figure 16 and in Figure 17.</p> <p>(h) matters identified in the assessment criteria in X,</p> <p>(i) managing the effects of wastewater and stormwater,</p> <p>(j) roading network (including the Te Kauwhata Road level crossing safety) and compliance with a Council approved roading standard,</p>	
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<ul style="list-style-type: none"> (k) protection, restoration or enhancement of ecological features, (l) provision and location of existing and future utilities and connections, (m) location of roads and their connections, (n) provision for public access to Lake Waikare, (o) provision of open space, including linkages between residential areas, open space and Lake Waikare, (p) effects of natural hazards (including flooding), geotechnical and land contamination, (q) provision of the historic lwi overlay area shown on the Precinct Plan in Figure 17. 	
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PREC6-RI3	Any activity that does not comply with one or more of the activity specific conditions for a permitted activity under the land use – effects standards land use building standards in the GRZ – General residential zone
(1) Activity status: DIS	

PREC6-RI4	Any activity that is not listed as a Permitted, Restricted Discretionary or Discretionary activity in the GRZ – General residential zone
(1) Activity status: NC	

Land use – effects

PREC6-S2	Noise and vibration – North Island Main Trunk Line (NIMT) in the GRZ – General residential zone	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Construction or alteration of a building must comply with the following conditions: <ul style="list-style-type: none"> (i) a non-habitable accessory building or attached non-habitable garage and is set back at least 5m from any boundary which adjoins the NIMT, or (ii) a building other than that specified in (a) above and is set back at least 10m from any boundary which adjoins the NIMT and. (iii) If located within 100m of the centreline of the nearest rail track within the NIMT and is designed and constructed to ensure that the following internal design noise limits shall not be exceeded with all external doors and windows closed. 	<p>(2) Activity status: RDIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Construction or alteration of a building that does not comply with Rule PREC6-S2(1). (b) Any restricted discretionary activity will be limited notified to the operator of the rail network (currently KiwiRail). <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (c) reverse sensitivity issues related to NIMT; (d) Noise-sensitive activities within 100m of a rail track: <ul style="list-style-type: none"> (i) The degree of noise attenuation achieved at the noise-sensitive activity; (ii) The effects of reverse sensitivity on the operation of the rail network, and the ability and suitability of mitigation 	

Receiving Environment	LAeq, 1 hour
Residential – bedrooms	35 dB
Residential – other habitable spaces	40 dB
Teaching spaces	40 dB
All other sensitive activity building spaces to comply with satisfactory sound levels Care Spaces AS/NZS 2107:2000 (nearest specified equivalent) e.g. Hospital and Dementia, Commercial Spaces	

(iv) For the purpose of this rule, the noise levels generated by rail operations on the NIMT shall be as determined by a qualified acoustic specialist, using methods consistent with New Zealand Standards, within five years prior to the date of the design certificate referred to at the end of this clause b)

(v) This rule only applies to habitable rooms, teaching spaces and sensitive activity building spaces identified in the table above where those habitable rooms or spaces fall within or partly within the specified 100m distance.

(vi) Where it is necessary to have windows closed to achieve the internal acoustic noise limits, an alternative ventilation system shall be provided.

(vii) The ventilation system installed shall comply with the following:

- (1) Consist of an air conditioning unit(s) provided that the noise level generated by the unit(s) must not exceed 40dB LAeq(30s) in the largest habitable room (excluding bedrooms) and 35dB LAeq(30s) in all other habitable rooms, when measured 1 metre away from any grille or diffuser; or
- (2) A system capable of providing at least 15 air changes per hour (ACH) in the largest habitable room (excluding bedrooms) and at least 5 air changes per

measures to enable the continued and uninterrupted operation of the rail network;

(iii) A reverse sensitivity covenant.

(e) Vibration sensitive activities within 40m of a rail track:

- (i) The size, nature and location of the building on the site;
- (ii) Special topographical, building features or ground conditions which will mitigate vibration impacts;
- (iii) Any characteristics of the proposed use which make compliance with the standard unnecessary;
- (iv) A reverse sensitivity covenant.

<p>hour (ACH) in all other habitable rooms;</p> <p>(3) The noise level generated by the system must not exceed 40dB LAeq(30s) in the largest habitable room (excluding bedrooms) and 35dB LAeq(30s) in all other habitable rooms, when measured 1 metre away from any grille or diffuser;</p> <p>(4) The internal air pressure must be no more than 10 Pa above ambient air pressure due to the mechanical ventilation;</p> <p>(5) Where a high air flow rate setting is provided, the system shall be controllable by the occupants to be able to alter the ventilation rate with at least three equal progressive stages up to the high setting.</p> <p>(viii) Compliance with this rule shall be demonstrated by providing the Council with a design report and a design certificate prepared by an experienced and qualified acoustic specialist, at the time of building consent application; and</p> <p>(ix) If located within 40m of the centreline of the nearest rail track within the NIMT and is designed and constructed to ensure the following levels of vibration from trains shall not be exceeded based on the procedures specified in the Norwegian Standard NS 8176E: 2nd edition September 2005 Vibration and Shock Measurement of Vibration in Buildings from Land Based Transport and Guidance to Evaluation of its Effects on Human Beings.</p> <table border="1" style="width: 100%; margin-top: 20px;"> <thead> <tr> <th style="text-align: center;">Receiving Environment</th> <th style="text-align: center;">Maximum weighted velocity, Vw95</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Sensitive activities/buildings</td> <td style="text-align: center;">0.3mm/s</td> </tr> </tbody> </table> <p style="margin-top: 10px;">or</p>	Receiving Environment	Maximum weighted velocity, Vw95	Sensitive activities/buildings	0.3mm/s	
Receiving Environment	Maximum weighted velocity, Vw95				
Sensitive activities/buildings	0.3mm/s				

<p>(x) if located within 20m of the centre line of the nearest rail track within the NIMT is designed and constructed to ensure that the level of vibration from trains shall not exceed the criteria set out in the British Standard BS 7385-2:1993.</p> <p>(xi) Compliance with clauses (d) and (e) shall be demonstrated by providing the Council with a design report and a design certificate prepared by an experienced and qualified vibration specialist, at the time of building consent application. Vibration generated by rail operations on the NIMT shall be as determined by a qualified vibration specialist, using methods consistent with New Zealand standards, within five years prior to the date of the design certificate.</p>	
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<p>PREC6-S3 Earthworks - general in the GRZ – General residential zone</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks (excluding the importation of fill, within a flood risk area, or a CLDC), including earthworks necessary for the construction and maintenance of existing public roads or for construction of new roads in accordance with the Te Kauwhata Lakeside Precinct Plan, must meet all the following conditions:</p> <p>(i) do not disturb or move more than 200m² within an individual site in a single calendar year except where the maximum area at any one time shall not exceed 400m², and</p> <p>(ii) in relation to the height of any cut or batter face do not exceed 2m, or</p> <p>(iii) are necessary for building works authorised by a building consent and:</p> <p>(1) the area of earthworks is no more than 150% of the area of those building works, or</p> <p>(2) the earthworks occur on land with an average gradient no steeper than 1:8, or</p> <p>(3) any trenching for network utilities, or on or offsite utilities within the Te Kauwhata Lakeside Precinct Plan Area are</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

