SPECIAL PURPOSE ZONE – HOPUHOPU

Introduction

The Hopuhopu site is situated approximately 3.5kms north of Ngaruawahia adjacent to the Waikato River at 333 Old Taupiri Road, Ngaruawahia. The site 137.8640 ha in size. This land was returned to Waikato-Tainui through the Waikato Raupatu Claims Settlement Act 1995. The site is the former Hopuhop military base and is held in Te Wherowhero title for the benefit of all Waikato Tainui. This this significant resource has historic, symbolic, and cultural importance to Waikato-Tainui and they wish to develop the land as a tribal hub for the benefit of all their people.

Objectives

SPZ-H-O Objectives

SPZ-H-O1: Waikato-Tainui are able to promote their spiritual, educational, cultural, social, economic, and environmental interests, well-being, and associations in accordance with tikanga Maaori, in a tribal hub within a place of historic, symbolic, and cultural importance to Waikato-Tainui in the Special Purpose Zone – Hopuhopu.

SPZ-H-O2: The role of Hopuhopu as the headquarters of Waikato-Tainui and the home of the Waikato-Tainui Endowed College is recognised and strengthened.

SPZ-H-O3: Development of the Special Purpose Zone – Hopuhopu is of a character and scale that reflects its river setting, and is compatible with the special nature of Hopuhopu as the headquarters of Waikato-Tainui.

SPZ-H-O4: The use and development of the Hopuhopu site for a range of activities is facilitated and enabled whilst ensuring actual or potential adverse effects of activities are avoided, remedied, or mitigated.

SPZ-H-O5: Recognise the special nature of Te Wherowhero title as treaty settlement land which is held for the benefit of all Waikato-Tainui.

Policies

SPZ-H-P Policies

All Precincts

SPZ-H-P1: Provide for a range of compatible activity types in appropriate locations by defining specific precincts within the Special Purpose Zone – Hopuhopu, being:

(1) PREC1 providing for predominantly residential activities;
(2) PREC2 providing for predominantly educational and conference facilities;
(3) PREC3 providing for predominantly business activities;
(4) PREC4 providing for predominantly recreational and rural activities;
(5) PREC5 providing for predominantly administrative, educational, and cultural activities.

SPZ-H-P2: Promote well-designed built form that responds to the characteristics and qualities of the area and provides for tikanga Maaori.

SPZ-H-P3: Provide for a range of cultural activities to occur.

SPZ-H-P4: Encourage attractive character with generous on-site landscaping, screening and street planting.

SPZ-H-P5: Enable cultural events, and temporary events and associated temporary structures provided any adverse effects are managed.

SPZ-H-P6: Ensure adequate provision of infrastructure.

SPZ-H-P7: Minimise adverse effects on the environment and surrounding area by:

(1) Identifying defined Precincts as a means of separating incompatible activities.
(2) Ensuring that height, bulk and building scale are in keeping with the amenity values of the area.
(3) Maintaining the amenity values of neighbouring sites through mechanisms such as setbacks from site boundaries and height limits.
(4) Requiring the bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.
(5) Requiring that noise levels measured within any other site in any other zone must meet the permitted noise levels for that zone.
(6) Requiring that any signage is compatible with the Precinct within which it is located, does not detract from the visual amenity of the surrounding environment, and does not distract, confuse or obstruct motorists, pedestrians and other road users.
(7) Minimising the adverse effects of sediment and stormwater runoff from earthworks.
(8) Minimising adverse traffic safety effects to ensure the safe and efficient operation and functioning of the adjacent transport network and efficient access to surrounding facilities is maintained at all times.
(9) Ensuring there is sufficient open space to provide for landscaping and on-site stormwater disposal.
(10) Ensuring that the design of buildings supports good urban design, particularly when visible from Old Taupiri Road and the Waikato River.

SPZ-H-P8: Avoid subdivision except where it is necessary for infrastructure, utilities, reserves, or road vesting.

Policies - PREC1 - Hopuhopu Residential Precinct

SPZ-H-P9: Provide for the use and development of land for a range of residential and cultural activities.

SPZ-H-P10: Allow for flexibility in the layout and design of residential units and activities to enable tikanga Maaori to be incorporated.

SPZ-H-P11: Building forms and layout of residential development:

(1) provides for a highly-connected network of pedestrian and cycle ways linking to the wider Hopuhopu area;
(2) creates a distinct neighbourhood that reflects the special nature of Hopuhopu;
(3) provides for a range of types and densities of residential units;
(4) provides for good street outlook/surveillance to contribute to safety;

(5) promotes vehicle and pedestrian safety;
(6) promotes development that is sympathetic to and celebrates cultural and historic values.

SPZ-H-P12: Manage the adverse effects on residential amenity through limiting non-residential activities to a scale that is compatible with the level of amenity anticipated in the residential environment.

Policies - PREC2 - Hopuhopu Education and Conference Precinct

SPZ-H-P13: Provide for the use and development of a range of educational facilities, community facilities, conference facilities and ancillary activities, recognising and strengthening the role of the Endowed College as a Waikato-Tainui academic and research college drawing on maatauranga Maaori and indigenous knowledge systems, within a national and international community of scholars.

SPZ-H-P14: Enable the use and development of health facilities including in a way which recognises tikanga Maaori.

SPZ-H-P15: Provide for the use and development of traveller's accommodation to accommodate visitors on the site.

SPZ-H-P16: Limit retail and commercial activities to activities ancillary to a community facility, an educational facility, or a conference centre.

SPZ-H-P17: Building forms and layout of development promotes development that is sympathetic to and celebrates cultural and historic values.

Policies - PREC3 - Hopuhopu Business Precinct

SPZ-H-P18: Development of commercial activities, light industrial activities, and offices is carried out in a way and at a scale that meets the needs of the Waikato-Tainui community it serves whilst complementing and supporting the role of business town centres in the District.

SPZ-H-P19: Provide for increased employment opportunities within the District through a range of activities.

SPZ-H-P20: Enable the use and development of recreational and health facilities including in a way which recognises tikanga Maaori.

SPZ-H-P21: Provide for the use and development of traveller's accommodation to accommodate visitors on the site.

SPZ-H-P22: Provide for the integration of land use with transport infrastructure.

SPZ-H-P23: Building forms and layout of development:

(1) provides for a highly-connected network of pedestrian and cycle ways throughout PREC3 - the Hopuhopu Business Precinct and linking to the wider Hopuhopu area;
(2) promotes vehicle and pedestrian safety;
(3) promotes development that is sympathetic to and celebrates cultural and historic values.

Policies - PREC4 - Hopuhopu Open Space Precinct

SPZ-H-P24: Enable the use and development of a range of recreation facilities.

SPZ-H-P25: Provide for educational and industry training facilities where the scale of the activity is such that it maintains the open space character of PREC4 – the Hopuhopu Open Space Precinct.

SPZ-H-P26: Ensure the size, design and type of buildings is compatible with the open space character and amenity of PREC4 – the Hopuhopu Open Space Precinct;

SPZ-H-P27: Provide for an appropriate range of rural activities including plant nurseries.

SPZ-H-P28: Manage activities that will result in reverse sensitivity effects and/or conflict with permitted activities.

Policies - PREC5 – Hopuhopu Mixed Use Precinct

SPZ-H-P29: Provide for the use and development of administrative, educational, and cultural activities and for kaumaatua housing, in a way which:

(1) ensures the exercise of tikanga Maaori, including in the design and layout of buildings, facilities and activities; and
(2) enhances the Waikato-Tainui relationship with the Waikato River.

SPZ-H-P30: Commercial and office activities are carried out in a way and at a scale that meets the needs of the Waikato-Tainui community they serve whilst complementing and supporting the role of business town centres in the District.

SPZ-H-P31 Provide for small-scale retail activities.

SPZ-H-P32: Building forms and layout of development:

(1) provides for a highly-connected network of pedestrian and cycle ways throughout PREC5 - the Hopuhopu Mixed Use Precinct and linking to the wider Hopuhopu area;
(2) promotes vehicle and pedestrian safety;
(3) promotes development that is sympathetic to and celebrates cultural and historic values;
(4) creates strong visual and physical links to the Waikato River.

Amend Policy 4.1.6. as follow.

4.1.6 Policy – Commercial and industrial activities

(a)Provide for commercial and industrial development in the following zones:
(i)Business Town Centre;
(ii)Business;
(iii)Industrial; ~~and~~
(iv)Heavy Industrial; and
(v) Special Purpose Zone - Hopuhopu

(b)Industry is only to be located in identified Industrial Zones, the Special Purpose Zone – Hopuhopu, and the industrial strategic growth nodes of:
(i)Tuakau;
(ii)Pokeno;
(iii)Huntly; and

(iv)Horotiu.

