

Attachment C - Council Decision plan provisions to be made operative

Part I Introduction and General Provisions / Interpretation/ Definition

Definitions

Note: Insert the definitions below.

Term	Definition
Active transport	Has the same meaning as in the National Policy Statement on Urban Development 2020 (as set out in the box below). Means forms of transport that involve physical exercise, such as walking or cycling, and includes transport that may use a mobility aid such as a wheelchair.
Landscaped area	Means any part of the site that has is grassed and/or planted in and can include the canopy of trees regardless of the ground treatment below them., shrubs, or ground cover and may include ancillary water, rocks, paved areas or amenity features.
MRZ1	Means the MRZ - Medium density residential zone in Raglan and Te Kauwhata.
MRZ2	Means the MRZ – Medium density residential zone in Ngaaruawaahia, Horotiu, Huntly, Pokeno and Tuakau.
Medium Density Residential Standards or MDRS	Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below). Means the requirements, conditions, and permissions set out in Schedule 3A.
MRZ2 flood risk	Means land where there is an increased flood risks and additional residential development rules apply. The MRZ2 flood risk includes: <ul style="list-style-type: none"> • Flood plain management areas • Flood ponding area • Defended areas • Flood plain management area 2 • High risk flood area 2
Qualifying matters	Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below). Means a matter referred to in section 77I or 77O of the Resource Management Act 1991
Servicing area	Means the use of land for services, storage or waste management to serve a dwelling or residential activity.

Supporting information layer	Means the GIS layer on Council's mapping system which contains information relating to flood risks.
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Part I Introduction and General Provisions / Interpretation/ Abbreviations

Abbreviations

Note: Insert the abbreviation below

Abbreviation	Full term
MDRS	Medium Density Residential Standards

Part 2 District Wide Matters / Strategic Direction / Strategic Directions

Objectives

Note: Insert the new objective below

SD-O14 Well-functioning urban environment.

- (1) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Policies

Note: Insert the new policy below

SD-P2 Medium Density Residential Standards

- (1) Apply the MDRS across all relevant residential zones in the district plan except in circumstances where the qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Maaori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga).

Part 2 District Wide Matters / Historical and Cultural Values – TETW – Te Ture Whaimana – Vision and Strategy

Policies

Note: Insert a new clause under (g) as follows

- TETW-PI
(I) Implementing Te Ture Whaimana (Vision and Strategy for the Waikato River).
To restore and protect the health and wellbeing of the Waikato River including by;
- (a) Identifying and recognising the Waikato River as an Outstanding Natural Cultural Landscape;
 - (b) Acquiring appropriate public access to and along the Waikato River at time of subdivision;
 - (c) Protecting and restoring significant natural areas, riparian margins and wetlands within the catchment;
 - (d) Providing for conservation activities;
 - (e) Protecting waahi tapu, sites and areas of significance to Maaori;
 - (f) Recognising and providing for application of maatauranga Maaori; and
 - (g) Managing the effects of subdivision, use and development including those associated with:
 - (i) Building in river setbacks;
 - (ii) Intensive farming;
 - (iii) Earthworks and land disturbance;
 - (iv) Subdivision; and
 - (v) Residential development in the MRZ2.

Part 2 District Wide Matters / Energy Infrastructure and Transport / WWS – Water, wastewater and stormwater

WWS – Water, wastewater and stormwater

Note: Insert the following two rules after WWS- R1.

WWS-RIA	Stormwater Management Plan for development of 4 or more residential units or subdivision of 4 or more lots in the MRZ2	
MRZ2	<p>(I) Activity Status: RDIS</p> <p>Activity specific standards:</p> <p>(a) A stormwater management plan must be prepared by a suitably qualified expert to demonstrate how the development or subdivision will comply with:</p> <ul style="list-style-type: none"> (i) The relevant Waikato District Council Comprehensive Stormwater Discharge Consent and Catchment Management Plan for the applicable catchment; and (ii) Waikato Regional Council Stormwater Guidelines. <p>(b) The stormwater management plan must:</p> <ul style="list-style-type: none"> (i) Include the location, size and type of any stormwater treatment devices and infrastructure, any proposed ponds or wetlands; (ii) Demonstrate how the stormwater treatment devices and infrastructure can be accommodated within the subdivision or development layout; (iii) Include an operations and maintenance plan describing how any stormwater treatment devices will be 	<p>2. Activity status where compliance not achieved: DIS</p>

	<p>regularly maintained and serviced; and</p> <p>(iv) Identify the location of hydrological features including: groundwater (where relevant to stormwater management), rivers and streams overland flow paths and 1% AEP floodplain within or adjoining the development or subdivision.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) In the Waikato River catchment, the extent to which the application enhances or benefits the Waikato River, and its tributaries;</p> <p>(b) Management of adverse stormwater effects on downstream sites, including from alteration of the volume, or duration, or frequency of stormwater runoff;</p> <p>(c) The effectiveness of the stormwater system to manage flooding (including safe access and egress), nuisance or damage to other infrastructure, buildings and sites, including the rural environment;</p> <p>(d) The design and capacity of the stormwater system and ability to manage stormwater;</p> <p>(e) The potential for adverse effects to the environment in terms of stormwater volume including downstream channel erosion, stormwater flow rate and stormwater quality, taking into account the requirements or recommendations of the relevant Comprehensive Stormwater Discharge Consent, Catchment Management Plan and Waikato</p>	
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	<p>Regional Council Stormwater Guidelines; and</p> <p>(f) The extent to which low impact design principles and approaches are used for stormwater management.</p>	
WWS-RIB	Services for more than one residential unit per site in the MRZ2.	
MRZ2	<p>(1) Activity status: PER Activity-specific standards:</p> <p>Where more than one residential unit (excluding minor residential units) is developed on a site, all services shall be provided to each additional unit as if the site was being subdivided to create separate titles for each serviced unit.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) The provision and location of infrastructure.</p>

Part 2 District Wide Matters / Hazards and Risks / Natural hazards and climate change

NH- Natural hazards and climate change

The relevant area specific zone chapter provisions apply in addition to this chapter.

Overview

Note: Insert the following overlay descriptions into the table contained in the Overview of the NH-Natural hazards and climate change chapter.

Overlay	Description
Flood hazards	
High risk flood area 2	Is shown on the supporting information layer and identifies areas within the floodplain where the depth of flood water in a 1% AEP* flood event exceeds 1 metre and the speed of flood water exceeds 2 metres per second, or the flood depth multiplied by the flood speed exceeds one.
Flood plain management area 2	Is shown on the supporting information layer and identifies the 1% Annual Exceedance Probability (AEP)* floodplain.
MRZ2 flood risk	<p>The QM is identified on the planning maps and/or the supporting information layer. It includes Flood plain management areas, Flood ponding area, and Defended areas. identifies land in the MRZ2 where there are increased flood risks and additional residential development rules apply.</p> <p>The MRZ2 flood risk includes:</p> <ul style="list-style-type: none"> • Flood plain management areas • Flood ponding area • Defended areas • Flood plain management area 2 • High risk flood area 2

Flood plain management area and Flood ponding area

Note: Insert the statement below above the table of rules for NH-R1-NH-R10.

Additional rules apply to sites located within the MRZ2 flood risk (see NH-R26A-E)

Defended area (Residual risk)

Note: Insert the statement below above the table of rules for NH-R23-NH-R26.

Additional rules apply to sites located within the MRZ2 flood risk (see NH-R26A-E)

Note: Insert the section below after the table of rules for NH-R23-NH-R26.