<p>backfilled or reinstated to original ground level, or</p> <p>(4) traffic associated with the works is managed in accordance with a Construction Traffic Management Plan approved by the Waikato District Council as the road controlling authority;</p> <p>(5) Including any cut and batter faces or filled areas, are revegetated to achieve 80% ground cover within 12 months of the earthworks being commenced; and</p> <p>(6) Retain sediment within the construction area through the implementation and maintenance of sediment controls.</p> <p>Note: The Waikato Pest Management Plan addresses the management of identified pest species, including alligator weed. It includes enforceable controls relating to subdivision and land development in infected areas.</p>	
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PREC6-S4	Earthworks - general in the GRZ – General residential zone	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks involving imported fill material (other than earthworks approved as part of a CLDC) meets all of the following conditions:</p> <p>(i) all material for filling is cleanfill, and</p> <p>(ii) filling that is not part of building work, or construction of roads, or installation of infrastructure:</p> <p style="margin-left: 40px;">(1) does not exceed a volume of 20m³ and a depth of 1m, and</p> <p style="margin-left: 40px;">(2) does not include a building platform, and</p> <p style="margin-left: 40px;">(3) does not include placing fill into an area of significant indigenous vegetation or habitat, or</p> <p>(iii) is for minor upgrading of existing electricity lines and does not exceed 50m², and</p> <p>(iv) where traffic associated with the work uses public roads, is managed in accordance with an approved Construction Traffic Management Plan</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council discretion shall be restricted to the following matters:</p> <p>(a) effects on amenity values;</p> <p>(b) visual effects;</p> <p>(c) effects on indigenous vegetation and habitat;</p> <p>(d) mitigation measures including replacement planting where vegetation removal is involved;</p> <p>(e) effects on cultural values;</p> <p>(f) effects on heritage values.</p>	

<p>or authorised in writing by Waikato District Council as the road controlling authority.</p> <p>Note: The Waikato Pest Management Plan addresses the management of identified pest species, including alligator weed. It includes enforceable controls relating to subdivision and land development in infected areas.</p>	
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PREC6-S5 Earthworks - general in the GRZ – General residential zone	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks in a Flood Risk Area (other than earthworks approved as part of a CLDC) shall meet the following conditions:</p> <p>(i) filling is no more than is necessary to:</p> <p style="margin-left: 40px;">(1) provide a foundation for building approved by a building consent, and access to that building, or</p> <p style="margin-left: 40px;">(2) enable minor upgrading of existing electricity lines and does not exceed 50m².</p> <p>Note 1: The Waikato Pest Management Plan addresses the management of identified pest species, including Alligator Weed. It includes enforceable controls relating to subdivision and land development in infected areas.</p> <p>Note 2: Regional earthworks consents may also be needed for works in a high risk erosion area. controls relating to subdivision and land development in infected areas.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC6-S6 Earthworks - general in the GRZ – General residential zone	
<p>(1) Activity status: CON</p> <p>Where:</p> <p>(a) Earthworks that do not comply with Rule PREC6-S3(1) are a controlled activity provided it meets the following conditions:</p> <p>(i) do not exceed 5000m² in total area at any one time except a retirement village where the maximum area at any one time shall not exceed 1ha;</p> <p>(ii) does not involve contaminated land unless that land has been remediated;</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <p>(a) effects on amenity values;</p> <p>(b) visual effects;</p> <p>(c) mitigation measures including sediment control;</p> <p>(d) effects on land utilization;</p> <p>(e) effects on erosion;</p> <p>(f) effects on cultural values;</p> <p>(g) effects on heritage values;</p>

<ul style="list-style-type: none"> (iii) have erosion and sediment controls in place which will retain sediment on the site; (iv) any cut and batter faces or filled areas, are revegetated to achieve 80% ground cover within 12 months of the earthworks being commenced, or in the cases where the filled area is to be (in part or whole) within a building platform or hard surface area, the base course has been laid and compacted within 12 months of the earthworks being commenced; (v) any surplus material is disposed of within the Te Kauwhata Lakeside Precinct Plan Area in in Figure 15, and (vi) does not adversely affect other land through changes to natural water flows or established drainage paths. 	<ul style="list-style-type: none"> (h) effects on the Lake Waikare flood plain.
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Land use – building

PREC6-S7	Dwelling in the GRZ – General residential zone
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) One dwelling within a site. 	<p>(2) Activity status: RDIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Construction of more than one dwelling on land contained in a certificate of title must comply with all of the following conditions: <ul style="list-style-type: none"> (i) semi-detached or terrace houses meet the following density requirements: (ii) Medium Density Precinct one dwelling per 300m²; (iii) Higher Density Precinct one dwelling per 225m²; or (iv) Part of a retirement village. <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Design and location of buildings; (c) Amenity values of the locality; (d) Privacy on other sites; (e) Matters referred to in Appendix B (Engineering Standards); (f) Consistency with the Te Kauwhata Lakeside Precinct Plan in Figure 15, in Figure 16, and in Figure 17.

PREC6-S8	Height in the GRZ – General residential zone
<p>(1) Activity status: PER</p> <p>Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) The maximum height of any building must not exceed 8.0m.</p>	<p>The Council’s discretion shall be restricted to the following:</p> <ul style="list-style-type: none"> (a) design and location of building; (b) building dominance effects; (c) admission of daylight and sunlight to the site and other sites; (d) privacy on other site amenity values of the locality.
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<p>PREC6-S9 Building coverage in the GRZ – General residential zone</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The total building coverage on a site must not exceed 40% in the Medium Density precinct identified on the Te Kauwhata Lakeside Precinct Plan in Figure 15 	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>PREC6-S10 Building coverage in the GRZ – General residential zone</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The total building coverage on a site must not exceed 65% in the higher density precinct identified on the Te Kauwhata Lakeside Precinct Plan in Figure 15 	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>PREC6-S11 Building coverage in the GRZ – General residential zone</p>	
<p>(1) Activity status: RDIS Where:</p> <ul style="list-style-type: none"> (a) Total building coverage on a site that does not exceed the maximum building coverage control by more than an additional 10%. <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (b) design and location of building; (c) effect of the scale of the building on adjoining sites and the streetscape. 	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>PREC6-S12 Daylight admission in the GRZ – General residential zone</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Any building within the Medium Density Precinct identified on the Te Kauwhata Lakeside Precinct Plan in Figure 15 shall not protrude through a height control 	<p>(2) Activity status where compliance not achieved: DIS Council’s discretion shall be restricted to:</p> <ul style="list-style-type: none"> (a) height of building; (b) design and location of building;