Chapter XX: Special Purpose Zone - Hopuhopu

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Chapter SPZ-H: Special Purpose Zone - Hopuhopu

(1) The rules that apply to activities in the Special Purpose Zone - Hopuhopu are contained in Rule SPZ-H-R1 Land Use – Activities, Rule SPZ-H-R2 Land Use – Effects and Rule SPZ-H-R3 Land Use – Building.
(2) The rules that apply to subdivision in the Special Purpose Zone - Hopuhopu are contained in Rule SPZ-H-R4.
(3) The activity status tables and standards in the following chapters also apply to activities in the Special Purpose Zone - Hopuhopu:
14 Infrastructure and Energy;
15 Natural Hazards and Climate Change (Placeholder).
(4) The following symbols are used in the tables:
(a) PER Permitted activity
(b) RDIS Restricted discretionary activity
(c) DIS Discretionary activity
(d) NC Non-complying activity
(5) The Special Purpose Zone - Hopuhopu contains five Specific Precincts listed below. These Specific Precincts contain rules that are either in addition to, or different from, other rules that apply to the rest of the Special Purpose Zone - Hopuhopu.
(a) PREC1 - Hopuhopu Residential Precinct;
(b) PREC2 - Hopuhopu Education and Conference Precinct;
(c) PREC3 - Hopuhopu Business Precinct;
(d) PREC4 - Hopuhopu Open Space Precinct;
(e) PREC5 – Hopuhopu Mixed Use Precinct.

SPZ-H-R1 Land Use - Activities

SPZ-H-R1-1 Permitted Activities

(1) The following activities are permitted activities if they meet all of the following:
(a) Activity-specific conditions;
(b) Land Use – Effects rules in Rule SPZ-H-R2 (unless the activity rule and/or conditions identify a condition(s) that does not apply);
(c) Land Use – Building rules in Rule SPZ-H-R3 (unless the activity rule and/or conditions identify a condition(s) that does not apply).

Activity		**Activity-specific conditions**
PER1	Residential activity	(a) The activity occurs within PREC1 - the Hopuhopu Residential Precinct.
PER2	Papakaainga (Hopuhopu)	(a) The activity occurs within PREC1 - the Hopuhopu Residential Precinct.
PER3	Kaumaatua housing (Hopuhopu)	(a) The activity occurs within PREC1 - the Hopuhopu Residential Precinct, or PREC5 – the Hopuhopu Mixed Use Precinct.
PER4	Home business (Hopuhopu)	(a) The activity occurs within PREC1 - the Hopuhopu Residential Precinct;

		(b) It is wholly contained within a building except as provided for in (c) below; (c) The storage of materials or machinery associated with the home business is either wholly contained within a building, or where outside occupies no more than 100m^2 per residential unit and is located where it is not visible from public roads; (d) No more than 2 people who are not permanent residents of the residential unit are employed at any one time; (e) Unloading and loading of vehicles or the receiving of customers or deliveries may only occur between 7:30am and 7:00pm on any day; (f) Machinery may only be operated between 7.30am and 9.00 pm on any day.
PER5	Homestay	(a) The activity occurs within PREC1 - the Hopuhopu Residential Precinct; (b) No more than 4 temporary residents in a residential unit.
PER6	Papakaainga building	(a) The activity occurs within PREC1 - the Hopuhopu Residential Precinct.
PER7	Wharenui	(a) The activity occurs within PREC2 – the Hopuhopu Education and Conference Precinct, PREC3 – the Hopuhopu Business Precinct, or PREC5 – the Hopuhopu Mixed Use Precinct.
PER8	Wharekai	(a) The activity occurs within PREC2 – the Hopuhopu Education and Conference Precinct, PREC3 – the Hopuhopu Business Precinct, or PREC5 – the Hopuhopu Mixed Use Precinct.
PER9	Aatea	(a) The activity occurs within PREC2 – the Hopuhopu Education and Conference Precinct, PREC3 – the Hopuhopu Business Precinct, or PREC5 – the Hopuhopu Mixed Use Precinct.
PER10	Waharoa	(a) The activity occurs within PREC2 – the Hopuhopu Education and Conference Precinct, PREC3 – the Hopuhopu Business Precinct, or PREC5 – the Hopuhopu Mixed Use Precinct.
PER11	Tuuaahu	Nil.
PER12	Urupaa	Nil.
PER13	Places of cultural significance	Nil.
PER14	A temporary event	(a) The event occurs no more than 15 times per consecutive 12 month period; (b) The duration of each event is less than 72 hours; (c) It may only operate between 7.30am to 8:30pm Monday to Sunday; (d) Temporary structures are: (i) erected no more than 7 days before the event occurs; (ii) removed no more than 3 days after the

		end of the event; (e) The site of the event is returned to its previous condition no more than 3 days after the end of the event; (f) There is no direct site access from a national route or regional arterial road.
PER15	Cultural event	Nil.
PER16	Informal recreation	Nil.
PER17	Organised recreation (Hopuhopu)	(a) The activity occurs within PREC3 – the Hopuhopu Business Precinct, or PREC4 - the Hopuhopu Open Space Precinct.
PER18	Indoor recreation (Hopuhopu)	(a) The activity occurs within PREC3 – the Hopuhopu Business Precinct, or PREC4 - the Hopuhopu Open Space Precinct.
PER19	Community facility	(a) The activity occurs within PREC2 - the Hopuhopu Education and Conference Precinct, PREC3 - the Hopuhopu Business Precinct, or PREC5 – the Hopuhopu Mixed Use Precinct.
PER20	Conservation activity	Nil.
PER21	Whare taonga	(a) The activity occurs within PREC3 – the Hopuhopu Business Precinct or PREC5 – The Hopuhopu Mixed Use Precinct.
PER22	Koohanga reo and kura kaupapa	(a) The activity occurs within PREC5 – the Hopuhopu Mixed Use Precinct.
PER23	Educational facility including waananga	(a) The activity occurs within PREC2 - the Hopuhopu Education and Conference Precinct.
PER24	Conference centre and facilities	(a) The activity occurs within PREC2 - the Hopuhopu Education and Conference Precinct, PREC3 - the Hopuhopu Business Precinct, or PREC5 – the Hopuhopu Mixed Use Precinct.
PER25	Trade and industry training activity	(a) The activity occurs within PREC3 - the Hopuhopu Business Precinct, or PREC4 - the Hopuhopu Open Space Precinct.
PER26	Light industry (Hopuhopu)	(a) The activity occurs within PREC3 - the Hopuhopu Business Precinct.
PER27	Crafting workshop (Hopuhopu)	(a) The activity occurs within PREC4 – the Hopuhopu Open Space Precinct.
PER28	Plant nursery (Hopuhopu)	(a) The activity occurs within PREC4 – the Hopuhopu Open Space Precinct; and (b) Any retail sales to the public occur from a single building limited to 50m^2 of gross dedicated retail floor area.
PER29	Farming	(a) The activity occurs within PREC4 - the Hopuhopu Open Space Precinct.
PER30	Commercial activity	(a) The activity occurs within PREC3 - the Hopuhopu Business Precinct; or (b) The activity occurs within PREC5 – the Hopuhopu Mixed Use Precinct and the combined total area of all retail activities in the Precinct does not exceed 400m^2 of gross dedicated retail floor area.

PER31	Office	(a) The Activity occurs within PREC3 – the Hopuhopu Business Precinct, or PREC5 – the Hopuhopu Mixed Use Precinct.
PER32	Health facility including hauora	(a) The activity occurs within PREC2 - the Hopuhopu Education and Conference Precinct, PREC3 - the Hopuhopu Business Precinct, or PREC5 – the Hopuhopu Mixed Use Precinct.
PER33	Visitor accommodation (Hopuhopu)	(a) The activity occurs within PREC2 - the Hopuhopu Education and Conference Precinct, or PREC3 - the Hopuhopu Business Precinct.
PER34	Public transport facility	(a) The activity occurs within PREC3 - the Hopuhopu Business Precinct.

SPZ-H-R1-2 Restricted Discretionary Activities

(1) The activities listed below are restricted discretionary activities.

RDIS1	(a) Plant nursery (Hopuhopu) that does not comply with an activity-specific condition in SPZ-H-R1-1 PER28. (b) Council's discretion is restricted to the following matters: (i) effects on traffic; (ii) hours and days of operation; (iii) noise levels; (iv) site design, layout and amenity.
RDIS2	(a) Educational facility within PREC4 – the Hopuhopu Open Space Precinct (b) Council's discretion is restricted to the following matters: (i) effects on traffic; (ii) site design, layout and amenity; (iii) the degree to which the development would be compatible with the open space character and amenity of the Precinct.
RDIS3	(a) Home business (Hopuhopu) that does not comply with an activity-specific condition in SPZ-H-R1-PER4(b)-(f). (b) Council's discretion is restricted to the following matters: (i) duration and frequency; (ii) effects on traffic; (iii) effect on amenity values of nearby residential properties; (iv) scale of the activity.
RDIS4	(a) Homestay that does not comply with the activity specific condition in SPZ-H-R1- PER5(b). (b) Council's discretion is restricted to the following matters: (i) duration and frequency; (ii) effects on traffic; (iii) effect on amenity values of nearby residential properties; (iv) number of temporary residents;
RDIS5	(a) A temporary event that does not comply with an activity specific condition under SPZ-H-R1-PER14. (b) Council's discretion is restricted to the following matters: (i) duration and frequency; (ii) effects on traffic;

	(iii) traffic safety; (iv) effects on amenity values.