MRZ2 flood risk

The following rules apply in addition to any relevant rules under the Flood plain management area, Flood ponding area, High flood risk area and Defended area.

NH-R26A	Residential unit	
High risk flood area 2	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) One residential unit within a site; and</p> <p>(b) The minimum floor level is at least 0.5m above the 1% AEP flood level.</p> <p><i>This rule does not apply where Council approves a detailed hydraulic analysis that demonstrates that the site is not within the definition of a High Risk Flood Area 2.</i></p>	<p>(2) Activity status where compliance not achieved: NC</p>
NH-R26B	Residential unit	
Flood plain Management Areas Flood ponding area Defended Areas Flood plain management area 2.	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) One residential unit within a site; and</p> <p>(b) The minimum floor level is at least 0.5m above the 1% AEP flood level.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is limited to the following matters:</p> <p>(a) In the Waikato River Catchment the extent to which the application enhances or benefits the Waikato River and its tributaries;</p> <p>(b) Flooding effects including safe access and egress and displacement of stormwater;</p> <p>(c) Stormwater management and Low Impact Design methods; and</p> <p>(d) Adequacy of erosion and sediment control measures.</p>

NH-R26C	Minor residential unit	
Flood plain management areas Flood ponding area Defended areas Flood plain management area 2	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) One minor residential unit contained within a site must comply with all of the following standards:</p> <ul style="list-style-type: none"> (i) The net site area is 600m² or more; and (ii) The gross floor area shall not exceed 70m². 	<p>2. Activity status where compliance not achieved: DIS</p>
NH-R26D	Subdivision that creates one or more vacant lot other than a utility allotment, access allotment or subdivision to create a reserve allotment.	
High risk flood area 2 and Floodplain management area 2	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) each vacant lot includes an area capable of containing a building platform of 8m x 15m (exclusive of setbacks) entirely outside the high risk flood area 2 and the 1% AEP.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Avoidance or mitigation of natural hazards; (c) In the Waikato River Catchment the extent to which the application enhances or benefits the Waikato River and its tributaries; (d) Management of adverse stormwater effects on downstream sites, including from the alteration of the volume, or duration, or frequency of stormwater runoff; (e) The effectiveness of the stormwater system to manage 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>flooding (including safe access and egress), nuisance or damage to other infrastructure, buildings and sites, including the rural environment;</p> <p>(f) The design and capacity of the stormwater system and ability to manage stormwater;</p> <p>(g) The potential for adverse effects to the environment in terms of stormwater volume including downstream channel erosion and stormwater quality, taking into account the requirements or recommendations of the relevant Comprehensive Stormwater Discharge Consent, Catchment Management Plan and Waikato Regional Council Stormwater Guidelines; and</p> <p>(h) Extent to which low impact design principles and approaches are used for stormwater management.</p>	
NH-R26E	Earthworks for two or more residential units (excluding a minor residential unit)	
<p>High risk flood area 2 Flood plain management areas Flood ponding area Defended areas Floodplain management area 2.</p>	<p>(1) Activity status: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) Timing, location and scale of earthworks;</p> <p>(b) Adverse effects on:</p> <p>(i) Existing overland flow paths and surface drainage patterns;</p> <p>(ii) Flood storage capacity;</p> <p>(iii) Runoff volumes;</p>	<p>(2) Activity status where compliance not achieved: DIS N/A</p>

	<ul style="list-style-type: none">(iv) Adjoining properties, including the transfer of risk; and(v) Infrastructure and flood protection works;(c) Consideration of soil types and potential for erosion;(d) Mitigation including compensatory storage, or other flood management measures proposed; and(e) In the Waikato River Catchment the extent to which the application enhances or benefits the Waikato River and its tributaries.	
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Part 2 District Wide Matters / SUB – Subdivision

Note: Insert the following note after SUB-P3 – Lot sizes

Note: Refer to SUB-P23 for Subdivision in the MRZ2

SUB-P23 Subdivision in the MRZ2 – Medium density residential zone 2

- (1) Provide for subdivision that supports the development of medium density residential development within the MRZ2 – Medium density residential zone 2, except where:
 - (a) There is a relevant qualifying matter; and/or
 - (b) The proposed subdivision does not comply with the relevant subdivision standards.
- (2) Require subdivision within the MRZ2 – Medium density residential zone to not compromise any qualifying matters applied to the site.

Rules

Note: after SUB-R18 include the following:

Note: Refer to PREC – Precincts for SUB-R19-SUB-R22

Note: after the GRZ – General residential zone rule table in the Subdivision chapter, insert a new heading as follows:

PREC – Precincts

Note: relocate SUB-R19, SUB-R20, SUB-R20A, SUB-R21 and SUB-R22 to the ‘Prec – Precincts’ section of the Subdivision chapter.

SUB-R19	Subdivision – building platform within PREC4 – Havelock precinct	
PREC4 – Havelock Precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision within PREC4 – Havelock precinct where every proposed lot, other than one designed specifically for access, is a boundary adjustment under SUB-R20A, or is a utility allotment, is capable of containing a building platform complying with SUB-R18(1) located outside the Havelock Industry Buffer illustrated on the planning maps. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Shape of allotments; (d) Ability of allotments to accommodate a practical building platform; (e) Likely location of future buildings and their potential effects on the environment; (f) Avoidance or mitigation of natural hazards; (g) Geotechnical suitability for building; and 	<p>(2) Activity status where compliance not achieved: NC</p>

	(h) Ponding areas and primary overland flow paths within and adjoining the precinct.	
SUB-R20	Subdivision - PREC4 - Havelock precinct (Slope Residential Area)	
PREC4 - Havelock precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision within PREC4 - Havelock Precinct (Slope Residential Area) where proposed lots (except where the proposed lot is an access allotment, utility allotment or reserve to vest) comply with all of the following standards:</p> <ol style="list-style-type: none"> i. Have a minimum net site area (excluding access legs) of 2500m²; and ii. Are connected to public-reticulated water supply and wastewater. <p>Council's discretion is restricted to the following matters:</p> <ol style="list-style-type: none"> (b) Ability of lots to accommodate a practical building platform, including geotechnical stability for building; (c) Likely location of future buildings and their potential effects on the environment; (d) Avoidance or mitigation of natural hazards; (e) Amenity values and streetscape landscaping; (f) Landscaping of steeper slopes to manage erosion and stability; (g) Vehicle and pedestrian networks; (h) Consistency with the Havelock Precinct Plan; and (i) Provision of infrastructure, including water supply for firefighting purposes. 	
SUB-R20A	Subdivision – PREC4 – Havelock boundary adjustment	
PREC4 – Havelock precinct	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Boundary adjustment must comply with the following standard:</p> <ol style="list-style-type: none"> (i) Boundary adjustment between sites within the Havelock precinct and Lot 2 DP 463893 to include parts of the Havelock Industry Buffer and Environmental protection Area within Lot 2 DP 463893 <p>Council's control is reserved over the following matters:</p> <p>(b) Subdivision layout.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