<p>plane rising at an angle of 45° commencing at an elevation of 2.5m above ground level at every point of the site boundary, except that this standard does not apply to party walls located along site boundaries.</p>	<p>(c) admission of daylight and sunlight to the site and other sites; (d) privacy on other sites; (e) amenity values of the locality.</p>
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<p>PREC6-SI3 Daylight admission in the GRZ – General residential zone</p>	
<p>(1) Activity status: PER Where: (a) Any building within the High Density Precinct identified on the Te Kauwhata Lakeside Precinct Plan in Figure 15 shall not protrude through a height control plane rising at an angle of 45° commencing at an elevation of 3.5m above ground level at every point of the site boundary within 20m of a street frontage, and 2.5m above ground level at every point on the site boundary greater than 20m from the street frontage; except that this standard does not apply to party walls located along site boundaries.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion shall be restricted to: (a) height of building; (b) design and location of building; (c) admission of daylight and sunlight to the site and other sites; (d) privacy on other sites; (e) amenity values of the locality.</p>

<p>PREC6-SI4 Non-residential building in the GRZ – General residential zone</p>	
<p>(1) Activity status: PER Where: (a) A non-residential building provided that the gross floor area does not exceed 300m².</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>PREC6-SI5 Living court in the GRZ – General residential zone</p>	
<p>(1) Activity status: PER Where: (a) A living court must be provided for each dwelling in the Medium Density Precinct as shown on Te Kauwhata Lakeside Precinct Plan in Figure 15 which meets all of the following conditions: (i) the living court is readily accessible from a living area of the dwelling; and either (ii) on the ground floor the living court has a minimum area of 60m² capable of containing a circle of 6m diameter, and has a minimum width of 2.5m; or (iii) if the dwelling does not have a habitable room on the ground floor, a</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion shall be restricted to the following matters: (a) Outdoor amenity; (b) Functionality of balcony space; (c) Integration of balconies within building design; (d) Privacy and overlooking.</p>

<p>balcony is provided that meets the following:</p> <ul style="list-style-type: none"> (1) has an area of 10m² with a diameter of at least 2.0m for 1 bedroom dwellings; or (2) has an area of 15m² with a minimum diameter 2.4m for 2 or more bedroom dwellings. 	
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PREC6-SI6 Living court in the GRZ – General residential zone	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A living court must be provided for each dwelling in the High Density Precinct as shown on Te Kauwhata Lakeside Precinct Plan in Figure 15 which meets either Rule (a)(v) or condition (a)(iii):</p> <ul style="list-style-type: none"> (i) it complies with the living court rules for the medium density precinct, except that the ground floor living court must have a minimum area of 50m²; or (ii) Communal open space is provided and: <p>(b) the communal open space is accessible from all dwellings subject to this provision, and</p> <ul style="list-style-type: none"> (i) each dwelling has a legal right to use and enjoy the communal open space, and (ii) an on-site private open space is provided where either: <ul style="list-style-type: none"> (1) on the ground floor the living court has a minimum area of 30m² capable of containing a circle of 4m diameter, and has a minimum width of 2.5m; or (2) if the dwelling does not have a habitable room on the ground floor, a balcony is provided containing at least 10m² and a circle with a diameter of at least 2.0m. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Outdoor amenity; (b) Functionality of balcony space; (c) Integration of balconies within building design; (d) Privacy and overlooking.

PREC6-SI7 Building setbacks – All boundaries in the GRZ – General residential zone	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building must be set back a minimum of:</p> <ul style="list-style-type: none"> (i) 3m from the road boundary; 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p>

<ul style="list-style-type: none"> (ii) 1m from the side boundary excluding duplexes or terrace houses; (iii) 1.5m from the rear boundary. 	<ul style="list-style-type: none"> (a) amenity of neighbouring properties including shadowing, building dominance and privacy; (b) streetscape quality; (c) road network safety and efficiency.
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PREC6-S18 Fences in the GRZ – General residential zone	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Fences and walls between the applicable building setbacks under Rule PREC6: S17(1) on a site and any road and road reserve boundaries must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) be no higher than 1.2m if solid; (ii) be no higher than 2m if: <ul style="list-style-type: none"> (1) visually permeable for the full 1.8m height of the fence; or (2) solid up to 1.2m and visually permeable between 1.2m and 1.8m. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) building materials and design (b) height (c) effects on amenity (d) visibility of public space.

PREC6-S19 Overlooking of public spaces in the GRZ – General residential zone	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Any dwelling or independent living unit within a retirement village located on a site which fronts a street or public open space must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) at least one habitable room with glazing overlooks the street or public open space, and (ii) the area of glazing shall be a minimum of 25% of that part of the wall area of the habitable room which faces the street or public open space. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) visibility of public open space; (b) public safety.

Subdivision

PREC6-R15 Subdivision Lakeside - general in the GRZ – General residential zone	
<p>(3) Activity status: CON</p> <p>Activity-specific conditions:</p> <p>(a) Subdivision must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) Subdivision is for an existing or approved housing development. <ul style="list-style-type: none"> (1) every allotment, other than a utility allotment or access 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>The Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) subdivision layout; (b) shape and orientation of allotments; (c) ability of allotments to accommodate a practical building platform;