SPZ-H-R1-3 Discretionary Activities

(1) The activities listed below are discretionary activities.

DIS1	Any permitted activity that does not comply with an activity specific condition in SPZ-H-R1-1 except PER4(b)-(f), PER5(b), PER14, and PER28.
DIS2	Hazardous waste storage, processing or disposal
DIS3	Transport depot
DIS4	Intensive farming
DIS5	Rural Industry
DIS6	Correctional facility
DIS7	Any other activity that is not listed as Permitted or Restricted Discretionary

SPZ-H-R2 Land Use Effects

The rules within SPZ-H-R2 apply to all Precincts unless otherwise specified.

SPZ-H-R2-1 Noise

(1) Rules SPZ-H-R2-1-1 to SPZ-H-R2-1-2 provide the permitted noise levels for noise generated by land use activities.
(2) Rule SPZ-H-R2-1-1 Noise – General provides permitted noise levels in the Special Purpose Zone - Hopuhopu.
(3) Noise levels for specific activities are provided Rule SPZ-H-R2-1-2 Noise – Construction.

SPZ-H-R2-1-1Noise – General

PER1	Farming noise, crowd noise, and noise generated by hunting, emergency generators and emergency sirens.
PER2	(a) Noise generated within the Special Purpose Zone - Hopuhopu when measured at the zone boundary must meet the permitted noise levels for the neighbouring zone. (b) Noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound; and (c) Noise levels shall be assessed in accordance with the requirements of NZS 6802:2008 Acoustic-Environmental noise.
DIS1	Noise that does not comply with Rule SPZ-H-R2-1-1 PER1, or SPZ-H-R2-1-1 PER2.

SPZ-H-R2-1-2 Noise – Construction

PER1	(a) Construction noise generated from a construction site must not exceed the limits in New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise. (b) Construction noise must be measured and assessed in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics – Construction Noise.
RDIS 1	(a) Construction noise that does not comply with Rule SPZ-H-R2-1-2- PER1. (b) Council's discretion is restricted to the following matters: (i) effects on amenity values; (ii) hours and days of construction; (iii) noise levels;

	(iv) timing and duration; (v) methods of construction.

SPZ-H-R2-2 Glare and Artificial Light Spill

PER1	(a) Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and vertically at the zone boundary; (b) Rule SPZ-H-R2-2 PER1 (a) does not apply to vehicles used in farming activities and agricultural equipment.
RDIS 1	(a) Illumination from glare and artificial light spill that does not comply with SPZ-H-R2-2-PER1 (b) Council's discretion is restricted to the following matters: (i) effects on amenity values; (ii) light spill levels on other sites; (iii) road safety; (iv) duration and frequency; (v) location and orientation of the light source; (vi) mitigation measures.

SPZ-H-R2-3 Earthworks

(1) Rule SPZ-H-R2-3-1 – Earthworks General, provides the permitted rules for earthworks in the Special Purpose Zone - Hopuhopu.
(2) There are specific standards for earthworks within rule:
  (a) SPZ-H-R2-3-2 – Earthworks – within Landscape and Natural Character Areas
  (b) SPZ-H-R2-3-3 – Earthworks within the Indicative Borrow Pit and Maaori Made Soils Zone Overlay

SPZ-H-R2-3-1 Earthworks – General

PER1	(a) Except as otherwise specified in SPZ-H-R2-3-2 (i) Ancillary rural earthworks; (ii) A farm quarry where the volume of aggregate extracted does not exceed 1000m^3 in any single consecutive 12 month period; (b) Earthworks ancillary to a conservation activity must meet the following conditions: (i) Sediment resulting from the earthworks is managed on the site through implementation and maintenance of erosion and sediment controls.
PER2	With the exception of earthworks for the activities listed in SPZ-H-R2-3-1 PER1 and PER3 (a) Earthworks across the whole of the SPZ-H must meet all of the following conditions: (i) Cumulatively, do not exceed a volume of more than 2000m^3 and an area of more than 4000m^2 over any single consecutive 12 month period of which imported fill material or cleanfill does not exceed a total volume of 1,000m^3 in any single consecutive 12 month period; (ii) The total combined depth of any excavation (excluding drilling) or filling does not exceed 3m above or below natural ground level; (iii) Take place on land with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Earthworks are setback a minimum of 1.5m from all site boundaries; (v) Earthworks are setback 5m horizontally from any waterway, open drain or overland flow path; (vi) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and any remaining bare ground re-vegetated to achieve 80% ground cover within 6 months of the cessation of the earthworks or finished with a hardstand surface; (vii) Sediment resulting from the earthworks is managed on the site through implementation and maintenance of erosion and sediment controls; (viii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; (ix) Earthworks must not result in the site being unable to be serviced by gravity sewers.

PER3	(a) Earthworks for the purpose of creating a building platform (including the use of imported fill material) that is: (i) Subject to an approved building consent; and (ii) The earthworks occur wholly within the footprint of the building. (b) For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the outside wall. (c) For the purposes of this rule, this exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the building.
PER4	Earthworks for the maintenance of existing tracks, fences or drains within a Significant Natural Area.
RDIS1	(a) Earthworks that do not comply with SPZ-H-R2-3-1 PER1, PER2 or PER3. (b) Council's discretion shall be limited to the following matters: (i) amenity values and landscape effects; (ii) volume, extent and depth of earthworks; (iii) nature of fill material; (iv) contamination of fill material or clean fill; (v) location of the earthworks to waterways, significant indigenous vegetation and habitat; (vi) compaction of the fill material; (vii) volume and depth of fill material; (viii) geotechnical stability; (ix) flood risk, including natural water flows and established drainage paths; (x) land instability, erosion and sedimentation; (xi) effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; (xii) proximity to underground services and service connections.
RDIS2	(a) Earthworks in a Significant Natural Area for purposes other than the maintenance of existing tracks, fences or drains. (b) Council's discretion is restricted to the following matters: (i) the effects on the Significant Natural Area (ii) land instability, erosion and sedimentation (iii) the functional and operational need for the earthworks (iv) volume, extent and depth of earthworks

Advice Note 1: The 'Indicative Borrow Pit and Maaori-Made Soils' Overlay indicates an area which contains Maaori-made soils and possible borrow pits. Archaeological sites are subject to the requirements of the Heritage New Zealand Pouhere Taonga Act 2014. Heritage New Zealand Pouhere Taonga should be contacted regarding development on or in proximity to this area and the need to undertake an archaeological assessment to determine the need for an archaeological authority. The Heritage New Zealand Pouhere Taonga Act 2014 protects both recorded and unrecorded archaeological sites.

Advice Note 2: The 'Indicative Borrow Pit and Maaori-Made Soils' Overlay also coincides with an area known to have contained alligator weed. The Waikato Regional Pest Management Plan 2014-2024 contains rules which relate to the management of alligator weed.

SPZ-H-R2-3-2 Earthworks – within Landscape and Natural Character Areas

PER1	Earthworks for the maintenance of existing tracks, fences or drains within an identified landscape or natural character area.
PER2	Earthworks that meet all of the following conditions: (a) Earthworks are completed within a 12 month period (b) Earthworks do not exceed the following areas and volumes:

Landscape or Natural Character Area identified on the planning maps in	Area (m2)	Volume (m3)

		Schedules 30.XXX[1]		
		Significant Amenity Landscape Waikato River Margins and Lakes	500	500
	(c) The height of the resulting cut or batter face in stable ground does not exceed 1.5 metres; (d) The maximum slope of the resulting cut or batter face in stable ground does not exceed 1:2 (1metre vertical to 2 metres horizontal); (e) Areas exposed by the earthworks are re-vegetated to achieve 80% ground cover within 6 months of commencing the earthworks; (f) Sediment is retained on the site through implementation and maintenance of erosion and sediment controls; (g) There is no diversion or change to natural water flows, water bodies or established drainage paths.			
RDIS1	(a) Earthworks that do not comply with SPZ-H-R2-3-2 PER1 or PER2. (b) Council's discretion is restricted to the following matters: (i) the extent to which adverse effects from earthworks on the attributes of the identified landscape or natural character area are avoided, remedied or mitigated.			

SPZ-H-R2-4 Hazardous substances

PER1	(a) The use, storage or disposal of any hazardous substances where: (i) The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Special Purpose Zone - Hopuhopu in Table 5.1 contained within Appendix 5 (Hazardous Substances).
PER2	(a) The storage or use of radioactive materials if it is: (i) an approved equipment for medical and diagnostic purposes; or (ii) specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
DIS1	The use, storage or disposal of hazardous substances that does not comply with SPZ-H-R2-4 PER1 or PER2.

SPZ-H-R2-5 Signs

(a) SPZ-H-R2-5-1 Signs – General provides permitted standards for any sign across the entire Special Purpose Zone - Hopuhopu.

(b) SPZ-H-R2-5-2 Signs – effects on traffic apply specific standards for signs that are directed at road users.