SUB-R21	Subdivision – PREC4 – Havelock precinct	
PREC4 - Havelock Precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Except as provided for by SUB-R20A, subdivision within the PREC – Havelock precinct that complies with all of the following standards:</p> <p>(i) The first subdivision to create residential lots includes the indicative road connections from Hitchen Road and Yashili Drive as a road to vest.</p> <p>(ii) The proposal includes the indicative roads as roads to vest, provided that this can be constructed and vested in stages.</p> <p>(iii) The proposal includes the provision of the Hilltop Park, provided that these can be established in stages.</p> <p>(iv) The proposal includes the provision of the Havelock Industry Buffer area and Environmental Protection Area that it contains, provided that these can be established in stages (all as shown on the planning maps) and the proposal includes legal mechanisms to retain Environmental Protection Area in perpetuity and which prevent further subdivision of them (such as via covenants, consent notice or vesting).</p> <p>(iv) The proposal includes the provision of the Environmental Protection Area (where outside the Havelock Industry Buffer) and legal mechanisms to retain the Environmental Protection Areas in perpetuity and which prevent further subdivision of them (such as via covenants, consent notice or vesting).</p> <p>(vi) Either prior to or concurrent with subdivision in Lot 2 DPI99997, an acoustic barrier (being a bund, building or structure, or any combination thereof) is constructed within the Havelock Precinct’s GIZ - General industrial zone which is designed so as to:</p> <p>(1) Achieve noise levels no greater than 45 dB L_{Aeq} between 10pm and 7am in the PREC4 – Havelock precinct and MRZ2 – Medium density residential zone 2; and</p> <p>(2) Be at a height of no less than that illustrated on Figure 20 below and a length along the entire common boundary between Lot 2</p>	<p>(2) Activity status: DIS</p> <p>Where:</p> <p>(a) Subdivision that does not comply with Rule SUB-R21(1)(a)(i) – (iii), (v) and (vii)</p> <p>(3) Activity status: NC</p> <p>Where:</p> <p>(a) Subdivision that does not comply with Rule SUB-R21(1)(a)(iv) and (vi).</p>

	<p>DPI99997 and Lots 3 and 4 DP 492007 (excluding the Collector Road on the Havelock Precinct Plan and 5m front yard setback – Rule GIZ-S6(1)(a)(1)).</p> <p>(vii) The proposal includes planted primary ridgelines and other ridgelines (as shown on the APP14 – Havelock precinct plan) for any part of the ridgeline that falls within that proposal or stage.</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Consistency with the Havelock Precinct Plan (APP14 – Havelock precinct plan); (c) Design and construction of the indicative roads and pedestrian networks; (d) Design, location and timing of construction of the acoustic barrier within the Havelock Precinct’s GIZ – General industrial zone; (e) The design of, and potential effects on, the safe and efficient operation of the intersection of the Havelock Precinct’s Collector Road and Yashili Drive, including the design to accommodate safe vehicle access and egress for activities in the adjacent GIZ – General industrial zone; (f) Design and planting (including cultural values and landmarks, management plans for weed and pest control and their implementation, ownership and ongoing management) of the Hilltop Parks and adjoining park edge roads. This includes the landscaping of the Hill Top Parks in indigenous species; (g) Avoidance, minimisation or mitigation of visual and physical disturbance to the upper flanks of Transmission and Potters Hills (where the hilltop parks are located) resulting from road design and alignment; (h) Potential effects on the safe and efficient operation of Bluff and Pioneer Roads (including where these intersect with State Highway 1) from roading connections to Cole Road; (i) The design of, and potential effects on, the safe and efficient operation of the intersections of: <ul style="list-style-type: none"> (i) Yashili Drive and Gateway Park Drive; (ii) Gateway Park Drive and Hitchen Road; and (iii) Gateway Park Drive and McDonald Road. 	
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	<ul style="list-style-type: none"> (j) Potential effects on the safe and efficient operation of the McDonald Road railway crossing; (k) Accessible, safe and secure pedestrian and cycling connections within the Precinct and to the existing transport network and public facilities; (l) Provision within the Precinct design for future public transport; (m) Provision of planting, management plans for weed and pest control and their implementation, ownership and ongoing management of the Environmental Protection Area, including a 3m width band of fast growing evergreen indigenous species along the upper edge of the Havelock Industry Buffer to provide a planting screen within the short term; (n) Design of earthworks (contours and aspect), lot size and orientation, fencing and landscape treatment between the 40 dB L_{Aeq} noise contour and the Havelock Industry Buffer on the planning maps to minimise possible reverse sensitivity effects on nearby HIZ - Heavy industrial zone activities, including through limiting potential for direct visual interaction from building platforms and associated future dwellings and outdoor living areas to industrial activities; (o) Ridgeline landscape buffers and greenways as identified on the APPI4 – Havelock precinct plan to create landscape plantings between the Hilltops and Environmental Protection Areas (20-25m width on primary ridgeline and 8m on other ridgeline), including provision of fast growing shelter species and indigenous canopy trees, ownership and ongoing management; (p) Provision of Te Ara Hikoi; and (q) Cultural effects. 	
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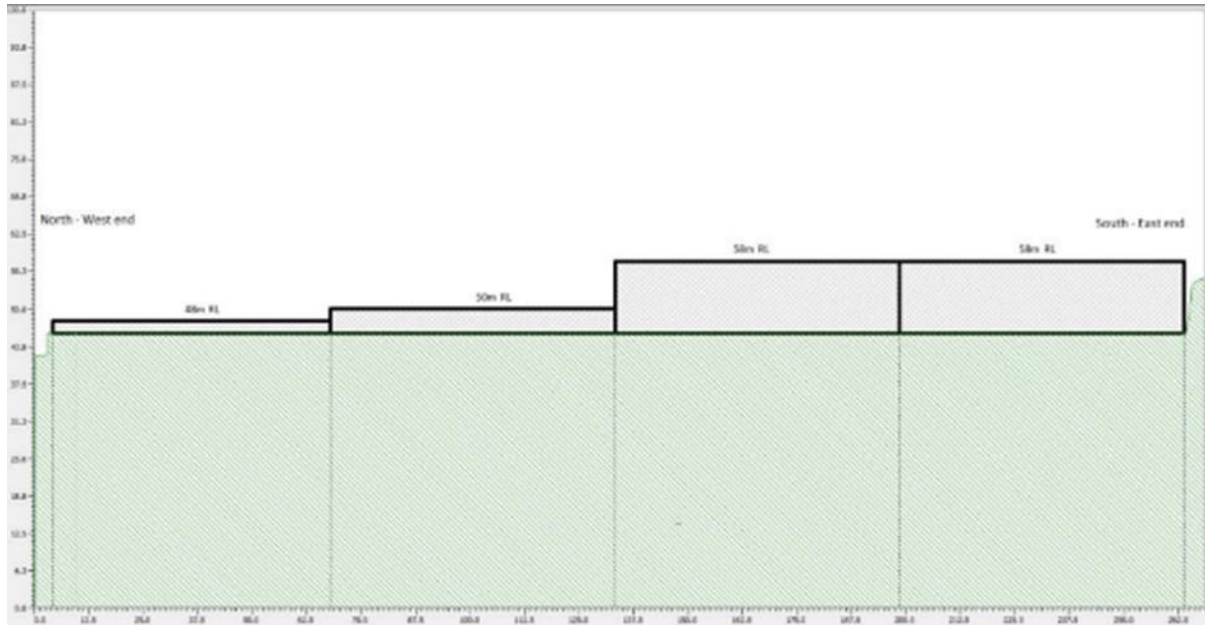
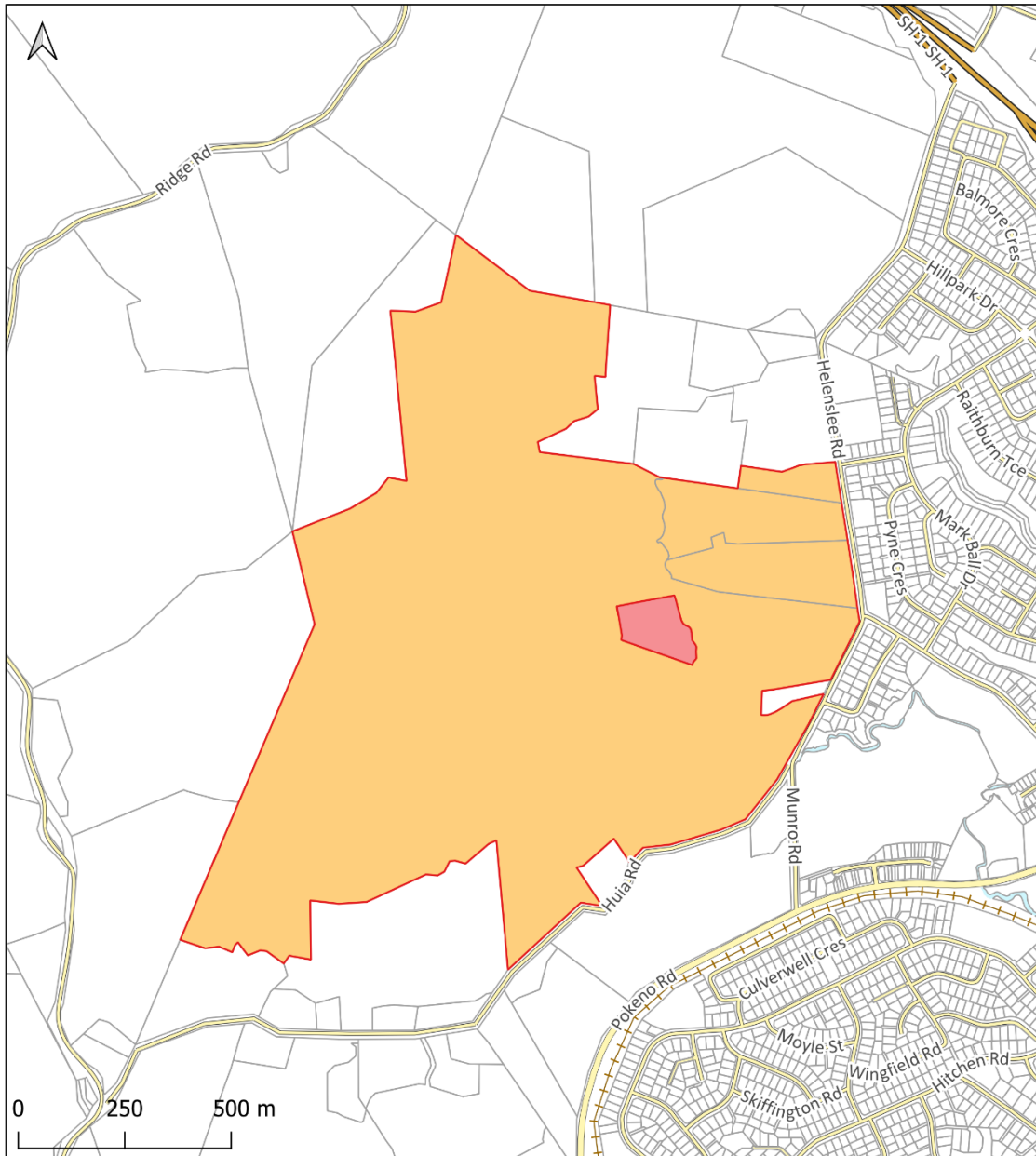