<p>allotment, has a net site area of at least:</p> <ul style="list-style-type: none"> (2) Medium Density Precinct – a minimum site size of 300m² with an average site size of 450m², subject to (B) below; (3) Higher Density Precinct – a minimum site size of 225m², with a minimum average site size of 250m². Where a site has legal access to private communal open space, then the percentage of that open space related to the number of properties with legal rights to use the private communal open space, will count towards the average site size (but not minimum site size); or (4) 2500m² in the case of any new allotment that is not connected to a reticulated wastewater system. For the avoidance of doubt this rule does not apply to any allotment created prior to 1 January 2017. <p>(ii) No allotment adjoining Lot 2 DPS 83606 included in SA66B/985 and/or Lot 4 DPS 83606 included in SA66B/987 shall be smaller than 450m² net site area.</p> <ul style="list-style-type: none"> (1) every allotment with a road boundary, other than an access allotment, access leg or utility allotment, has a width along the road boundary of at least: <ul style="list-style-type: none"> (2) 12m in the Medium Density Precinct shown in Figure 15 or (3) 9m in the Higher Density Precinct shown in Figure 13 or <p>(iii) every allotment, other than a utility or access allotment, is capable of containing a building platform:</p> <ul style="list-style-type: none"> (1) Upon which a dwelling and living court could be sited as a permitted activity or, in the Higher Density Precinct, outdoor living space meets the communal open space Rule PREC6-516, or (2) In the case of vacant sites with no associated building proposal: 	<ul style="list-style-type: none"> (d) variation in allotment size; (e) likely location of future buildings and their potential effects on the environment; (f) avoidance or mitigation of natural hazards geotechnical suitability for building; (g) road efficiency and safety; (h) vehicle and pedestrian networks; (i) connection to open spaces; (j) amenity and streetscape; (k) drainage; (l) land stability; (m) amenity matters including batter slopes; (n) health and safety; (o) easements to facilitate development beyond the site.
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<p>(3) A rectangle of at least 200m² with a minimum dimension of 12m exclusive of yards, and</p> <p>(4) No part of the rectangle is located in an area identified as a stream or flood plain.</p> <p>(iv) every allotment other than a utility, access or open space allotment meets the infrastructure requirements as below:</p> <p>(1) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements; and</p> <p>(2) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (a) above; and</p> <p>(3) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will provide land drainage and stormwater disposal either through a reticulated network or in accordance with EIT – Infrastructure, energy and transport.</p> <p>(v) any allotment that creates a walkway or cycle way or any walkway or cycle way forming part of a subdivision is:</p> <p>(1) at least 3 metres wide;</p> <p>(2) designed for shared pedestrian and cycle use;</p> <p>(3) for connections between roads, has unimpeded visibility along the entire length;</p> <p>(4) generally in accordance with the walkway route shown on the Precinct Plan in Figure 17</p>	
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<p>(recognising that the detailed alignment is indicative only).</p> <p>Council's control shall be reserved to the following matters:</p> <ul style="list-style-type: none"> (b) subdivision layout; (c) shape and orientation of allotments; (d) ability of allotments to accommodate a practical building platform; (e) variation in allotment size; (f) likely location of future buildings and their potential effects on the environment; (g) avoidance or mitigation of natural hazards geotechnical suitability for building; (h) road efficiency and safety; (i) vehicle and pedestrian networks; (j) connection to open spaces; (k) amenity and streetscape; (l) drainage; (m) land stability; (n) amenity matters including batter slopes; (o) health and safety; (p) easements to facilitate development beyond the site. 	
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<p>PREC6-R16 Lakeside Comprehensive Subdivision Consent (CS) in the GRZ – General residential zone</p>	
<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) A Comprehensive Subdivision Consent (CS) that meets all of the following conditions: <ul style="list-style-type: none"> (i) is in accordance with Te Kauwhata Lakeside Precinct Plan in Figure 15 the roading network, walkways and cycleways shown on Precinct Plan Rule in Figure 16 and the open space shown on Precinct Plan in Figure 17 as set out in the precinct parameters below; and (ii) A CS is in accordance with the Lakeside Precinct Plans identified above if: <ul style="list-style-type: none"> (1) Primary roads are within 50m of the location shown on Precinct Plan in Figure 16; (2) Bus route is either on the alignment shown on Precinct Plan in Figure 16 or a 	<p>(2) Activity status: DIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A CS that does not comply with Rule PREC6-R16(1) and meets all of the following conditions and conditions PREC6-R16(1)(a) (i) and (ii) relating to secondary access and infrastructure: <ul style="list-style-type: none"> (i) Primary roads are within 50m-100m of the location shown on Precinct Plan in Figure 16; (ii) Bus route is either on the alignment shown on Precinct Plan in Figure 16 or a continuous alignment that achieves the same circulation; (iii) The external boundary of the high density area within the Residential Zone is within 10m-20m of the location shown on Precinct Plan in Figure 15; (iv) Indicative walkways/cycleways are within 100m-200m of the location shown on Precinct Plan Figure 16

<p>continuous alignment that achieves the same circulation;</p> <p>(3) The external boundary of the high density area within the Residential Zone is within 10m of the location shown on Precinct Plan Rule in Figure 15;</p> <p>(iii) Indicative walkways/cycleways are within 100m of the location shown on the Precinct Plan in Figure 17 provided connections are retained between the Lakeside Walkway and the residential development;</p> <p>(iv) The Lakeside Walkway is within 10m of the location shown on Precinct Plan Rule in Figure 17;</p> <p>(v) Retirement village boundaries are within 50m of the location shown on Precinct Plan in Figure 16 and</p> <p>(vi) Indicative areas of open space are within 200m of the location shown on Precinct Plan in Figure 17;</p> <p>(vii) A secondary road access into the Lakeside Precinct Plan Area (as shown on Lakeside Precinct Plan in Figure 16) must be opened for traffic before the number of residential allotments in the Lakeside Precinct Plan Area exceeds 400 provided that:</p> <p>(1) each independent living unit in a retirement village shall count as one allotment;</p> <p>(2) for the purpose of this rule, exceedance of 400 residential allotments shall occur at the time of issue of 224C certificate under the Resource Management Act, and exceedance of independent living unit shall occur at the time of issue of building consent for that unit.</p> <p>(viii) The following infrastructure requirements are met:</p> <p>(1) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required</p>	<p>provided that connections are retained between the Lakeside Walkway and the residential development;</p> <p>(v) Lakeside Walkway is within 10m-20m of the location shown on Precinct Plan in Figure 17;</p> <p>(vi) Retirement village boundaries are within 50m-100m of the location shown on Precinct Plan in Figure 15;</p> <p>(vii) Indicative areas of open space are within 200-400m of the location shown on Precinct Plan in Figure 17;</p> <p>(b) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.</p> <p>(3) Activity status: NC</p> <p>Where:</p> <p>(a) A CS that does not meet the requirements of Rule PREC6-R16(1)(a) (vii) and (viii) relating to Secondary Road Access Control and/or the Infrastructure Requirements, shall be a non-complying activity.</p> <p>(4) Activity status: NC</p> <p>Where:</p> <p>(a) A CS that does not meet any of the parameters for a discretionary activity outlined in Rule PREC6-R16(2)(a) (i) to (vii) is a non-complying activity.</p>
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<p>to meet water quality, quantity and disposal requirements; and</p> <p>(2) Any wastewater disposal into Lake Waikare shall be from a new membrane bioreactor treatment plant (or plant of equal or better functionality), provided that wastewater disposal from up to 400 residential allotments may be connected to the existing Te Kauwhata wastewater treatment plant on a temporary basis until a long-term wastewater disposal system is implemented. Where a retirement village is included as part of the first 400 residential allotments, then each independent living unit shall count as one allotment; and</p> <p>(3) Every allotment other than a utility allotment, access allotment or open space allotment, must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (i) above; and</p> <p>(4) Every allotment other than a utility allotment, access allotment or open space allotment, must be able to demonstrate how it will provide land drainage and stormwater disposal either through a reticulated network or in accordance with EIT – Infrastructure, energy and transport;</p> <p>(5) and prior to the issue of any 224C approval, the infrastructure requirements detailed in (viii) 1-4 above shall be implemented and operational.</p> <p>(ix) Individual site sizes shall not be less than the following for the identified areas on the Te Kauwhata Lakeside Precinct Plan in Figure 15.</p>	
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<p>(1) Medium Density– a minimum site size of 300m² with a minimum average site size of 450m², subject to E below.</p> <p>(2) Higher Density – a minimum site size of 225m² with a minimum average site size of 250m². Where a site has legal access to private communal open space, the percentage of that open space related to the number of properties with legal rights to use the private communal open space, will count towards average site size (but not minimum site size).</p> <p>(3) Retirement village – Medium Density precinct – a minimum exclusive area for an independent dwelling of 120m².</p> <p>(4) Retirement village – Higher Density precinct – no density limit.</p> <p>(5) No allotment adjoining Lot 2 DPS 83606 included in SA66B/985 and/or Lot 4 DPS 83606 included in SA66B/987 shall be smaller than 450m² net site area.</p> <p>(6) Where the averaging rule applies in A and B above this shall be calculated as the average of all sites zoned Residential, intended for residential purposes, and less than 2000m². Any allotment greater than 2000m² or any allotment primarily intended for roading or public infrastructure shall not be included within the average calculation.</p> <p>(x) A CS can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages, provided that an individual stage must be 5ha or more.</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(b) consistency with the Te Kauwhata Lakeside Precinct Plan in Rules in Figure 15, Figure 16 and Figure 17,</p> <p>(c) matters identified in the assessment criteria in X;</p>	
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<p>(d) managing the effects of wastewater and stormwater;</p> <p>(e) extent of any non-compliance with site density control;</p> <p>(f) roading network (including the Te Kauwhata Road level crossing safety);</p> <p>(g) compliance with a Council approved roading standard;</p> <p>(h) protection, restoration or enhancement of ecological features;</p> <p>(i) provision and location of existing and future utilities and connections;</p> <p>(j) location of roads and their connections;</p> <p>(k) provision for public access to Lake Waikare;</p> <p>(l) provision of open space, including linkages between residential areas, open space and Lake Waikare;</p> <p>(m) effects of natural hazards (including flooding), geotechnical and land contamination;</p> <p>(n) provision of the historic Iwi overlay area shown on Precinct Plan in Figure 17</p> <p>(o) Applications for approval of a Comprehensive Subdivision Consent as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>Note 1 CS approval does not constitute authorisation by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from the Waikato District Council prior to any works commencing that affect public roads.</p>	
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<p>PREC6-RI 7 Subdivision – Sites less than 5ha in the GRZ – General residential zone</p>	
<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions:</p> <p>(a) Subdivision on sites less than 5 ha that complies with the conditions as set out below:</p> <p>(i) it is in accordance with the Te Kauwhata Lakeside Precinct Plan in Figure 15, in Figure 16 and in Figure 17</p> <p>(ii) environmental improvements required by the Te Kauwhata</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

