

4.1.5 Policy – Density

- (a) Encourage higher density housing and retirement villages to be located near to and support commercial centres, community facilities, public transport and open space.
- (b) Achieve a minimum density of 12-15 households per hectare in the Residential Zone.
- (c) ~~Achieve a minimum density of 8-10 households per hectare in the Village Zone where public reticulated services can be provided. Maintain the existing very low density character of the Village Zone except within Tuakau and Te Kowhai where a minimum density of 8-10 households per hectare is to be achieved where reticulated water and wastewater services are provided.~~

4.7.4 Policy – Lot sizes

- (a) Minimum lot size and dimension of lots enables the achievement of the character and density outcomes of each zone; and
- (b) ~~Avoid Limit~~ undersized lots in the Village Zone.

4.3 Village Zone

4.3.1 Objective – Village Zone character

- (a) The very low density character of the Village Zone is maintained and further urban growth is limited due to the zone's lack of reticulated infrastructure and distance from employment, community facilities, and public transport.
- (b) Within Tuakau and Te Kowhai maintain a very low density character until reticulated water and wastewater services are provided. Once reticulated services are available the zone character is expected to change to a suburban density of at least 8-10 households per hectare.
- (c) Within the Village Future Urban Density Precinct in Tuakau and Te Kowhai maintain existing rural densities and character until a structure plan has been approved and reticulated water and wastewater services are provided. Once reticulated services are available enable change to a suburban density of at least 8-10 households per hectare.
- (d) To recognise and provide for emergency service activities that contribute to the health, safety and wellbeing of the community while managing their potential adverse effects to ensure that the activities complement the amenity values of the neighbourhood

Comment [k1]: [378.50]

4.3.2 Policy – Character

- (a) Buildings and activities within the Village Zone are designed, located, scaled and serviced in a manner that:
 - (i) ~~Maintains the existing very low~~ low density character;
 - (ii) ~~Maintains the semi-rural character;~~
 - (iii) Recognises lower levels of infrastructure and the absence of Council wastewater services.
- (b) Require activities within the Village Zone to be self-sufficient in the provision of on-site water supply, wastewater and stormwater disposal, unless a reticulated supply is available.

4.3.3 Policy – Future development – Tuakau and Te Kowhai

- (a) Buildings, ~~and~~ access, and lot boundaries are located in a position to enable future subdivision and development in Tuakau and Te Kowhai when infrastructure and services become available.
- (b) ~~Ensure buildings are positioned in a manner that provides for transition from large lots to smaller lots in Tuakau and Te Kowhai. Recognise the role these townships play in accommodating future urban growth through enabling a transition to densities of at least 8-~~

10 households per hectare in accordance with any applicable structure plans and connection to reticulated services.

4.3.4 Objective – Village built form and amenity

- (a) Neighbourhood residential amenity values in the Village Zone are maintained.

4.3.5 Policy – Building Setbacks

- (a) Maintain existing and promote new vistas and views between new buildings in the Village Zone when viewed from a road.

Comment [k2]: [695.27]

Comment [k3]: [695.27]

4.3.6 Policy – Front setback character

- (a) Maintain the existing open and unbuilt character of streets through the use of setbacks.

Comment [k4]: [697.543]

4.3.7 Policy – Excessive building scale

- (a) ~~Enabled~~ Development shall only to exceed height, bulk and form only where it is in keeping with and does not detract from the amenity values of the street.

Comment [k5]: [695.29]

4.3.8 Policy – Residential amenity and function

- (a) Limit the establishment of non-residential activities in the Village Zone except where:
 - (i) They have a functional need to locate within the Village Zone; or
 - (ii) Provide for the health, safety and well-being of the community.

Comment [k6]: [378.71], [923.55]

4.3.9 Policy – Height of buildings

- (a) Ensure building height does not result in loss of privacy or cause over shadowing on adjoining sites or detract from amenity of the area.

4.3.10 Policy – Daylight and outlook

- (a) Maintain adequate daylight and enable opportunities for passive solar gain by providing for the progressive reduction in the height of buildings the closer they are located to a boundary, except a road boundary.
- (b) Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.