Figure 20 – Havelock Precinct

SUB-R22	Subdivision – Munro Block Pookeno	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: RDIS Activity specific standards: (a) Any subdivision within the Munro Block, Pookeno (see Figure 21 below):</p> <p>Council's discretion is restricted to the following matters: (b) Type, density and scale of riparian planting of the margins of permanent and intermittent streams. (c) Location, size and design of recreation. (d) Provision of recreation trail network adjoining the permanent stream.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>



Legend

- 'Munro block' outline
- Parcel boundaries
- Zone
- MR22 - Medium density residential zone 2
- Rail
- Waterbodies
- Zone
- LCZ - Local centre zone



Figure 21 - Munro Block, Pokeno

Waikato District Council
 Created by: KMK
 Prepared 17 Sep 2024
 Cadastre Boundaries and addresses -
 Land Information New Zealand
 Projection: NZTM2000
 Ref: ME53998

Note: Include the following section after the MRZ1 – Medium density residential zone 1 rules in the SUB – Subdivision chapter of the PDP (SUB-R30 – SUB-R39).

MRZ2 – Medium density residential zone 2

All applications for subdivision consent, including controlled activities, are subject to and can be refused under section 106 of the Resource Management Act 1991.

SUB-R152	Subdivision – general	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: CON</p> <p>Where no vacant lots are created or where 1(b) and 1(c) are complied with:</p> <ul style="list-style-type: none"> (a) Any subdivision around existing constructed residential units if the subdivision does not increase the degree of any non-compliance with the standards in MRZ2-S2 to S9; or (b) Any subdivision where a land use consent for residential units has been granted or applied for concurrently; and/or (c) Any subdivision that demonstrates it is practicable to construct on every allotment within the proposed subdivision a residential unit which complies with the standards in MRZ2-S2 to S9. <p>Note:</p> <p><i>For the purpose of SUB-R152(1a), if subdivision is proposed between residential units that share a common wall, the standard in MRZ2-S3 does not apply along the length of the common wall.</i></p> <p>Council’s control is reserved over the following matters:</p> <ul style="list-style-type: none"> (d) Subdivision layout including a range of lot sizes; and (e) Provision of infrastructure; (f) Vehicles and pedestrian networks; and. (g) Management of adverse stormwater effects on downstream sites, including from alteration of the volume, or duration, or frequency of stormwater runoff; (h) The effectiveness of the stormwater system to manage flooding (including safe access and egress), 	<p>(2) Activity status where compliance not achieved: n/a</p>