<p>Lakeside Precinct Plan (including, but not limited to landscaping and provision of walkways and cycleways shown on the Precinct Plan in Figure 17 have been implemented to the extent required; or</p> <p>(iii) the requisite environmental improvements in above are proposed to be implemented as a condition of subdivision consent to be completed or bonded prior to the issue of a section 224(c) certificate for the subdivision.</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(b) consistency with the Te Kauwhata Lakeside Precinct Plans in Figure 15, in Figure 16 and in Figure 17</p> <p>(c) matters identified in the assessment criteria in X;</p> <p>(d) managing the effects of wastewater and stormwater;</p> <p>(e) extent of any non-compliance with site density control;</p> <p>(f) roading network and compliance with a Council approved roading standard;</p> <p>(g) provision and location of existing and future utilities and connections;</p> <p>(h) location of roads and their connections;</p> <p>(i) effects of natural hazards (including flooding), geotechnical and land contamination.</p>	
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GRUZ – General rural zone

<p>PREC6-RI8 Marae Complex or Papakainga Housing Development on Maaori Freehold Land or on Maaori Customary Land. in the GRUZ – General rural zone</p>	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) GRUZ – General rural zone land use – effects standards;</p> <p>(b) GRUZ – General rural zone land use – building standards except:</p> <p>(i) Rule GRUZ-S1 (Number of dwellings) does not apply;</p> <p>(ii) Rule GRUZ-S2 (Minor Dwellings) does not apply;</p> <p>(iii) Rules NATC-R4 and NFL-R5 and (Buildings and structures in landscape and natural character areas) does not apply;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<ul style="list-style-type: none"> (iv) Rules GRUZ-S3 to GRUZ-S7 (Building Height) do not apply; (v) Rule GRUZ-S9 (Building Coverage) does not apply; (c) Building height does not exceed 7.5m in any of the following areas: <ul style="list-style-type: none"> (i) Outstanding Natural Landscape; (ii) Outstanding Natural Feature; (iii) Outstanding Natural Character Area of the coastal environment; (iv) High Natural Character Area of the coastal environment; (d) A Concept Management Plan is provided, with either: <ul style="list-style-type: none"> (i) A Licence to Occupy at the time of lodgement of the building consent application where the land is vested in trustees whose authority is defined in a Trust Order and/or a Maori Incorporation; or (ii) Where a Trust Order or Maori Incorporation does not exist, one of the following instruments is provided to Council at the time of lodgement of the building consent application: <ul style="list-style-type: none"> (1) A lease; or (2) An Occupation Order of the Māori Land Court. 	
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<p>PREC6-R19 A temporary event in the GRUZ – General rural zone</p>	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) The event occurs no more than 3 times per consecutive 12 month period; (b) The duration of each event is less than 72 hours; (c) It may operate between 7.30am to 8:30pm Monday to Sunday; (d) Temporary structures are: (e) erected no more than 2 days before the event occurs; (f) removed no more than 3 days after the end of the event; (g) The site is returned to its previous condition no more than 3 days after the end of the event; (h) There is no direct site access from a national route or regional arterial road. 	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC6-R20	Cultural event on Maori Freehold Land containing a Marae Complex in the GRUZ – General rural zone
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R21	A home occupation in the GRUZ – General rural zone
(1) Activity status: PER Activity-specific conditions: (a) It is wholly contained within a building; (b) The storage of materials or machinery associated with the home occupation is wholly contained within a building; (c) No more than 2 people who are not permanent residents of the site are employed at any one time; (d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:30am and before 7:00pm on any day; (e) Machinery may be operated after 7:30am and up to 9pm on any day.	(2) Activity status where compliance not achieved: DIS

PREC6-R22	Afforestation in the GRUZ – General rural zone
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R23	Farming in the GRUZ – General rural zone
(1) Activity status: PER Activity-specific conditions: (a) Is excluded from Lake Waikare and the natural waterway shown on Figure 17 .	(2) Activity status where compliance not achieved: DIS

