

Appendix 2: Recommended amendments

16 Residential Zone

16.3.9.2 Building setback – Sensitive land use

PI	(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of: <ul style="list-style-type: none"> (i) 5m from the designated boundary of the railway corridor; (ii) 15m from the boundary of a national route or regional arterial; (iii) 25m from a designated boundary of the Waikato Expressway; (iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site; and (v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed.
P2	(a) <u>Any new building or alteration to an existing building for a sensitive land use must be located outside Amenity Yard on Figure X.</u> ¹
RDI	(a) <u>Construction, addition to or alteration of a habitable building space that does not comply with Rule 16.3.9.2 P2.</u> (b) <u>Council's discretion shall be restricted to the following matters:</u> <ul style="list-style-type: none"> (i) <u>On-site amenity values;</u> (ii) <u>Odour, dust and noise levels received at the notional boundary of the building;</u> (iii) <u>Timing and duration of noise received at the notional boundary of the building;</u> (a) <u>Potential for reverse sensitivity effects.</u> ²
DI	Any building for a sensitive land use that does not comply with Rule 16.3.9.2 PI.

16.6 Residential Zone Figures³

16.6.1 Amenity Yard at 48-54 Dominion Road (to be amended to include 54 Dominion Road)

¹ Submission [299.14]

² Submission [299.14]

³ Submission [299.14]



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48 Dominion Road
Tuakau

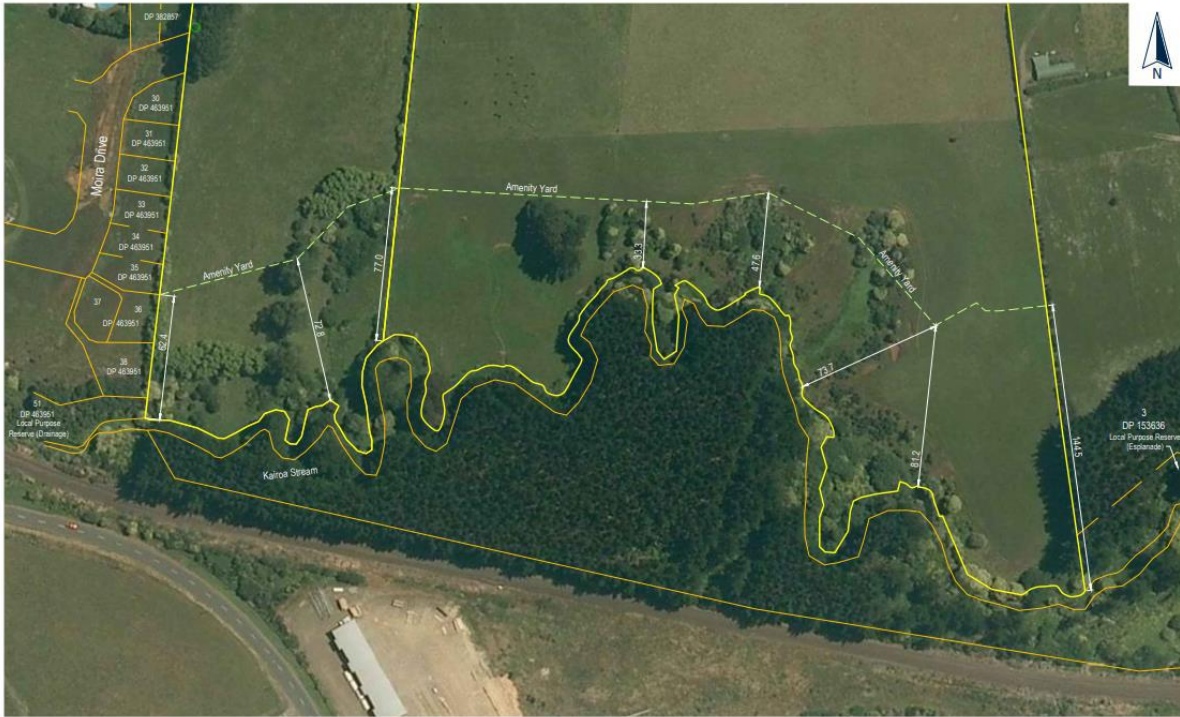
Amenity Yard Extents

NO.	REVISION DESCRIPTIONS	NAME	DATE
A	Issued for discussion	CS	11/02/2021
B	Reckling reserved	CS	11/02/2021

NO.	NAME	DATE
1	DESIGNED	11/02/2021
2	DRAWN	11/02/2021
3	CHECKED	11/02/2021
4	DATE	11/02/2021

ORIGINAL SCALE: 1:1,500
ORIGINAL SIZE: A3
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