	<p>nuisance or damage to other infrastructure, buildings and sites, including the rural environment;</p> <ul style="list-style-type: none"> (i) The design and capacity of the stormwater system and ability to manage stormwater; and (j) The potential for adverse effects to the environment in terms of stormwater volume including downstream channel erosion and stormwater quality, taking into account the requirements or recommendations of the relevant Comprehensive Stormwater Discharge Consent, Catchment Management Plan and Waikato Regional Council Stormwater Guidelines; and (k) The extent to which low impact design principles and approaches are used for stormwater management. <p>Notification</p> <p>Any application for a subdivision consent for a controlled activity under this rule will be considered without public or limited notification in the following circumstances:</p> <ul style="list-style-type: none"> (l) A subdivision associated with the construction of no more than three residential units that do not comply with the standards in MRZ2-S2 to S9 provided that other standards in the district plan are met; or (m) A subdivision associated with the construction of four or more residential units that comply with the standards in MRZ2-S2 to S9 provided that other standards in the district plan are met. <p><i>Advice Notes:</i></p> <p><i>The Council may refuse a controlled activity subdivision consent under section 106 of the Resource Management Act where there is a significant risk from natural hazards.</i></p> <p><i>A water, wastewater and/or stormwater connection approval from the network provider will be required. The presence of infrastructure that can service the lot or unit does not guarantee a connection will be possible and capacity is available to service new development.</i></p>	
SUB-RI 53	Subdivision – general	
MRZ2 – Medium density	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>residential zone 2</p>	<p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) In the Outer Intensification Area shown on the planning maps, proposed vacant lots must have a minimum net site area of 300m² (excluding access legs and access lot, utility allotment, or reserve to vest) provided for any subdivision of more than 9 lots:</p> <p>(1) there must be an average minimum net site area of 375m²; and</p> <p>(2) lots of more than 5,000m² are excluded from the average calculation; and</p> <p>(ii) In the Outer Intensification Area each rear lot must be capable of containing a building platform upon which a residential unit and outdoor living space could be sited as a permitted activity, with the building platform being contained within a rectangle of at least 200m² with a minimum dimension of 12m exclusive of setbacks</p> <p>(iii) In all other areas proposed vacant lots must have a minimum net site area of 200m² (excluding access legs and access allotment, utility allotment or reserve to vest;) and</p> <p>(iv) (i), (ii), and (iii) Above do not apply to land within the Slope Residential Area in the Havelock Precinct where proposed minimum vacant lots must have a minimum net site area of 2,500m², (except where the proposed lot is an access allotment, utility allotment or reserve to vest)</p> <p>(b) Proposed vacant lots must be able to connect to public-reticulated water supply and wastewater.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(c) Subdivision layout;</p> <p>(d) Shape of lots and variation in lot sizes;</p> <p>(e) Ability of all lots to accommodate a practical building platform including geotechnical stability for building;</p> <p>(f) Avoidance or mitigation of natural hazards;</p> <p>(g) Opportunities for streetscape landscaping;</p> <p>(h) Vehicle and pedestrian networks;</p> <p>(i) Consistency with any relevant structure plan or master plan including the provision of</p>	
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	<p>neighbourhood parks, reserves and neighbourhood centres;</p> <ul style="list-style-type: none"> (j) Provision of infrastructure; (k) In the Waikato River Catchment, the extent to which the application enhances or benefits the Waikato River and its tributaries; (l) Management of adverse stormwater effects on downstream sites, including from alteration of the volume, or duration, or frequency of stormwater runoff (m) The effectiveness of the stormwater system to manage flooding (including safe access and egress), nuisance or damage to other infrastructure, buildings and sites, including the rural environment; (n) The design and capacity of the stormwater system and ability to manage stormwater; (o) The potential for adverse effects to the environment in terms of stormwater volume including downstream channel erosion and stormwater quality, taking into account the requirements or recommendations of the relevant Comprehensive Stormwater Discharge Consent, Catchment Management Plan and Waikato Regional Council Stormwater Guidelines; (p) Extent to which low impact design principles and approaches are used for stormwater management. <p><i>Advice Note: A water, wastewater and/or stormwater connection approval from the network provider will be required. The presence of infrastructure that can service the lot or unit does not guarantee a connection will be possible and capacity is available to service new development.</i></p>	
SUB-RI 54	Subdivision – boundary adjustments	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Boundary adjustments must comply with all of the following standards: <ul style="list-style-type: none"> (i) The standards specified in: (ii) Rules in SUB-R153 (iii) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary adjustment. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision layout; and (b) Shape of titles and variation in lot sizes.

	<p>Council’s control is reserved over the following matters:</p> <p>(b) Subdivision layout; and</p> <p>(c) Shape of titles and variation in lot sizes.</p>	
SUB-RI55	Subdivision – amendments and updates to Cross Lease Flats Plans and Conversion to Freehold	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Conversion of a cross lease flats plan to a fee simple title.</p> <p>Council’s control is reserved over the following matters:</p> <p>(b) Effects on existing buildings;</p> <p>(c) Site layout and design; and</p> <p>(d) Compliance with permitted building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-RI56	Subdivision – amendments and updates to Cross Lease Flats Plans and Conversion to Freehold	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Amendment or update of a cross lease flats plan.</p> <p>Council’s control is reserved over the following matters:</p> <p>(b) Effects on existing buildings;</p> <p>(c) Site layout and design of cross lease or flats plan; and</p> <p>(d) Compliance with permitted building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-RI57	Subdivision – road frontage	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every proposed vacant lot with a road boundary (other than an access allotment, utility allotment, or a proposed vacant lot containing a ROW or access leg), must have a width along the road boundary of at least 110m, provided that for lots with a frontage of less than 12.5m, a legal mechanism restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>Council's discretion is restricted to the following matters:</p> <p>(b) Safety and efficiency of vehicle access and road network; and</p> <p>(c) Amenity of the street environment</p>	
SUB-RI 58	Subdivision creating reserves	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every reserve, including where a reserve is identified within a structure plan or master plan (other than an esplanade reserve), proposed for vesting as part of the subdivision, must be bordered by roads along at least 50% of its boundaries.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The extent to which the proposed reserve aligns with the principles of Council's Parks Strategy, Playground Strategy, Public Toilets Strategy and Trails Strategy;</p> <p>(c) Consistency with any relevant structure plan or master plan;</p> <p>(d) Reserve size and location;</p> <p>(e) Proximity to other reserves;</p> <p>(f) The existing reserve supply in the surrounding area;</p> <p>(g) Whether the reserve is of suitable topography for future use and development;</p> <p>(h) Measures required to bring the reserve up to Council standard prior to vesting; and</p> <p>(i) The type and standard of boundary fencing.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI 59	Subdivision of Esplanade Reserves and Esplanade Strips	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in APP7 – Esplanade priority areas) that is required to be created shall vest in Council where the following situations apply:</p> <p>(i) The proposed lot is less than 4ha and within 20m of:</p> <p>(l) mean high water springs;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>(2) the bank of any river whose bed has an average width of 3m or more; or</p> <p>(3) a lake whose bed has an area of 8ha or more; or</p> <p>(ii) The proposed lot is more than 4ha or more than 20m from mean high water springs or a water body identified in APP7 – Esplanade priority areas.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) The type of esplanade provided - reserve or strip;</p> <p>(c) Width of the esplanade reserve or strip;</p> <p>(d) Provision of legal access to the esplanade reserve or strip;</p> <p>(e) Matters provided for in an instrument creating an esplanade strip or access strip; and</p> <p>(f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris.</p>	
SUB-RI 60	Subdivision within the national grid corridor	
	Refer Part 2 Energy, infrastructure and transport_9 GRID – National Grid	
SUB-RI 61	Title boundaries - contaminated land, intensive farming and aggregate extraction areas	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of land containing contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use), intensive farming and Aggregate Extraction Areas must comply with all of the following standards:</p> <p>i. Where an existing building is contained within the boundaries of any proposed lot, compliance is required with the following building rules (other than where any non-compliance existed lawfully prior to the subdivision) relating to:</p> <ol style="list-style-type: none"> 1. Height in relation to boundary (MRZ2-S3); 2. Building coverage (MRZ2-S10); 3. Building setbacks (MRZ2-S5). <p>ii. Where any proposed subdivision contains one or more of the features listed in (1) - (2), the boundaries shall not divide the following:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<ol style="list-style-type: none"> 1. A natural hazard area; 2. Contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use); iii. The boundaries of every proposed lot containing, adjoining or adjacent to the activities listed in (1) - (3) below, shall provide the following setbacks: <ol style="list-style-type: none"> 1. 300m from any intensive farming activity; 2. 500m from the boundary of an Aggregate Extraction Area for rock extraction; and 3. 200m from the boundary of an Aggregate Extraction Area for sand excavation. <p>Council's discretion is restricted to the following matters:</p> <ol style="list-style-type: none"> (b) Landscape values; (c) Amenity values and character; (d) Reverse sensitivity effects; (e) Effects on existing buildings; (f) Effects on natural hazard areas; (g) Effects on contaminated land; and (h) Effects on an intensive farming activity. 	
SUB-RI 62	Subdivision of land containing an Environmental Protection Area	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ol style="list-style-type: none"> (a) Subdivision of land containing an Environmental Protection Area. <p>Council's control is reserved over the following matters:</p> <ol style="list-style-type: none"> (b) Effects on amenity and ecological values; (c) Measures proposed in the planting and management plan; and (d) Vesting of reserve land in Council if appropriate. 	<p>(2) Activity status where compliance not achieved: n/a</p>

MRZ - Medium density residential zone

Note: include the explanatory note below the Chapter heading.