PREC6-R24	Forestry in the GRUZ – General rural zone
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R25	Produce stall in the GRUZ – General rural zone
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R26	Home stay in the GRUZ – General rural zone
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(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a
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PREC6-R27 Equestrian Centre in the GRUZ – General rural zone	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R28 Horse Training Centre in the GRUZ – General rural zone	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R29 Walkways and cycleways in the GRUZ – General rural zone	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R30 Informal recreation in the GRUZ – General rural zone	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R31 Active recreation in the GRUZ – General rural zone	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R32 Information signage in the GRUZ – General rural zone	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R33 Public art in the GRUZ – General rural zone	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R34 Planting and landscaping in the GRUZ – General rural zone	
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R35	Horticulture in the GRUZ – General rural zone
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R36	Gardens, landscaping and planting including communal areas in the GRUZ – General rural zone
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R37	Shelters in the GRUZ – General rural zone
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R38	Information kiosk in the GRUZ – General rural zone
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R39	Structures providing information on culture, history or environment of the Lake Waikare and Te Kauwhata area in the GRUZ – General rural zone
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R40	Memorials recognising the culture and history of the Lake Waikare and Te Kauwhata area in the GRUZ – General rural zone
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC6-R41	Intensive farming in the GRUZ – General rural zone
(1) Activity status: RDIS Activity-specific conditions: (a) Intensive farming that meets all of the following conditions: (i) GRUZ – General rural zone land use – effects standards; (ii) GRUZ – General rural zone land use – building standards except: (1) Building coverage does not exceed 3% of the site and : (2) Rule GRUZ-S9 (Building Coverage) does not apply;	(2) Activity status where compliance not achieved: DIS

<p>(3) Building height does not exceed 15m and Rules GRUZ-S3 – GRUZ-S7 (Building Height) does not apply;</p> <p>(b) It is not located in:</p> <ul style="list-style-type: none"> (i) An Outstanding Natural Feature; (ii) An Outstanding Natural Landscape; (iii) A Significant Amenity Landscape; (iv) An Outstanding Natural Character Area; or (v) A High Natural Character Area <p>(c) For pig farming, buildings and adjacent yard areas are set back at least:</p> <ul style="list-style-type: none"> (i) 300 metres from any site boundary; (ii) From any boundary of a Residential, Village, Country Living or Paa Zone: <ul style="list-style-type: none"> (1) 1200 metres (500 or less pigs); or (2) 2000 metres (more than 500 pigs); <p>(d) For free-range poultry farming, the buildings and outdoor enclosures are set back at least:</p> <ul style="list-style-type: none"> (i) 100 metres from any site boundary; and (ii) 500 metres from any boundary of a Residential, Village, Country Living. <p>(e) For housed poultry and all other intensive farming, the buildings and adjacent yard areas are set back at least:</p> <ul style="list-style-type: none"> (i) 300 metres from any site boundary; and (ii) 500 metres from any boundary of a Residential, Village, Country Living Zone. <p>Council's discretion is restricted to the following:</p> <ul style="list-style-type: none"> (f) Traffic effects; (g) Effects on amenity values, including odour, visual impact, landscaping; (h) Location, type and scale of development; and (i) Noise effects. 	
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<p>PREC6-R42 Rural Industry in the GRUZ – General rural zones</p>	
<p>(1) Activity status: RDIS Activity-specific conditions: Nil</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>Council's discretion is restricted to the following:</p> <ul style="list-style-type: none"> (a) Effects on rural character and amenity, (b) Location, type and scale of development; (c) Waste disposal; (d) Nuisance effects including: light spill and glare, odour, dust, noise; (e) Traffic effects. 	
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PREC6-R43	Any activity that does not comply with Land use effects and Land use building rule unless the activity status is specified as controlled, restricted discretionary, discretionary or non-comply activity in the GRUZ – General rural zone
(I) Activity status: DIS	

PREC6-R44	A waste management facility in the GRUZ – General rural zone
(I) Activity status: DIS	
Activity-specific conditions:	
Nil	

PREC6-R45	Hazardous waste storage, processing or disposal in the GRUZ – General rural zone
(I) Activity status: DIS	
Activity-specific conditions:	
Nil	

PREC6-R46	An education facility in the GRUZ – General rural zone
(I) Activity status: DIS	
Activity-specific conditions:	
Nil	

PREC6-R47	A correctional facility in the GRUZ – General rural zone
(I) Activity status: DIS	
Activity-specific conditions:	
Nil	

PREC6-R48	An extractive industry in the GRUZ – General rural zone
(I) Activity status: DIS	

PREC6-R49	Commercial activity, excluding a produce stall. in the GRUZ – General rural zone
(I) Activity status: DIS	

PREC6-R50	Industrial activity in the GRUZ – General rural zone
(I) Activity status: DIS	

PREC6-R51	Travellers' accommodation for more than 5 people. in the GRUZ – General rural zone
(1) Activity status: DIS	

PREC6-R52	Transport depot in the GRUZ – General rural zone
(1) Activity status: DIS	

PREC6-R53	Place of Assembly in the GRUZ – General rural zone
(1) Activity status: DIS	

PREC6-R54	Boarding, breeding or animal training establishments in the GRUZ – General rural zone
(1) Activity status: DIS	

PREC6-R55	Construction of a building located on an indicative road. in the GRUZ – General rural zone
(1) Activity status: NC	

PREC6-R56	Any activity that is not listed as Permitted, Restricted Discretionary or Discretionary. in the GRUZ – General rural zone
(1) Activity status: NC	

Land use - effects

PREC6-S20	Earthworks - General in the GRUZ – General rural zone
(1) Activity status: PER	
Activity-specific conditions:	
<p>(a) Earthworks in a Flood Risk Area (other than earthworks approved as part of a CLDC) shall meet the following conditions:</p> <p>(i) filling is no more than is necessary to:</p> <p>(1) provide a foundation for building approved by a building consent, and access to that building, or</p> <p>(2) enable minor upgrading of existing electricity lines and does not exceed 50m³.</p> <p>(b) The Waikato Pest Management Plan addresses the management of identified pest species, including Alligator Weed. It includes enforceable controls relating to subdivision and land development in infected areas.</p>	
(2) Activity status where compliance not achieved: RDIS	
Council's discretion is restricted to the following matters:	
<p>(a) effects on amenity values,</p> <p>(b) visual effects,</p> <p>(c) mitigation measures including sediment control,</p> <p>(d) effects on land utilisation,</p> <p>(e) effects on erosion,</p> <p>(f) effects on cultural values,</p> <p>(g) effects on heritage values,</p> <p>(h) effects on the Lake Waikare flood plain.</p>	