[1] To be updated once the number is available should the approach outlined in the evidence presented at Hearing 21b be accepted.

SPZ-H-R2-5-1 Signs – General

PER1	(a) A public information sign erected by a government agency or an official sign. (b) Signs that are located within a building or that are not visible from a road or adjoining site. (c) Signs permitted by PER1(a) or PER1 (b) are not subject to SPZ-H-R2-5-1 PER2.
PER2	(a) A sign must comply with all of the following conditions: (i) The sign is wholly contained on the site; (ii) The sign is not illuminated, (iii) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials; (iv) The sign relates to: A. Goods or services available on the site; or B. A property name sign. (v) In PREC1 – the Hopuhopu Residential Precinct, PREC2 - the Hopuhopu Education and Conference Precinct, PREC4 - the Hopuhopu Open Space Precinct, and PREC5 – the Hopuhopu Mixed Use Precinct: A. The sign does not exceed $3m^2$; and B. The sign height does not exceed 3m; (vi) In PREC3 - the Hopuhopu Business Precinct: A. The sign height must not exceed 10m; B. Where the sign is attached to a building, it must: (a) Not extend more than 300mm from the building wall; and (b) Not exceed the height of the building; C. Where the sign is a freestanding sign, it must: (a) Not exceed an area of $3m^2$; and (b) Be set back at least 5m from the boundary of any other Zone.
RDIS1	(a) Any sign that does not comply with SPZ-H-R2-5-1 PER1 or PER2. (b) Council's discretion is restricted to the following matters: (i) amenity values; (ii) character of the locality; (iii) effects on traffic safety; (iv) effects of glare and artificial light spill; (v) content, colour and location of the sign; (vi) effects on notable trees; (vii) effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (viii) effects on cultural values of any Maaori site of significance; (ix) effects on notable architectural features of the building.

SPZ-H-R2-5-2 Signs - effects on traffic

PER1	(a) Any sign directed at land transport users must meet all of the following conditions: (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be located at least 60m from controlled intersections, pedestrian crossings and level crossings; (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections or at a level crossing; (iv) Contain no more than 40 characters and no more than 6 words, symbols, or graphics; (v) Have lettering that is at least 200mm high; and (vi) Where the sign directs traffic to a site entrance, it must be at least: A. 175m from the entrance on roads with a speed limit of 80 km/hr or less; or B. 250m from the entrance on roads with a speed limit of more than 80km/hr.
RDIS1	(a) Any sign that does not comply with SPZ-H-R2-5-2 PER1 (b) Council's discretion shall be restricted to the following matters: (i) effects on traffic safety; (ii) glare and artificial light spill; (iii) content, colour and location of the sign.

SPZ-H-R2-6-1 Outdoor storage

PER1	(a) Outdoor storage in all precincts except that in PREC3 – the Hopuhopu Business Precinct and PREC5 – the Hopuhopu Mixed Use Precinct: (b) Outdoor storage of goods or materials must comply with all of the following conditions: (i) SPZ-H-R3-2 Height and SPZ-H-R3-4 Daylight admission; and (ii) Be fully screened from view from any: A. Public road; B. Public reserve; and C. Adjoining site in another zone.
RDIS1	(a) Outdoor storage of materials that does not comply with SPZ-H-R2-6-1 PER1. (b) The Council's discretion shall be limited to the following matters: (i) visual amenity; (ii) size and location of storage area; (iii) measures to mitigate adverse effects; (iv) effects on loading and parking areas.

SPZ-H-R2-7-1 Indigenous vegetation clearance inside a Significant Natural Area

PER1	(a) The trimming or pruning of indigenous vegetation in a Significant Natural Area which will not directly result in the death, destruction, or irreparable damage of the vegetation.
PER2	(a) Indigenous vegetation clearance in a Significant Natural Area for the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures; (ii) Conservation fencing to exclude stock or pests; (iii) Maintaining existing farm drains; (iv) Maintaining existing tracks and fences; (v) Gathering plants in accordance with Maaori customs and values; or (vi) Conservation activities
PER3	(a) Indigenous vegetation clearance for building, access, parking and manoeuvring areas in a Significant Natural Area must comply with all of the following conditions: (i) There is no alternative development area on the site outside the Significant Natural Area; (ii) The total indigenous vegetation clearance does not exceed 250m^2; and (iii) The vegetation clearance is at least 10m from a natural waterbody.
DIS1	Indigenous vegetation clearance in a Significant Natural Area that does not comply with one or more conditions in SPZ-H-R2-7-1 PER1, PER2, or PER3.

DIS2	Indigenous vegetation clearance in a Significant Natural Area other than for the purposes listed in SPZ-H-R2-7-1 PER1, PER2 and PER3.

SPZ-H-R2-7-2 Indigenous vegetation clearance - outside a Significant Natural Area

PER1	(a) Indigenous vegetation clearance outside a Significant Natural Area must be for the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures; (ii) Maintaining productive pasture through the removal of up to 1000m² per single consecutive 12 month period of manuka and/or kanuka that is more than 10m from a waterbody, and less than 4m in height; (iii) Maintaining existing tracks and fences; (iv) Maintaining existing farm drains; (v) Conservation fencing to exclude stock or pests; (vi) Gathering of plants in accordance with Maaori custom and values; or (vii) A building platform and associated access, parking and manoeuvring up to a total of 500m² clearance of indigenous vegetation and there is no practicable alternative development area on the site outside of the area of indigenous vegetation clearance.
RDIS1	(a) Indigenous vegetation clearance outside a Significant Natural Area that does not comply with one or more conditions of SPZ-H-R2-7-2 PER1. (b) Council's discretion is restricted to the following matters: (i) the extent to which the clearance will result in the fragmentation and isolation of indigenous ecosystems and habitats, including the loss of corridors or connections that link indigenous ecosystems and habitat and the loss of buffering of indigenous ecosystems; (ii) the extent to which the clearance will result in loss, damage or disruption to ecological processes, functions and ecological integrity, including ecosystem services; (iii) the extent to which cumulative effects have been considered and addressed; (iv) the extent to which the clearance affects Tangata Whenua relationships with indigenous biodiversity on the site; (v) the extent to which the indigenous biodiversity contributes to natural character and landscape values, including in areas of outstanding natural character, outstanding natural features, outstanding natural landscapes and significant amenity landscapes.

SPZ-H-R3 Land Use - Building

SPZ-H-R3-1 Number of residential units

PER1	(a) The total number of residential units in PREC1 - the Hopuhopu Residential Precinct does not exceed a residential unit yield equivalent to an average of one residential unit per 450m² across the entirety of PREC1 - the Hopuhopu Residential Precinct;
DIS1	A residential unit that does not comply with Rule SPZ-H-R3-1- PER1.

SPZ-H-R3-2 Height

(1) SPZ-H-R3-2-1 – Height - Building General provides permitted height levels across the entire Special Purpose Zone - Hopuhopu for buildings, structures or vegetation.
(2) The following rule provides height levels for specific activities:
  (a) SPZ-H-R3-2-2 - Floodlight

SPZ-H-R3-2-1 Height - Building General

PER1	(a) The maximum height of any building must not exceed:

	(i) 8m above ground level in PREC1 - the Hopuhopu Residential Precinct; (ii) 12m above ground level in PREC2 - the Hopuhopu Education and Conference Precinct; (iii) 12m above ground level in PREC3 - the Hopuhopu Business Precinct; (iv) 15m above ground level in in PREC4 - the Hopuhopu Open Space Precinct; and (v) 12 m above ground level in PREC5 - the Hopuhopu Mixed Use Precinct.
PER2	The height of any residential unit or building must not exceed 7.5m in a Significant Amenity Landscape.
RDIS1	(a) Any building that does not comply with SPZ-H-R3-2-1 PER1 or PER2. (b) Council's discretion is restricted to the following matters: (i) height of the building; (ii) design and location of the building; (iii) extent of shading on an adjoining site; (iv) privacy on adjoining sites.

SPZ-H-R3-2-2 Height – Floodlight

PER1	(a) Any floodlight must not exceed a maximum height of 12m; or (b) Any floodlight must not exceed 7.5m in a Significant Amenity Landscape.
DIS1	Any floodlight that does not comply with SPZ-H-R3-2-2 PER1.

SPZ-H-R3-3 Fences or Walls – Road boundaries and Reserve Zone boundaries

PER1	(a) Fences and walls between the applicable building setbacks under Rule SPZ-H-R3-5 on a site and any road and reserve zone boundaries must comply with all of the following conditions: (i) Be no higher than 1.2m if solid: (ii) Be no higher than 1.8m if: A. visually permeable for the full 1.8m height of the fence or wall; or B. solid up to 1.2m and visually permeable between 1.2 and 1.8m.
RDIS1	(a) Fences or walls that do not comply with Rule SPZ-H-R3-3-PER1 (b) Council's discretion shall be restricted to the following matters: (i) building materials and design; (ii) effects on amenity; (iii) public space visibility.