The relevant district-wide chapter provisions apply in addition to this chapter.

Explanatory note:

The Medium density residential zone provisions are applied differently within the following two sub-zones:

- MRZ1: Raglan and Te Kauwhata
- MRZ2: Huntly, Pookeno, Tuakau, Ngaaruawaahia and Horotiu.

This chapter contains the following parts to reflect the different outcomes sought within each of the sub-zones:

- Part 1 provides for the Medium density residential zone in Raglan and Te Kauwhata and is prefixed with MRZ1
- Part 2 provides for the Medium density residential zone in Huntly, Pookeno, Tuakau, Ngaaruawaahia and Horotiu and is prefixed with MRZ2

Note: include after MRZ1-S11 (i.e. the last standard within Part 1: Medium density residential zone 1)

Part 2: Medium density residential zone 2 (MRZ2)

This part of the Chapter applies to all Medium density residential zone land within Huntly, Tuakau, Pookeno, Ngaaruawaahia and Horotiu.

Purpose

The purpose of the MRZ – Medium density residential zone 2 is to enable the most efficient use of residentially zoned land and infrastructure within the suite of Waikato District Plan residential zones. The MRZ2 – Medium density residential zone 2 provides for this form of development within Huntly, Ngaaruawaahia, Pookeno, Tuakau and Horotiu. MRZ2 will:

- Provide housing at increased densities with three residential units per lot and buildings up to three storeys in height being permitted;
- Provide for the development of more than three residential units per lot, albeit subject to a more intensive design assessment process with matters of discretion to provide for appropriate design outcomes;
- Encourage a variety of housing types and sizes that respond to housing needs and demands of the district and its planned urban built character;
- Accommodate the highest level of residential growth within the district;
- Provide the highest capacity, diversity and choice of housing; and
- Coordinate delivery of infrastructure and services.

The capacity to accommodate medium density residential development may be limited to provide for and/or protect one or more qualifying matters.

Provisions to provide for and/or protect qualifying matters are incorporated into the district wide matters and the rules and standards of this zone.

Parts of the MRZ2 are subject to the outer intensification layer (as shown on the planning maps). Land located within the outer intensification layer has additional:

- minimum vacant lot area requirements (refer to Subdivision Chapter); and
- intensification rules within flood areas (refer the Natural hazards and climate change Chapter)

Objectives

MRZ2-O1 Housing typology.

Provide for a variety of housing types and sizes that respond to:

- (a) Housing needs and demand; and
- (b) The neighbourhood's planned urban built character, including three-storey buildings.

MRZ2-O2 Efficient use of land and infrastructure.

Land and infrastructure near the TCZ – Town Centre Zone, LCZ – Local centre zone and COMZ – Commercial zone and close to public transport networks, strategic transport corridors and community facilities is efficiently used for medium density residential living, resulting in a compact urban settlement pattern.

MRZ2-O3 Residential amenity.

Achieve a level of residential amenity commensurate with a medium density environment comprised of primarily three-storey buildings, including semi-detached and terraced housing, townhouses and low-rise apartments.

MRZ2-O4 Activities.

An appropriate mix of complementary and compatible activities, including educational facilities, is enabled to support residential growth.

MRZ2-O5 Qualifying matters.

The capacity to accommodate medium density residential development may be limited to provide for and/or protect one or more qualifying matters.

MRZ2-O6 Reverse sensitivity.

Minimise the potential for reverse sensitivity by managing the location and design of sensitive activities through:

- (a) The use of building setbacks; and
- (b) The design of subdivisions and development.

MRZ2-O7 Educational Facilities.

Residential development is supported by educational facilities.

MRZ2-O8 Public realm safety and amenity.

Recognise amenity values and enhance safety for the transport corridor and public open spaces.

MRZ2-O9 Outlook from Tuurangawaewae Marae.

In Ngaaruawaahia, the outlook from Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga and Waikato Awa is recognised and provided for.

MRZ2-O10 Railway Corridors.

Protect the safe and efficient operation of the railway corridor and minimise risks to public health and safety.

Policies

MRZ2-P1 Housing Typology.

Enable a variety of housing typologies with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.

MRZ2-P2 Residential Amenity.

Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

MRZ2-P3 Housing Design.

Enable housing to be designed to meet the day-to-day needs of residents.

MRZ2-P4 Enabling Housing Development.

Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

MRZ2-P5 Streetscape, yards and outdoor living spaces.

- (1) Enable residential development that contributes to attractive and safe streets and public open spaces by:
 - (a) Providing for passive surveillance to public open spaces and streets through the siting of dwellings and rooms, façade design and fencing / landscaping;
 - (b) Incorporating front yard landscaping that will enhance streetscape amenity; and
 - (c) Minimising the prevalence of garage doors, carparking and driveways fronting the street.
- (2) Require development to have sufficient side yard setbacks to provide for:
 - (a) Landscaping and permeable surfaces;
 - (b) Privacy to adjoining sites;
 - (c) Sunlight and daylight; and
 - (d) Driveways and accessways.
- (3) Require the provision of outdoor living spaces that:

- (a) Are attractive, functional and accessible; and
 - (b) Provide a reasonable standard of privacy for residents and to adjoining sites.
- (4) In relation to retirement villages, require outdoor living spaces or communal outdoor living spaces to be usable and accessible.
- (5) Enable flexibility and innovation in the provision of outdoor living spaces by recognising the varying means by which suitable spaces can be provided for a particular form of development; including shared outdoor spaces, roof terraces or other communal outdoor living spaces.

MRZ2-P6 Qualifying Matters

Restrict development to an appropriate level to provide for and protect any relevant qualifying matters.

MRZ2-P7 Efficient use of land and infrastructure.

- (1) Enable land to be used for higher intensity residential living where such land is:
- (a) Adjacent to the TCZ – Town centre zone, LCZ – Local centre zone, COMZ – Commercial zone and within a walkable catchment of transport networks; or
 - (b) Integrated into master-planned growth areas in close proximity to neighbourhood centres or publicly accessible open space.
- (2) Recognise the social, economic and environmental benefits arising from higher density development being situated closer to community facilities and the TCZ – Town centre zone, LCZ – Local centre zone and COMZ – Commercial zone when considering development proposals.
- (3) Recognise the economic and environmental benefits of higher density development that efficiently utilises existing, and planned, investment in both transport and three waters infrastructure.

MRZ2-P8 Changes to amenity values.

Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban character over time.

MRZ2-P9 Home businesses.

- (1) Provide for home businesses to allow flexibility for people to work from their homes.
- (2) Manage adverse effects on residential amenity through limiting home occupations to a scale that is compatible with the primary residential purpose of the zone.

MRZ2-P10 Non-residential activities.