4.3.11 Policy – Maintain residential function

- (a) Restrict the establishment of non-residential, commercial or industrial activities, unless the activity has a strategic or operational need to locate within the Village Zone, and not compromise the effects of such activities on the character and amenity of the neighbourhood are insignificant.

Comment [k7]: [378.72]

Comment [k8]: [697.544]

4.3.12 Policy – Non-residential activities

- (a) Ensure that the design and scope of non-residential activities and associated buildings:
 - (i) Maintain residential character including the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas; and
 - (ii) Mitigate adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill, to the extent that they minimise adverse effects on Village Zone character and amenity, and the surrounding transport network.
 - (iii) Encourage designs that conform to the principles of Crime Prevention Through Environmental Design (CPTED) where appropriate.

Comment [k9]: [297.21]

4.3.13 Policy – Existing non-residential activities

- (a) Enable existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse effect on the character and amenity of Village Zone.

4.3.14 Objective – Earthworks

- (a) Earthworks facilitate subdivision, use and development.

4.3.15 Policy - Earthworks

- (a) Manage the effects of earthworks to ensure that:
 - (i) Erosion and sediment loss is avoided or mitigated;
 - (ii) Changes to natural water flows and established drainage paths are avoided or mitigated; and
 - (iii) Adjoining properties and public services are protected.
- (b) Ensure any fill material brought to site is suitable for its purpose.
- (c) Manage the amount of land being disturbed at any one time to avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects.
- (d) Subdivision and development occurs in a manner that maintains fundamental shape, contour and landscape characteristics.
- (e) The ground is geo-technically sound and remains safe and stable for the duration of the intended land use.

4.4 Residential and Village Zones - Noise, lighting, outdoor storage, signs and odour

4.4.1 Objective – Adverse effects of land use and development

- (a) The health, safety and well-being of people, communities and the environment are protected from the adverse effects of land use and development.

Comment [k10]: [297.22], [923.57] and [378.73]

4.4.2 Policy – Noise

- (a) The adverse effects of noise on residential amenity are minimised by:
 - (i) Ensuring that the maximum sound levels are compatible with the surrounding residential environment;
 - (ii) Limiting the timing and duration of noise-generating activities, including construction and demolition activities;
 - (iii) Maintaining appropriate setback distances between high noise environments and sensitive land uses and noise-sensitive activities;
 - (iv) Managing the location of sensitive land uses, particularly in relation to lawfully-established high noise generating activities; and
 - (v) Requiring acoustic insulation where sensitive land uses activities and noise-sensitive activities are located within high noise environments.

Comment [k11]: [986.22]

Comment [k12]: [986.22]

4.4.3 Policy – Artificial outdoor lighting

- (a) Provide for artificial outdoor lighting to enable night time work, farming activities, recreation activities, outdoor living, transport and security.
- (b) Manage the adverse effects of glare and lighting to adjacent sites.
- (c) Ensure artificial outdoor lighting is installed and operated so that light spill does not compromise the safe operation of the transport network.
- (d) Encourage artificial outdoor lighting that conforms to principles of Crime Prevention Through Environmental Design (CPTED) where appropriate

Comment [k13]: [297.23]

4.4.4 Policy – Outdoor storage

- (a) The adverse visual effects of outdoor storage are mitigated through screening or landscaping.

4.4.5 Policy – Objectionable odour

- (a) Ensure that the effects of objectionable odour do not detract from the amenity of other sites.
- (b) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that generate objectionable odour.

4.4.6 Policy – Signage

- (a) Provide for the establishment of signs where they are directly associated with the activity carried out on the site on which they are located; and
- (b) Recognise that public information signs provide a benefit to community well-being and support infrastructure and commercial and community activities.
- (c) Provide for signage that is compatible with the character and sensitivity of the residential environment.

4.4.7 Policy – Managing the adverse effects of signs

- (a) The location, colour, content, and appearance of signs directed at or visible to road users ~~traffic~~ is controlled to ensure signs do not distract, confuse or obstruct motorists, pedestrians and other road users;
- (b) Discourage signs that generate adverse effects from illumination, light spill, flashing, moving or reflection.

Comment [k14]: [742.25]