SPZ-H-R3-4 Daylight admission

PER1	A building must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the zone boundary.
RDIS1	(a) A building that does not comply with SPZ-H-R3-4-PER1. (b) Council's discretion is restricted to the following matters: (i) height of the building; (ii) design and location of the building; (iii) admission of daylight and sunlight to the site and other site; (iv) privacy on any other site; (v) amenity values of the locality.

SPZ-H-R3-5 Building setbacks

(a) Rules SPZ-H-R3-5-1 to SPZ-H-R3-5-3 provide the permitted building setback distances for buildings from site boundaries, specific land use activities and environmental features.

(b) SPZ-H-R3-5-1 Building setbacks – all boundaries provides permitted building setback distances from all boundaries within the Special Purpose Zone - Hopuhopu.

(c) SPZ-H-R3-5-2 Building setback - sensitive land use provides permitted setback distances for any building containing a sensitive land use from specified land use activities.
(d) SPZ-R3-5-3 Building setback – water bodies provides permitted setback distances from lakes, wetlands, rivers and the coast.

SPZ-H-R3-5-1 Building Setbacks – All boundaries

PER1	(a) A building must be set back a minimum of: (i) 3m from the road boundary; (ii) 3m from the boundary of an adjoining site.
RDIS1	(a) A building that does not comply with SPZ-H-R3-5-1 PER1; (b) Council's discretion is restricted to the following matters: (i) height, design and location of the building relative to the boundary; (ii) impacts on the privacy for adjoining site(s); (iii) impacts on amenity values, including main living areas, outdoor living space of adjoining site(s); (iv) landscaping and/or screening; and (v) road network safety and efficiency.

SPZ-H-R3-5-2 Building setback - sensitive land use

PER1	(a) Any building for a sensitive land use must be set back a minimum of: (i) 15m from a regional arterial road; (ii) 300m from the boundary of another site containing an intensive farming activity; (iii) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site; (iv) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; (v) 300m from the boundary of buildings or outdoor enclosures used for another site containing an intensive farming activity. This setback does not apply to sensitive activities located on the same site as the intensive farming activity. (b) Any new building or alteration to an existing building for a sensitive land use within 100m of the legal boundary of a rail corridor must comply with Section 7 of Appendix 1 – Acoustic Insulation[2].
RDIS1	(a) Any new building or alteration to an existing building for a sensitive land use at any point within 100 metres of the legal boundary of a rail corridor that does not comply with condition (b) of SPZ-H-R3-5-2 PER1. (b) Council's discretion is restricted to the following matters: (i) location of the building; (ii) the effects of any non-compliance with the standards in Section 7 of Appendix 1; (iii) topographical, ground conditions or building design features that will minimise vibration effects; (iv) the outcome of any consultation with KiwiRail.
DIS1	Any building for a sensitive land use that does not comply with SPZ-H-R3-5-2 PER1 except as provided for in SPZ-H-R3-5-2 RDIS1.

[2] SPZ-H-R3-5-2 PER1 (b) and RDIS1 are additions based on the Hearing 22 evidence should this change be adopted by the Hearings Panel. There may need to be a consequential amendment to Appendix 1 to include Hopuhopu Special Purpose Zone if the s42a amendments as per Infrastructure s42a rebuttal evidence are accepted. https://wdcsitefinity.blob.core.windows.net/sitefinity-storage/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/hearings/hearing-22-infrastructure/council-rebuttal-evidence-and-reports/hearing-22---infrastructure---council-rebuttal---trevor-mackie.pdf?sfvrsn=81448dc9_2

SPZ-H-R3-5-3 Building setback – water bodies

PER1	(a) Any building, other than provided for under SPZ-H-R3-5-3 PER2, must be set back a minimum of: (i) 32m from the margin of any wetland; (ii) 32 m from the bank of any river with an average width of 3m or more (other than the Waikato River); (iii) 28m from the banks of the Waikato River in PREC1 - the Hopuhopu Residential Precinct (iv) 32.5m from the banks of the Waikato River in PREC 3 – the Hopuhopu Mixed Use Precinct (v) 37m from the banks of the Waikato River in PREC 5 – the Hopuhopu Open Space Precinct; (vi) 12m from the bank of any river with an average width of 3m or less; (vii) 12m from the margin or any lake with a size of less than 8ha; and (viii) 10m from any artificial wetland.
PER2	A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m^2 in size.
PER3	A pump shed (public or private) set back a minimum of 5m from any waterbody.
RDIS 1	(a) Any building that does not comply with SPZ-H-R3-5-3 PER1, PER2, or PER3. (b) Council's discretion is restricted to the following matters: (i) the size of the adjacent waterbody and the landscape, ecological, cultural and recreational values associated with it; (ii) erosion and sediment control measures; (iii) the functional or operational need for the building to be located close to the waterbody; (iv) effects on public access to the waterbody.

SPZ-H-R3-5-4 Construction, demolition, additions or alterations to existing buildings

PER1	Construction, demolition, additions or alterations to buildings that comply with all relevant rules in SPZ-H-R3

SPZ-H-R4 Subdivision

SPZ-H-R4-1 Subdivision

NC-1	Any subdivision in the Special Purpose Zone – Hopuhopu except as provided for in Rule 14.3.2 (subdivision to create a utility allotment for accommodating infrastructure).

Amendments to Chapter 14 – Infrastructure

Make the following consequential changes to Chapter 14 (additional text shown in red and underlined, deleted text shown ~~red and struck through~~):

(yellow highlight indicates changes recommended in the s42a report for Hearing 22 – Infrastructure chapter – these changes are shown here for context but do not form part of the SPZ-H changes put forward under Hearing 25).

14.5 Electrical distribution

14.5.1 Permitted Activities

P4	Substations and associated transformers and switching stations	14.5.1.2 (a) Substations and associated transformers and switching stations distributing electricity that comply with the following: (i) Distribute electricity at a voltage up to and including 110kV; and (ii) Are located within the Business Zone, Business Town Centre Zone, Tamahere Business Zone, Te Kowhai Airpark Zone, Industrial Zone, Industrial Zone Heavy, Motor Sport and Recreation Zone and the Rural Zone and the Special Purpose Zone - Hopuhopu; and (iii) Any ancillary buildings do not exceed 100m² in gross floor area; and (iv) Are not located within an Identified Area

14.1 Electricity generation

14.6.1 Permitted Activities

Activity	Activity specific conditions
Small-scale electricity generation	14.6.1.1 (a) Small-scale electricity generation and community-scale electricity generation that comply with each of the following conditions, where applicable: (a) Is not located within an Identified Area; (b) Is not located on a road, or unformed road; (c) Less than 20kW of electricity is generated; (d) Maximum one wind turbine per site in the Residential, Rangitahi Peninsula, ~~and~~ Village and Special Purpose Hopuhopu Zones; (e) Freestanding wind turbines must not exceed the building height limit of the zone in which they are located by more than 3m; (f) Freestanding wind turbines have a maximum blade diameter of 2.5m; (g) Roof-mounted wind turbines must not exceed the building height limit of the zone in which they are located by more than 3m; (h) Roof-mounted wind turbines have a maximum blade diameter of 2.5m;
Community-scale electricity generation	

	(i) Any wind turbine on a site adjoining Residential, Rangitahi Peninsula, ~~or~~ Village or Special Purpose - Hopuhopu Zones must meet the height in relation to boundary limits on the boundary with that adjoining zone; (j) Solar panels on the roof of a building must not exceed 1.5m in height above the existing roof. Solar panels may be attached to a ground mounted frame; (k) Wind turbine noise must: (i) Not exceed the background sound level (L95) by more than 5dBA, or a level of 40dBA (L95), whichever is the greater, when measured at operational wind speeds, and for properties located adjacent to the facility when measured at: (1) Any existing building or structure for sensitive land uses; and (2) Any potential building site where a building or structure for sensitive land uses could be located as a permitted activity; (ii) Be measured and assessed in accordance with NZS6808: 2010 Acoustics – Wind Farm Noise (l) All other structures not listed above must not be higher than the maximum building height limit of the zone in which they are located.

14.10 Telecommunications and radiocommunications

14.10.1 Permitted Activities

P5	Antennas+[1] attached to a building and/or structure	14.10.1.4 (a) Antennas attached to a building and/or structure that comply with all of the following conditions: (i) Do not connect to an area, façade or item specifically listed in Schedule 30.1; (ii) The building and/or structure is located within: A. Business Zone B. Business Town Centre Zone C. Tamahere Business Zone D. Te Kowhai Airpark Zone E. Industrial Zone F. Industrial Zone Heavy G. Motor Sport and Recreation Zone H. Rural Zone I. Country Living Zone J. Reserve Zone K. Special Purpose Area - Hopuhopu (iii) The face of the antenna does not exceed 1.5m^2 or 1.2m in diameter for dish antennas, or 1.6m in length for Yagi antenna on an existing pole. (b) Rule 14.10.1.4 does not apply to private television antennas and satellite dishes +~~21~~.