- (1) Maintain the zone primarily for residential activities while also:
- (a) Ensuring community facilities:
 - (i) Are suitably located;
 - (ii) Are of a limited scale and intensity that is compatible with the zone;
 - (iii) Contribute to the amenity of the neighbourhood; and
 - (iv) Support the social and economic well-being of the residential community.

- (b) Avoiding the establishment of new non-residential activities (except home occupations) on rear sites, or sites located on cul-de-sacs; and
 - (c) Ensuring that the design and scale of non-residential activities and associated buildings mitigates adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill.
- (2) Enabling existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse effect on character and amenity.

MRZ2-P11 Reverse Sensitivity.

- (1) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that may result in reverse sensitivity effects.
- (2) Manage potential reverse sensitivity effects by use of design controls for sensitive land uses in the Horotiu Acoustic Area.

MRZ2-P12 Building form, massing and coverage.

- (1) Enable medium density residential development that:
 - (a) Is of a height and bulk that manages daylight access and a reasonable standard of privacy for residents; and
 - (b) Manages unreasonable visual dominance effects on adjoining properties.

MRZ2-P13 Retirement villages.

- (1) Provide for the establishment of new retirement villages and care facilities that:
 - (a) Offer a diverse range of housing types, including care facilities, for the particular needs and characteristics of older people;
 - (b) Promote visual integration with the street scene, neighbourhoods and adjoining sites;
 - (c) Are comprehensively designed and managed and offer a variety of accommodation and accessory services that meet the needs of residents, including those requiring care or assisted living;
 - (d) Recognise that housing and care facilities for older people can require higher densities;
 - (e) Provide high quality on-site amenity;
 - (f) Integrate with local services and facilities, including public transport; and
 - (g) Connect to alternative transport modes to the LLRZ – Large lot residential zone, SETZ – Settlement zone, MRZ1 – Medium density residential zone 1, GRZ – General residential zone, TCZ – Town centre zone, LCZ – Local centre zone or COMZ – Commercial zone.
- (2) Enable alterations and additions to existing retirement villages that:
 - (a) Promote visual integration with the street scene, neighbourhoods and adjoining sites;
 - (b) Recognise that housing and care facilities for older people can require higher densities;

- (c) Provide high quality on-site amenity; and
- (d) Integrate with local services and facilities, including public transport and alternative transport modes.

MRZ2-PI4 Outlook from Tuurangawaewae Marae

- (I) In Ngaaruawaahia, within the Marae Surrounds QM, High Potential Effects Area and Building Height Assessment Overlay provide for the cultural relationship between Tuurangawaewae Marae the Hakarimata Ranges, Taupiri Maunga and the Waikato Awa.

MRZ2-PI5 Neighbourhood centres in structure plan areas.

- (I) Provide for new neighbourhood centres within structure plan areas that:
 - (a) Are for the daily retail and service needs of the community; and
 - (b) Are located within a walkable catchment.

MRZ2-PI6 Railway Corridors.

Maintain appropriate setback distances to the railway corridor to provide for its safe and efficient operation and to minimise any risks to public health and safety.

MRZ2-PI7 Avoid building within the Geotechnical limitation QM identified on the planning maps.

Rules

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

MRZ2-RI	Residential activity, unless specified below This includes occupation of a single residential unit for short term rental.	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
MRZ2-R2	A new retirement village or alterations to an existing retirement village	
(1) Activity status: PER Activity-specific standards: (a) The site is connected to public water and wastewater infrastructure; (b) The following land use – effects standard does not apply: (i) SIGN-R1, SIGN-R8 – SIGN-R10 (Signs). (c) The following Land Use – Building standards do not apply: (i) MRZ2-S1 (Residential unit (per unit)); (ii) MRZ2-S6 (Outdoor living space);	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; (c) Cumulative effects; and (d) Whether the non-compliance with the activity standard is required for the	

<ul style="list-style-type: none"> (iii) MRZ2-S7 (Outlook space); (iv) MRZ2-S10 (Minimum residential unit size); and (v) MRZ2-S12 Ground floor internal habitable space. <p>(d) All other Land Use – Building standards apply, including the following MDRS standards:</p> <ul style="list-style-type: none"> (i) MRZ2-S2 (Height – building general); (ii) MRZ2-S3 (Height in relation to boundary); (iii) MRZ2-S4 (Setbacks); (iv) MRZ2-S5 (Building coverage); (v) MRZ2-S8 (Windows to the street); and (vi) MRZ2-S9 (Landscaped areas). <p>(e) The following infrastructure and energy rule does not apply:</p> <ul style="list-style-type: none"> (i) Rule TRPT-R4(1)(a) (Traffic generation). 	<p>operational needs of the retirement village.</p>
MRZ2-R3	Home business
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The home business is wholly contained within a building; (b) The storage of materials or machinery associated with the home business are wholly contained within a building or are screened so as not to be visible from a public road or neighbouring residential property; (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, the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day; and (e) Machinery may only be operated between 7:30am and 9pm on any day. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; and (c) Cumulative effects.
MRZ2-R4	Community facilities
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) No more than 200m² GFA. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; and (c) Cumulative effects.
MRZ2-R5	Neighbourhood park

<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>MRZ2-R6</p>	<p>Home stay</p>
<p>(1) Activity status: PER Activity-specific standards: (a) No more than 4 temporary residents.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; and (c) Cumulative effects.</p>
<p>MRZ2-R7</p>	<p>Boarding houses/boarding establishments</p>
<p>(1) Activity status: PER Activity-specific standards: (a) No more than 10 people per site inclusive of staff and residents.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; and (c) Cumulative effects.</p>
<p>MRZ2-R8</p>	<p>Construction, demolition, addition, and alteration of a building or structure</p>
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>MRZ2-R9</p>	<p>Buildings, structures and sensitive land uses within the National Grid Yard</p>
<p><i>Refer Part 2 Energy, infrastructure and transport_9 GRID – National Grid</i></p>	
<p>MRZ2-R10</p>	<p>The establishment of any new sensitive land use within the National Grid Yard</p>
<p><i>GRZ-S1 Refer Part 2 Energy, infrastructure and transport_9 GRID - National Grid</i></p>	
<p>MRZ2-R11</p>	<p>Any activity that is not listed as permitted, restricted discretionary or prohibited,</p>
<p>Activity status: DIS</p>	
<p>MRZ2-R12</p>	<p>Any new building within the Huntly North Wetland specific control identified on the planning maps</p>
<p>Activity status: NC</p>	
<p>MRZ2-R13</p>	<p>Educational facilities</p>
<p>This excludes childcare facilities</p>	
<p>(1) Activity status: RDIS Activity-specific standards: Nil Council's discretion is restricted to the following matters:</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

	<ul style="list-style-type: none"> (a) The extent to which it is necessary to locate the activity in the MRZ2 - Medium density residential zone 2; (b) Reverse sensitivity effects of adjacent activities; (c) The extent to which the activity may adversely impact on the transport network; (d) The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood; (e) The extent to which the activity may adversely impact on the noise environment. 	
MRZ2-RI 4	Childcare facility	
(1) Activity status: PER Activity-specific standards: <ul style="list-style-type: none"> (a) For up to 4 children that are not permanent residents of the household unit. 		(2) Activity status where compliance not achieved: DIS
MRZ2-RI 5	Neighbourhood centre	
(1) Activity status: PER Activity-specific standards: <ul style="list-style-type: none"> (a) Must be within an area identified in a Council approved Structure Plan 		(2) Activity status where compliance not achieved: DIS
MRZ2-RI 6	Building setback – sensitive land use located outside the Amenity Setback specific control in Tuakau	
(1) Activity status: PER Where: <ul style="list-style-type: none"> (a) Any new building or alteration to an existing building for a sensitive land use shall be located outside the Amenity Setback specific control identified on the planning maps. 		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: <ul style="list-style-type: none"> (a) On-site amenity values; (b) Odour, dust and noise levels received at the notional boundary of the building; (c) Timing and duration of noise received at the notional boundary of the building; and (d) Potential for reverse sensitivity effects
MRZ2-RI 7	Any new building within the Geotechnical limitation QM identified on the planning maps.	
Activity status: NC		