(c) Regional earthworks consents may also be needed for works in a high risk erosion area.	
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Subdivision

PREC6-R57 Subdivision Lakeside General in the GRUZ – General rural zone	
<p>(1) Activity status: CON</p> <p>Activity-specific conditions:</p> <p>(a) Subdivision must comply with all of the following conditions:</p> <p>(i) it relates to the creation of lots in accordance with the precinct boundaries, and</p> <p>(ii) it is in accordance with the Te Kauwhata Lakeside Precinct Plan in in Figure 15, in Figure 16 and in Figure 17; and</p> <p>(iii) it creates titles necessary to vest public open space in the Council or an iwi authority, or</p> <p>(iv) it creates titles necessary to provide long-term lease or ownership for informal or active recreational uses within the Te Kauwhata Structure Plan Area, or</p> <p>(v) it creates titles appropriate for the long term management of land or part of land identified as open space overlay on Te Kauwhata Lakeside Precinct Plan in Figure 17, or</p> <p>(vi) it creates a title for the Rural zoned land outside the open space overlays.</p> <p>(vii) primary roads are within 50m of the location shown on the Precinct Plan in Figure 16; and</p> <p>(viii) bus route is either on the alignment shown on Precinct Plan in Figure 16 or a continuous alignment that achieves the same circulation; and</p> <p>(ix) subject to PREC6-R57(1)(v) Indicative walkways/cycleways are within 100m of the location shown on Precinct Plan in Figure 17 provided connections are retained between the Lakeside Walkway and the residential development; and</p> <p>(x) subject to PREC6-R57(1)(v) Lakeside Walkway is within 10m of the location shown on Precinct Plan in Figure 17; and</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Discretion restricted to:</p> <p>(a) extent to which the proposal accords with the Te Kauwhata Lakeside Precinct Plan Figure 15, in Figure 16 and in Figure 17</p> <p>(b) amenity,</p> <p>(c) pedestrian and cycle networks,</p> <p>(d) access roads,</p> <p>(e) access to Lake Waikare.</p>

<p>(xi) Any walkway/cycleway or the Lakeside Walkway that needs to be aligned so as to avoid an area of infested alligator weed as identified within any alligator weed management plan may be relocated from the alignment shown on in Figure 16 to the extent necessary to avoid the infested area.</p>	
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<p>PREC6-R58 Lakeside Comprehensive Subdivision Consent in the GRUZ – General rural zone</p>	
<p>(1) Activity status: RDIS Activity-specific conditions:</p> <p>(a) A Comprehensive Subdivision Consent (CS) that meets all of the following conditions:</p> <p>(i) is in accordance with Te Kauwhata Lakeside Precinct Plan in Figure 15; the roading network, walkways and cycleways shown on Precinct Plan in Figure 16, and the open space shown on Precinct Plan in Figure 17 as set out in the precinct parameters below; and</p> <p>(ii) A CS is in accordance with the Lakeside Precinct Plans identified above if:</p> <ol style="list-style-type: none"> (1) Primary roads are within 50m of the location shown on Precinct Plan in Figure 16; and (2) Bus route is either on the alignment shown on Precinct Plan in Figure 16 or a continuous alignment that achieves the same circulation; and (3) Indicative walkways/cycleways are within 100m of the location shown on Precinct Plan in Figure 17 provided connections are retained between the Lakeside Walkway and the residential development; and (4) Lakeside Walkway is within 10m of the location shown on Precinct Plan in Figure 17 <p>(iii) A CS can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages, provided that an individual stage must be 5ha or more.</p>	<p>(2) Activity status: DIS Where:</p> <p>(a) A CS that does not comply with Rule PREC6-R58(1) and does not exceed conditions (i) to (iv) below:</p> <ol style="list-style-type: none"> (i) Primary roads are within 50m-100m of the location shown on the Precinct Plan in Figure 16; and (ii) Bus route is either on the alignment shown on the Precinct Plan in Figure 16 or a continuous alignment that achieves the same circulation; and (iii) Indicative walkways/cycleways are within 100m-200m of the location shown on the Precinct Plan in Figure 17 provided connections are retained between the Lakeside Walkway and the residential development; and (iv) Lakeside Walkway is within 10m-20m of the location shown on the Precinct Plan in Figure 16. <p>(b) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.</p> <p>(3) Activity status: NC Where:</p> <p>(a) A CS that does not meet the requirements of PREC6-R58(2).</p>

<p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (b) consistency with the Te Kauwhata Lakeside Precinct Plan in in Figure 15, in Figure 16 and in Figure 17. (c) matters identified in the assessment criteria in X, (d) managing the effects of wastewater and stormwater, (e) roading network (including the Te Kauwhata Road level crossing safety) and compliance with a Council approved roading standard, (f) protection, restoration or enhancement of ecological features, (g) provision and location of existing and future utilities and connections, (h) location of roads and their connections, (i) provision for public access to Lake Waikare, (j) provision of open space, including linkages between residential areas, open space and Lake Waikare, (k) effects of natural hazards (including flooding), geotechnical and land contamination, (l) provision of the historic Iwi overlay area shown on the Precinct Plan in Figure 17. (m) Applications for approval of a CS as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons. (n) CS approval does not constitute authorisation by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from the Waikato District Council prior to any works commencing that affect public roads. 	
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COMZ – Commercial zone

<p>PREC6-R59 Comprehensive land development consent in the COMZ – Commercial zone</p>	
<p>(1) Activity status: RDIS Activity-specific conditions:</p>	<p>(2) Activity status: DIS (a) A CLDC that does not comply with Rule PREC6-R59(1) and meets all of the following conditions:</p>