P9	Poles, antennas and headframes+[1]	14.10.1.7

		(a) Any poles and attached antenna that comply with the following conditions: (i) Are not located within an Identified Area; (ii) Do not connect to an area, façade or item specifically listed in Schedule 30.1; (iii) Comply with the height in relation to boundary limits for the zone in which it is located; (iv) Not exceed the height limits set out in the following table: **Zone** — **Permitted height** Rural, Country Living — 25m (and 30m for co-location of at least two operators) Industrial, Heavy Industrial and Motor Sport and Recreation — 25m (and 30m for co-location of at least two operators) Business, Business Town Centre, Business Zone Tamahere, Te Kowhai Airpark — 20m Reserve — 20m Residential, Rangitahi Peninsula, Village — 15m Special Purpose Zone – Hopuhopu — In the PREC1 – the Residential Precinct – 20 m In all other Precincts - 25m (and 30m for co-location of at least two operators) Road or unformed road — That of the adjoining zone (b) Headframes that comply with the following conditions: (i) Comply with the height in relation to boundary limits for the zone in which it is located; (ii) Within the Residential Zone do not exceed 1.0m diameter; or (iii) Within all other zones and unformed roads do not exceed 6.0m diameter; and (iv) Within the road do not exceed 0.7m diameter. (c) Rule 14.10.1.7~~(1)~~(a) does not apply to lightning rods and GPS antenna, omni directional whip antenna, ancillary telecommunication devices and earthpeaks.

P10	Externally-mounted telecommunication satellite dishes and ancillary components	14.10.1.8 (a) Externally-mounted telecommunication satellite dishes and ancillary components that comply with the following conditions:

		(i) Do not exceed 1.0m in diameter or 1.8 m in diameter in Industrial Zone, Industrial Zone Heavy, Country Living Zone, Rural Zone and Special Purpose Zone - Hopuhopu (ii) Are attached to existing buildings and/or including a pole or structure other than a building when located in the Country Living and Rural Zones; (iii) Do not connect to an area, façade or item specifically listed in Schedule 30.1; and (iv) Are not located within an Identified Area.

14.10.2 Controlled Activities

(a) The activities listed below are controlled activities.

Activity		**Matters of Control**
C1	Ancillary equipment that do not comply with the conditions of Rule 14.10.1.1	(a) Control is reserved over: (i) The size, colour and design of the proposed facility, equipment or structure; (ii) The location of the proposed facility, equipment or structure; (iii) The ability to provide screening or landscaping; and (iv) Effects on the values, qualities and characteristics of the site and/or items in Schedule 30.1.
C2	Cabinets that do not comply with one or more of the conditions of Rule 14.10.1.2	
C3	(a) Cabinets not meeting the NESTF regulations 19, 20, and 21 that are located within: (i) Business Zone (ii) Business Town Centre Zone (iii) Business Zone Tamahere (iv) Te Kowhai Airpark Zone (v) Industrial Zone (vi) Industrial Zone Heavy (vii) Motorsport and Recreation Zone (viii) Rural Zone (ix) Country Living Zone (x) Reserve Zone (xi) Special Purpose Zone – Hopuhopu	
C4	Antennas attached to an existing pole in the road reserve that do not comply with Regulations 26 and 27 of the NESTF and antennas attached to an existing pole in unformed road	
C5	(a) Antennas attached to a building that do not comply with the conditions of Rule 14.10.1.4 and are located within: (i) Business Zone (ii) Business Town Centre Zone (iii) Business Zone Tamahere (iv) Te Kowhai Airpark Zone (v) Industrial Zone (vi) Industrial Zone Heavy (vii) Motorsport and Recreation Zone (viii) Rural Zone (ix) Country Living Zone (x) Reserve Zone (xi) Special Purpose Zone – Hopuhopu	
C5	(a) Dish antennas not complying with regulations 26-35 of the NESTF that are located within: (i) Business Zone (ii) Business Town Centre Zone (iii) Business Zone Tamahere (iv) Te Kowhai Airpark Zone	

	(v) Industrial Zone (vi) Heavy Industrial Zone (vii) Motor Sport and Recreation Zone (viii) Rural Zone (ix) Country Living Zone (x) Reserve Zone (xi) Special Purpose Zone – Hopuhopu	
C6	(a) Antennas located within an Identified Area that comply with the following: (i) GPS antennas that do not exceed the following dimensions: A. 300mm high: and B. 130mm in diameter. (ii) Omni-directional 'whip' or di-pole type antennas that do not exceed the following dimensions: A. 1.6m high; B. 1.5m horizontal length whip or rod; or C. Cross section element no more than 60mm in diameter.	
C7	Small cell units located within an Identified Area exceeding the maximum volumetric dimension of 0.11m³ regulated in the NESTF, up to a maximum volumetric dimension of 0.25m³	

14.11 Water, wastewater and stormwater

14.11.2 Restricted Discretionary Activities

RD6	Stormwater ponds or wetlands, that serve more than one site, located within: (i) Residential Zone (ii) Rangitahi Peninsula Zone (iii) Village Zone (iv) Country Living Zone (v) Road and unformed road (vi) Identified Area (vii) Special Purpose Zone - Hopuhopu	Discretion is restricted to: (a) The functional need and operational need of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Road network safety and efficiency; (d) The risk of hazards to public or individual safety, and risk of property damage; and (e) Effects on the specific values, qualities and characteristics of any Identified Area.

14.11.4 Non-Complying Activities

(a) The activities listed below are non-complying activities.

NC1	Water treatment plants located within the following: (viii) Road and unformed road (ix) Identified Area
NC2	Wastewater treatment plants located within the following: (x) Residential Zone (xi) Rangitahi Peninsula Zone (xii) Village Zone (xiii) Business Zone (xiv) Business Town Centre Zone (xv) Tamahere Business Zone ~~(xvi) Te Kowhai Airpark Zone~~ (xvii) Road and unformed road (xviii) Identified Area (xix) Special Purpose Zone - Hopuhopu
NC3	Above ground reservoirs located within an Identified Area

14.12 Transportation

14.12.1 Permitted Activities

Activity		**Activity specific conditions**
P1	Vehicle access for all activities	14.12.1.1 (1) All activities must comply with the following vehicle access conditions: (a) The site has a ~~vehicle~~ legal physical access to a formed road that is maintained by a road-controlling authority; (b) The site has a vehicle access that is constructed to comply with the relevant requirements of Table 14.12.5.1, Figure 14.12.5.2, Table 14.12.5.3 and Figure 14.12.5, Table 14.12.5.14 and Table 14.12.5.15 except: i. Rule 14.12.1.1(1)(b) does not apply where the separation distance requirements of Table 14.12.5.1 and Figure 14.12.5.2 cannot be achieved on a site's road frontage due to existing vehicle accesses on adjacent sites; ii. Tables 14.12.5.14 and 14.12.5.15 do not apply to internal accessways within the Special Purpose Zone – Hopuhopu (c) No new vehicle access shall be created from Newell Road (south of Birchwood Lane); (d) No access, access leg or right-of-way shall run parallel to any road within 30m of the road, except: i. Rule 14.12.1.1(1)(d) does not apply to farm races, or unsealed internal rural accesses in sites within the Rangitahi Peninsula Structure Plan Area and Opotoru Road; (e) On a site with legal access to two roads, the activity only accesses the road with the lower classification in the road hierarchy in Tables 14.12.5.5 and 14.12.5.6 (where the roads

		have the same classification, access is only to the road with the lower average daily traffic movements); (f) New vehicle accesses/entrances are not to be constructed to any site from the following roads: i. Main Street, Huntly; ii. Jesmond Street, Ngaruawahia; iii. Bow Street, Raglan (James Street to Cliff Street); iv. George Street, Tuakau (Gibson Road to Liverpool Street); v. Great South Road, Pokeno (Selby Street to Market Street); and vi. Main Street, Te Kauwhata (Saleyard Road to Baird Avenue); and (g) No new vehicle access shall be created within 30 metres of a railway level crossing. (h) All existing and new accesses and roads that cross an operational rail network via a level crossing must be maintained in accordance with the sight line triangles provided in Table 14.12.5.22. (i) New vehicle access shall not be located within an Identified Area. **Note:** Any new vehicle access (or additional land use utilising an existing vehicle access) on a ~~limited access road or~~ state highway will require the approval of the NZ Transport Agency, as the road-controlling authority, and on a limited access road will require the approval of the road controlling authority.

P4	Traffic generation	14.12.1.4 (a) ~~Any activity~~ Each site must comply with the following traffic generation conditions: (b) Within the Residential, Village or Country Living Zones there is a maximum of 100 vehicle movements per site per day, and no more than 15% of these vehicle movements are heavy vehicle movements; or (c) Within the Rangitahi Peninsula Zone there is a maximum of 200 vehicle movements per site per day, and no more than 5% of these vehicle movements are heavy vehicle movements; or (d) Within the Business Zone Tamahere, Business Zone or Business Town Centre Zone there is a maximum of 300 vehicle movements per site per day, and no more than 15% of these vehicle movements are heavy vehicle movements; or (e) Within the Rural Zone: (f) There is maximum 200 vehicle movements per site per day and no more than 15% of these vehicle movements are heavy vehicle movements; ~~or~~ (g) For activities directly associated with horticulture harvesting, a maximum of 300 vehicle movements per site per day for up to a month, once in a 12-month period and no more than 33% of these vehicle movements are heavy vehicle movements; or (h) Within the Agricultural Research Centres identified on the planning maps as a Specific Area there is maximum 3000 vehicle movements per site per day; or

		(i) Within the Industrial and Heavy Industrial Zone (excluding the Huntly Power Station and Huntly Quarry site): (j) Maximum 250 vehicle movements per site per day and no more than 15% of these vehicle movements are heavy vehicle movements; or (k) From the Huntly Power Station site as shown as the Heavy Industrial Zone on the planning maps: (l) All ~~traffic~~ vehicle movements generated from all activities on the site combined (including those movements which were lawfully established prior to 5 December 2012), there is a maximum 750 vehicle movements per site per day; and (m) Maximum 300 of these vehicle movements are heavy vehicle movements; or (n) From the Huntly Quarry site: (o) All ~~traffic~~ vehicle movements generated from all activities on the site combined (excluding those movements which were lawfully established prior to 5 December 2012), there is maximum 350 vehicle movements per site per day; and (p) No more than 150 of these vehicle movements are heavy vehicle movements, increasing to 200 once the Huntly Bypass section of the Waikato Expressway is open for public use. (q) Within Precincts A and B of the Te Kowhai Airpark Zone there is a maximum 250 vehicle movements per site per day and no more than 15% of these vehicle movements are heavy vehicle movements. (r) Within Precincts C and D of the Te Kowhai Airpark Zone there is a maximum of 30 vehicle movements per site per day and no more than 4 of these vehicle movements are heavy vehicle movements except: (s) Movement restrictions do not apply if the activity is an event or promotion (including temporary events) in Precinct C or a community facility in Precinct C. (t) From the Horotiu Industrial Park does not exceed 15.4 trips/ha gross land area/peak hour. (2) Within the Special Purpose Zone – Hopuhopu: (a) In PREC1 – the Hopuhopu Residential Precinct, there is a maximum of 150 residential units; (b) In PREC2 – the Hopuhopu Education and Conference Precinct, there is a maximum of 300 vehicle movements per activity per day and no more than 15% of these vehicle movements are heavy vehicle movements; (c) In PREC 4 – the Hopuhopu Open Space Precinct, there is a maximum of 300 vehicle movements per activity per day and no more than 15% of these vehicle movements are heavy vehicle movements; (d) In PREC3 – the Hopuhopu Business Precinct and PREC5 – the Hopuhopu Mixed Use Precinct, there is a maximum of 5,000m^2 gross floor area across both precincts combined (in addition to building GFA in existence as at the date that the District Plan is made operative); (e) Movement restrictions do not apply if the activity is an event (including temporary events). **Note:** Where the likely vehicle movement rates or the actual generation rates of the actual activity are unknown, Table 14.12.5.13 provides indicative traffic generation rates for various activities

RD4	Traffic generation that does not comply with one or more of the conditions of Rule 14.12.1.4	Discretion is restricted to: (a) The trip characteristics ~~of~~ associated with the proposed activity ~~on the site~~; (b) ~~Safety design for vehicles and pedestrians~~ The design of features intended to ensure safety for all users of the access site, and/or intersecting road including but not limited to vehicle occupants, vehicle riders and pedestrians; (c) ~~Road~~ Land Transport network safety and efficiency, particularly at peak traffic times (of both the activity and road network); (d) Mitigation to address adverse effects, such as: • Travel planning; • Providing alternatives to private vehicle trips, including accessibility to public transport; • Staging development; and • Contributing to improvements to the road network.

Table 14.12.5.14 – Access and road conditions (Residential, Village, Business, Business Town Centre, ~~and~~ Industrial, Te Kowhai Airport, Rangitahi Peninsula and Motorsport and Recreation Zones, and Special Purpose Zone - Hopuhopu)

	General				Seal Width				Berms		General	
Road Type	Number of Allotments or Activities	Design Speed (km/h)	Design Vehicle (RTS 18 Vehicle)	Minimum Road/ROW Reserve Width (m)	Minimum Trafficable Carriageway (m)	Minimum Median Provision (m)	Parking Provision	Minimum Total Seal Width (m) Does not include concrete kerb width	Minimum Services (m)	Minimum Footpath / Shared path (m)	Kerb and Channel / Water-table	Turning Area for no exit roads (RTS 18 Vehicle)
Access and road conditions (Residential, Village, Business, Business Town Centre, Industrial, ~~and~~ Heavy Industrial Zones and Special Purpose Zone - Hopuhopu)												
Access leg to an allotment (Residential, Village)	1	N/A	8m Rigid	4	N/A							
Access leg to an allotment (Business, Industrial)	1	N/A		6	N/A							
Private access, including ROWs and access allotments (Residential, Village)	2 to 4	N/A		8	5	N/A	N/A	4	Unsealed 1.2m on at least one side	N/A	Nib on one side, mountable on other	Subject to specific design that has been certified
Private access, including ROWs and access allotments (Business, Industrial)	2 to 8	N/A		10	6		N/A	6			Mountable	Subject to specific design that has been certified
Access allotment (Residential, Village)	5 to 8	N/A		8	5		Optional	5			Mountable	Yes
Service Lane (Business and Industrial)	N/A	N/A	Subject to specific design that has been certified	8	6		No parking	6	Subject to specific design that has been certified	Optional	Non-mountable	Subject to specific design that has been certified
Local Road (Residential, Village)	>8	50	8m Rigid	20	6	None	1m on each side	8		1.8m on each side		8m Rigid
Local Road (Business and Industrial)			19m Semi		9		Optional	9				19m Semi
Collector Road (Residential, Village)	>100	50	8m Rigid	22	6	Subject to specific design that has been certified	2.5m on each side	11		1.8m on each side		8m Rigid
Collector Road (Business and Industrial)			19m Semi		7			12				19m Semi
Arterial Road (Residential, Village)	N/A	60	19m Semi	30	10	3	Recessed 2.5m on each side	13		1.8m on each side		N/A
Arterial Road (Business and Industrial))												
Local roads in Lorenzen Bay Structure Plan Area	>8	50-80 (max)	N/A	17 (Complies with Figure 14.1.5.18)	6		2.5 metres on alternative sides	11	Subject to specific design that has been certified	1.5 metres on one side of the road	Subject to specific design that has been certified	Yes

Roads in Te Kauwhata Structure Plan area	>1	50-80 (max)	N/A	20	Refer to Figures 14.1.5.19-14.1.5.21 (cross-sections)
Roads in the Special Purpose Zone - Hopuhopu	N/A	50	Subject to specific design that has been certified		

Notes:

- The Regional Integrated Technical Specifications May 2018 contains further details on road width/design requirements
- Figure 14.1.4.16 illustrates the various parts of the road (seal width, berm etc.) defined in Tables 14.12.4.14 and 14.12.4.15
- *Accesses shall have a minimum height clearance of 4.0m and a maximum gradient of 1 in 5 (with minimum 4.0m transition ramps of 1 in 8) except where the access terminates less than 135m from the nearest road that has reticulated water supply (included hydrants).

Amendments to Chapter 13 Definitions.

Insert underlined text into Chapter 13: Definitions.

Crafting Workshop (Hopuhopu): Means in the Special Purpose Zone - Hopuhopu a building for craft activities such as carving.

Home business (Hopuhopu): Means a commercial activity that is:
(a) undertaken or operated by at least one resident of the associated residential unit; and
(b) incidental to the use of the residential unit for a residential activity.

Indoor recreation (Hopuhopu): Recreational activities within a building. Includes courts, swimming pools and gyms, with ancillary facilities such as changing rooms.

Koohanga reo: Maaori language preschool

Kaumaatua housing (Hopuhopu):

One or more residential units for the purpose of providing housing specifically for kaumaatua and may include:

a. services and facilities, including rest homes and hospitals, for the care and benefit of the residents;

b. activities pavilions and/or other recreational facilities or meeting places for the use of residents of that complex and visitors of residents.

Light industry (Hopuhopu): Means manufacturing, construction, warehouse, bulk storage, service and repair activities which are predominantly carried out indoors and are unlikely to give rise to significant adverse effects beyond the site and are generally of a small scale.

Organised recreation (Hopuhopu): Any active sports or games or recreational pursuits for participants and spectators but excludes motorised vehicle sports.

Papakaainga (Hopuhopu): Means, in the Special Purpose Zone – Hopuhopu, a residential development to provide residential accommodation and to support traditional Maaori cultural living for members of the iwi or hapū group or organisation.

Plant nursery (Hopuhopu): Means, in the Special Purpose Zone – Hopuhopu, the use of land and/or buildings for the propagation, display, storage and wholesale sale of plants where production is not dependent on the soils of the site, and may include ancillary offices, and ancillary buildings such as sheds, glasshouses, and shade houses.

Tuuaahu: Sacred place for ritual practices by a tohunga, consisting of an enclosure containing a mound (ahu) and marked by the erection of rods (toko).