<p>(a) A comprehensive land development consent (CLDC) that meets all of the following conditions:</p> <p>(i) is in accordance with Te Kauwhata Lakeside Precinct Plan in Figure 15 the roading network, walkways and cycleways shown on Precinct Plan in Figure 16; and the open space shown on Precinct Plan in Figure 17 as set out in the precinct parameters below; and</p> <p>(b) A CLDC is in accordance with the Lakeside Precinct Plans identified above if:</p> <p>(i) Primary roads are within 50m of the location shown on Precinct Plan in Figure 16; and</p> <p>(ii) Bus route is either on the alignment shown on Precinct Plan in Figure 16 or a continuous alignment that achieves the same circulation; and</p> <p>(iii) Indicative areas of open space are within 200m of the location shown on Precinct Plan in Figure 16.</p> <p>(c) The following infrastructure requirements are met:</p> <p>(i) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements; and</p> <p>(ii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (i) above; and</p> <p>(iii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will provide land drainage and stormwater disposal, either through a reticulated network or in accordance with EIT – Infrastructure, energy and transport.</p> <p>(d) A CLDC can relate to the entire Te Kauwhata Lakeside Precinct Plan Area,</p>	<p>(i) Primary roads are within 50m-100m of the location shown on Precinct Plan in Figure 16; and</p> <p>(ii) Bus route is either on the alignment shown on Precinct Plan in Figure 16 or a continuous alignment that achieves the same circulation; and</p> <p>(iii) Indicative areas of open space are within 200-400m of the location shown on Precinct Plan in Figure 17.</p> <p>(iv) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.</p> <p>(3) Activity Status: NC</p> <p>Where:</p> <p>(a) A CLDC that does not meet the requirements of Rule PREC6-R59(1)(b) relating to Infrastructure requirements.</p> <p>(4) Activity status: NC</p> <p>Where:</p> <p>(a) A CLDC that does not meet the conditions for a discretionary activity outlined in Rule PREC6-R59(2)</p>
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<p>or may be for an individual stage or stages beyond the business zone, provided that an individual stage is 5ha or more.</p> <p>(e) Applications for approval of a CLDC as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>(f) LDC approval does not constitute authorisation by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from the Waikato District Council prior to any works commencing that affect public roads.</p> <p>Council's discretion is reserved over:</p> <p>(g) consistency with the Te Kauwhata Lakeside Precinct Plans in in Figure 15, in Figure 16 and in Figure 17;</p> <p>(i) matters identified in the assessment criteria in X;</p> <p>(ii) managing the effects of wastewater and stormwater;</p> <p>(iii) roading network and compliance with a Council- approved roading standard;</p> <p>(iv) provision and location of existing and future utilities and connections;</p> <p>(v) location of roads and their connections;</p> <p>(vi) provision of open space, including linkages between residential areas, open space and Lake Waikare;</p> <p>(vii) effects of natural hazards (including flooding), geotechnical suitability and land contamination.</p>	
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<p>PREC6-S2I Daylight admission in the COMZ – Commercial zone</p>	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Any building shall not protrude through a height control plan rising at an angle of 45 degrees commencing at an elevation of 3.5m above ground level at every point of the site boundary where it adjoins a GRZ – General residential zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is limited to the following matters:</p> <p>(a) height of building;</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;</p>

	(e) amenity values of the locality.
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PREC6-S22	Gross floor area in the COMZ – Commercial zone
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Construction or alteration of a building provided that the total gross floor area of all buildings in the zone does not exceed 4000m².</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is limited to the following matters:</p> <p>(a) height of building;</p> <p>(b) design and location of the building;</p> <p>(c) admission of daylight and sunlight to the site and other sites;</p> <p>(d) privacy on other sites;</p> <p>(e) amenity values of the locality.</p>

PREC6-S23	Gross leasable floor area in the COMZ – Commercial zone
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Construction or alteration of a building that complies with the following conditions:</p> <p>(i) individual leasable retail units have a gross leasable floor area between 70m² and 650m²;</p> <p>(ii) there are no more than two individual leasable units with a gross leasable floor area between 400m² and 650m².</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is limited to the following matters:</p> <p>(a) impact on Te Kauwhata town centre;</p> <p>(b) design and location of building.</p>

PREC6-S24	Building setbacks in the COMZ – Commercial zone
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Construction or alteration of a building that complies with the following condition:</p> <p>(i) The building is set back at least 10m from the centerline of an indicative or legal road.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is limited to the following matters:</p> <p>(a) streetscape and amenity;</p> <p>(b) traffic capacity of the road network.</p>

PREC6-R60	Subdivision in the COMZ – Commercial zone
<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions:</p> <p>(a) A Comprehensive Subdivision Consent (CS) that meets all of the following conditions:</p> <p>(i) is in accordance with Te Kauwhata Lakeside Precinct Plan in Figure 15; the roading network, walkways and cycleways shown on the Precinct Plan</p>	<p>(2) Activity status: DIS</p> <p>Where:</p> <p>(a) A CS that does not comply with Rule PREC6-R60(1) and meets all of the following conditions and condition Rule PREC6-R60(1)(c) relating to infrastructure:</p>

<p>in Figure 16; and the open space shown on Precinct Plan 15.5.2.3, as set out in the precinct parameters below; and</p> <p>(ii) A CS is in accordance with the Lakeside Precinct Plans identified above if:</p> <p>(1) Primary roads are within 50m of the location shown on the Precinct Plan in Figure 16; and</p> <p>(2) Bus route is either on the alignment shown on the Precinct Plan in Figure 16 or a continuous alignment that achieves the same circulation; and</p> <p>(iii) Indicative areas of open space are within 200m of the location shown on the Precinct Plan in Figure 16.</p> <p>(b) The following infrastructure requirements are met:</p> <p>(i) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements;</p> <p>(ii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard PREC6-R60(1)(b)(i) above; and</p> <p>(iii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will provide land drainage and stormwater disposal either through a reticulated network or in accordance with EIT – Infrastructure, energy and transport.</p> <p>(c) A CS can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages beyond the business zone, provided that an individual stage is 5ha or more.</p>	<p>(i) Primary roads are within 50m-100m of the location shown on the Precinct Plan in Figure 16;</p> <p>(ii) Bus route is either on the alignment shown on the Precinct Plan in Figure 16 or a continuous alignment that achieves the same circulation;</p> <p>(iii) Indicative areas of open space are within 200-400m of the location shown on the Precinct Plan in Figure 16.</p> <p>(iv) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.</p> <p>(3) Activity status: NC</p> <p>Where:</p> <p>(a) A CS that does not meet the requirements of Rule Rule PREC6-R60(1)(c) relating to Infrastructure Requirements, shall be a non-complying activity.</p> <p>(4) Activity status: NC</p> <p>Where:</p> <p>(a) A CS that does not meet any of the parameters for a discretionary activity outlined in Rule PREC6-R60(2)</p>
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<p>(d) Applications for approval of a CLDC as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>(e) CLDC approval does not constitute authorisation by Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from Waikato District Council prior to any works commencing that affect public roads.</p> <p>Council's discretion is limited to the following matters:</p> <p>(f) consistency with the Te Kauwhata Lakeside Precinct Plan in in Figure 13, in Figure 16 and in Figure 17;</p> <p>(g) matters identified in the assessment criteria in X;</p> <p>(h) managing the effects of wastewater and stormwater;</p> <p>(i) roading network and compliance with a Council approved roading standard;</p> <p>(j) provision and location of existing and future utilities and connections;</p> <p>(k) location of roads and their connections;</p> <p>(l) provision of open space, including linkages between residential areas, open space and Lake Waikare;</p> <p>(m) effects of natural hazards (including flooding), geotechnical suitability and land contamination;</p> <p>(n) provision of the historic lwi overlay area shown on the Precinct Plan in Figure 16.</p> <p>(o) Applications for approval of a CS as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>(p) CS approval does not constitute authorisation by Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from Waikato District Council prior to any works commencing that affect public roads.</p>	
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