Visitor Accommodation (Hopuhopu): means land and/or buildings used for accommodating visitors, and includes any ancillary activities which may or may not include a tariff.

Waharoa: Archway entrance to the aatea

Whare Taonga: Museum

Amendments to Appendix 5: Hazardous Substances

Table 5.1 Activity Status Table - Permitted Activity Thresholds

(additions for Hopuhopu in red and underlined)

HSNO Class and Sub-Class (aggregate quantities)	Zone	Zone	Zone
	17. Business 18. Business Town Centre 19. Business Tamahere 20. Industrial 21. Heavy Industrial 26. Hampton Downs Motor Sport and Recreation 27. Te Kowhai Airpark Special Purpose Zone – Hopuhopu - AREA2 Education and Conference Area Special Purpose Zone – Hopuhopu - AREA3 Business Area Special Purpose Zone – Hopuhopu - AREA 5 - Mixed Use Area	22. Rural 25. Reserve Special Purpose Zone – Hopuhopu - AREA4 - Open Space Area	16. Residential 23. Country Living 24. Village 28. Rangitahi Peninsula Special Purpose Zone – Hopuhopu - AREA1 - Residential Area

Proposed Special Purposes Zone-Hopuhopu with Precincts identified.

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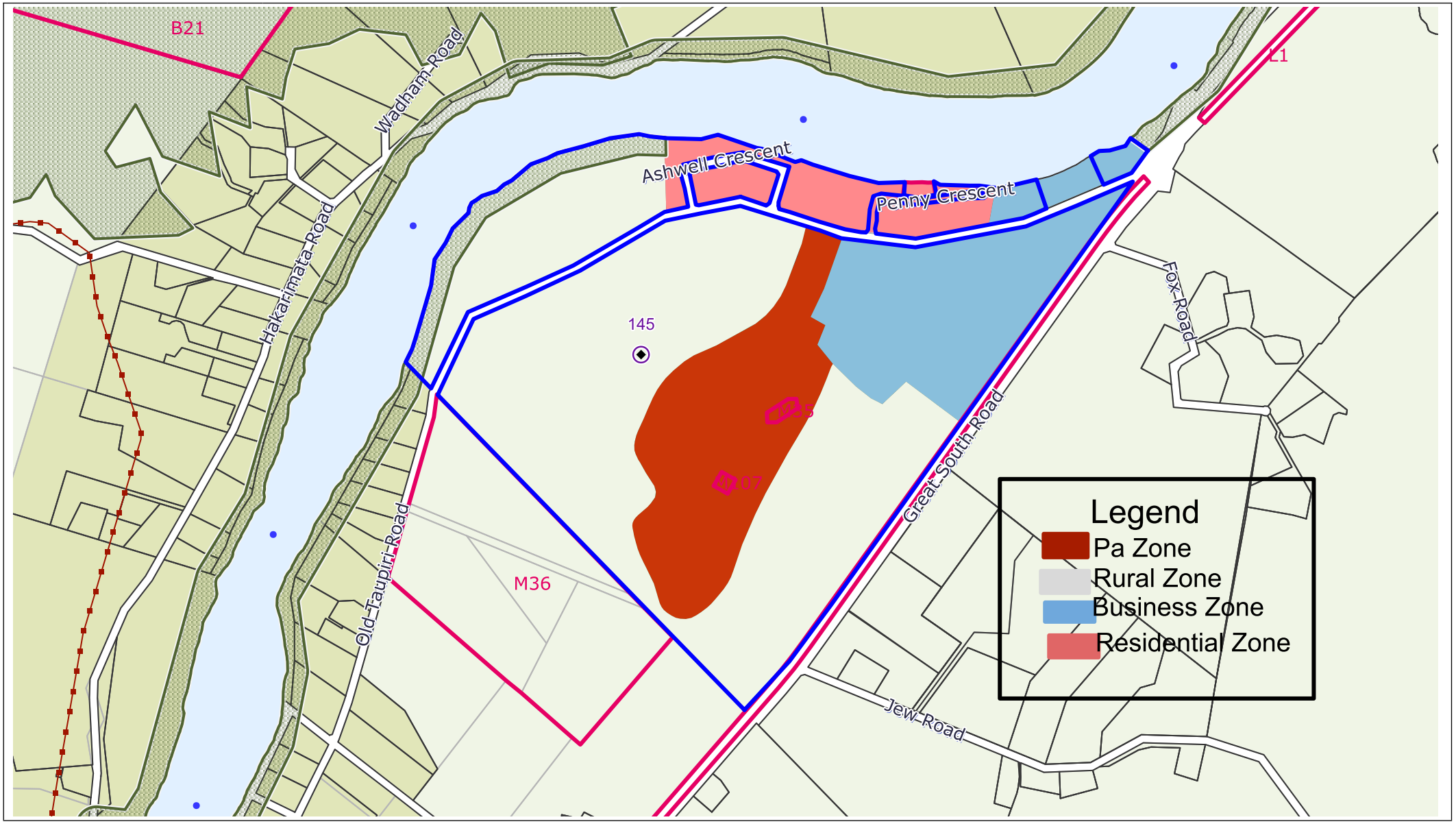
Waikato District Plan

Operative District Plan



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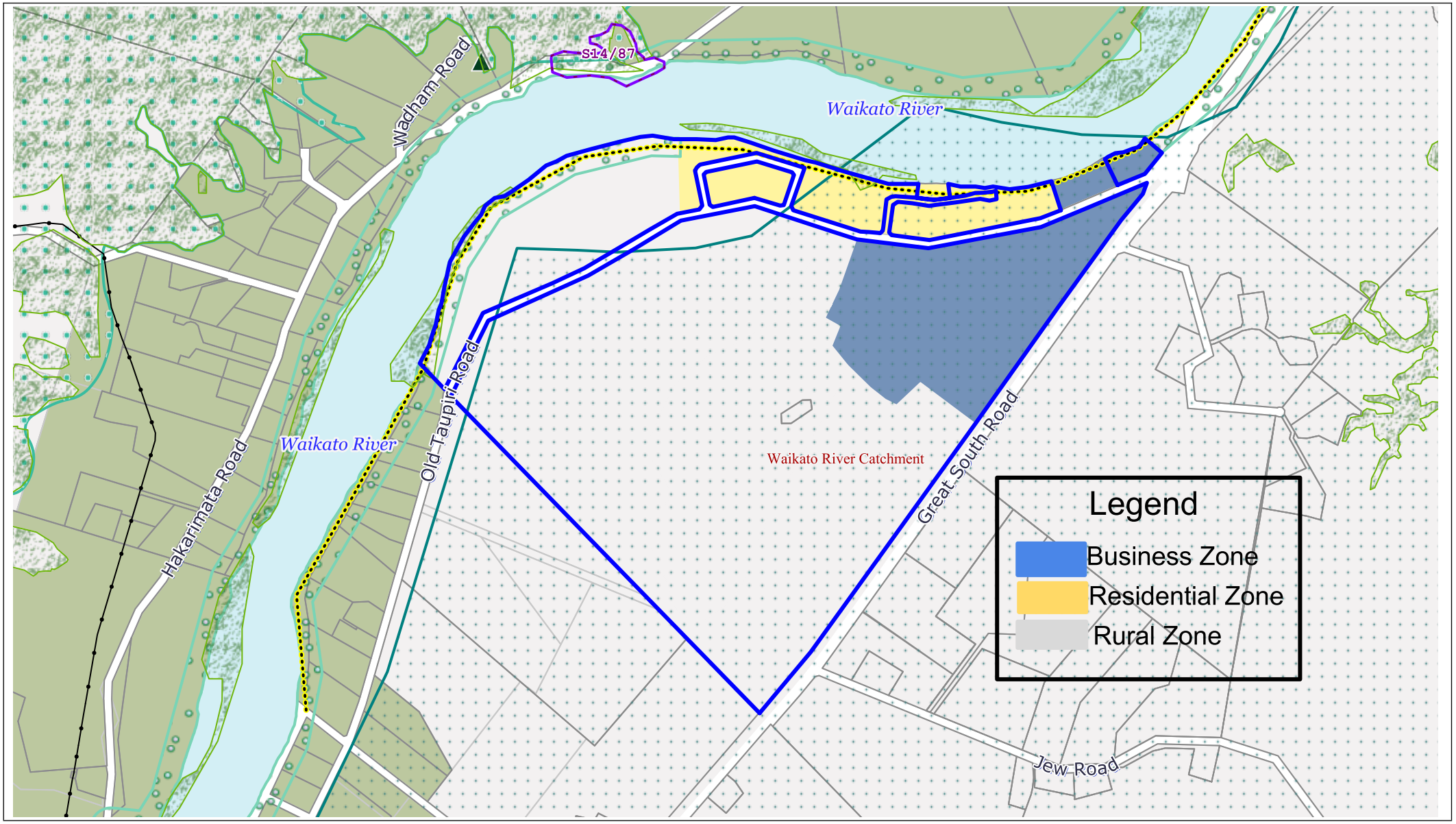
Waikato Proposed Plan

Proposed District Plan



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