Land use

MRZ2-SI	Residential unit	
(1) Activity status: PER Where:		(2) Activity status where compliance not achieved: RDIS

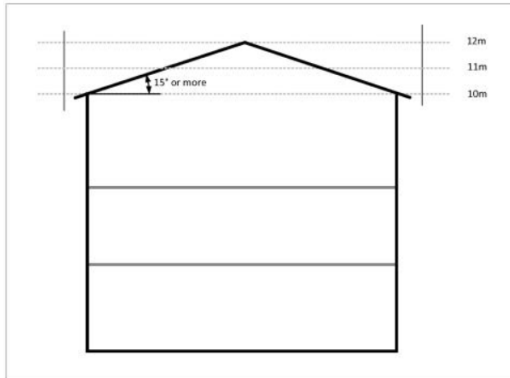
<p>(a) Up to three residential units per site.</p> <p><i>Advice Notes:</i></p> <p>1. <i>The relevant district-wide chapter provisions apply in addition to this chapter. Of particular relevance are the:</i></p> <p style="padding-left: 40px;">(a) <i>Water, Wastewater and Stormwater chapter</i></p> <p style="padding-left: 40px;">(b) <i>Earthworks chapter</i></p> <p>2. <i>A water, wastewater and/or stormwater connection approval from the network provider will be required. The presence of infrastructure that can service the unit(s) does not guarantee a connection will be possible and capacity is available to service new development.</i></p>	<p>Council’s discretion is restricted to the following matters:</p> <p>(a) Intensity of the development; and</p> <p>(b) Design, scale and layout of buildings and outdoor living spaces in relation to the planned urban character of the zone;</p> <p>(c) The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; and</p> <p>(d) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms and outdoor living spaces; and</p> <p>(e) Provision of 3-waters infrastructure to individual units; and</p> <p>(f) The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces; and</p> <p>(g) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces; and</p> <p>(h) The effects on values held by mana whenua where:</p> <p style="padding-left: 40px;">i. Sites contain or are adjacent to mapped archaeological sites, Sites and Areas of Significance to Maaori, Significant Natural Areas, Outstanding Natural Features or Outstanding Natural Landscapes; and/or</p> <p style="padding-left: 40px;">ii. Sites are adjacent to marae or an Open Space Zone.</p> <p>Notification</p> <p>Any application for resource consent for four or more dwellings per site that comply with all of the standards in (MRZ2-S2 to MRSZ-S9) will be considered without public or limited notification.</p>
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MRZ-S2

Height – building general

(1) Activity status: PER**Where:**

- (a) Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown on the following diagram (enlarged as Figure 1 at the conclusion of this Chapter).

**(2) Activity status where compliance not achieved: RDIS****Council's discretion is restricted to the following matters:**

- (a) Height of the building or structure;
- (b) Design, scale and location of the building;
- (c) Extent of shading on adjacent sites;
- (d) Privacy and overlooking on adjoining sites;
- (e) The visual dominance effects on adjoining sites;
- (f) The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping;
- (g) In Ngaaruawaahia in the Tuurangawaewae High Potential Effects Area and Building Height Assessment Overlay: The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook.
- (h) The effects on values held by mana whenua where:
 - i. Sites contain or are adjacent to mapped archaeological sites, Sites and Areas of Significance to Maaori, Significant Natural Areas, Outstanding Natural Features or Outstanding Natural Landscapes; and/or
 - ii. Sites are adjacent to marae or an Open Space Zone.

Notification

Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S2 will be considered without public notification.

MRZ2-S2A

Height within the Tuurangawaewae Marae Surrounds QM

(2) Activity status: PER**Where:**

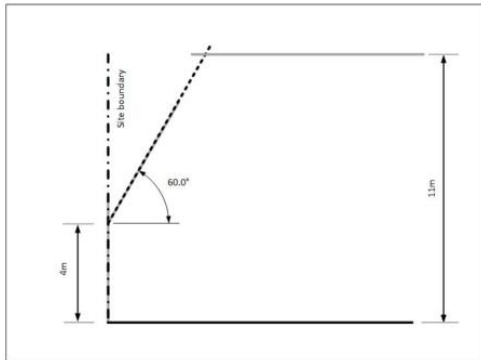
- (a) The permitted height of any building or structure is 11m measured from the natural ground level immediately below that part of the structure;
- (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height

(3) Activity status where compliance not achieved: RDIS**Council's discretion is restricted to the following matters:**

- (a) Height of the building or structure;
- (b) Design, scale and location of the building;
- (c) Extent of shading on adjacent sites;

<p>of 13m measured from the natural ground level immediately below the structure;</p>	<ul style="list-style-type: none"> (d) Privacy and overlooking on adjoining sites; (e) The visual dominance effects on adjoining sites; (f) The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; (g) The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook. (h) The effects on values held by mana whenua where: <ul style="list-style-type: none"> i. Sites contain or are adjacent to mapped archaeological sites, Sites and Areas of Significance to Maaori, Significant Natural Areas, Outstanding Natural Features or Outstanding Natural Landscapes; and/or ii. Sites are adjacent to marae or an Open Space Zone.
<p>MRZ2-S3</p>	<p>Height in relation to boundary</p> <p>This excludes land within the Tuurangawaewae Marae Surrounds QM</p>
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram (enlarged as Figure 2 at the conclusion of this Chapter) where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on adjacent sites; and (d) Privacy on adjoining sites. (e) The visual dominance effects on adjoining sites; and (f) The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping. (g) In Ngaaruawaahia, in the Tuurangawaewae Marae High Potential Effects Area: The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook. (h) The effects on values held by mana whenua where:

pedestrian access way.



(b) Standard (a) above does not apply to:

- (i) a boundary with a road
- (ii) existing or proposed internal boundaries within a site:
- (iii) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

- i. Sites contain or are adjacent to mapped archaeological sites, Sites and Areas of Significance to Maaori, Significant Natural Areas, Outstanding Natural Features or Outstanding Natural Landscapes; and/or
- ii. Sites are adjacent to marae or an Open Space Zone.

Notification

Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S3 will be considered without public notification.

MRZ2-S3A

Height in relation to boundary in the Tuurangawaewae Marae surrounds QM

(1) Activity status: PER

Where:

Within the Tuurangawaewae Marae Surrounds QM:

- (a) Buildings and structures must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3m above natural ground level at every point of the site boundary, except
 - (i) Where the boundary forms part of a legal right of way, entrance strip or access site; the standard applies from the farthest boundary of that legal right of way, entrance strip or access site;
 - (ii) This standard does not apply to existing or proposed internal boundaries within a site;
 - (iii) Where the boundary adjoins a legal road.

(2) Activity status where compliance not achieved: RDIS

Council's discretion is restricted to the following matters:

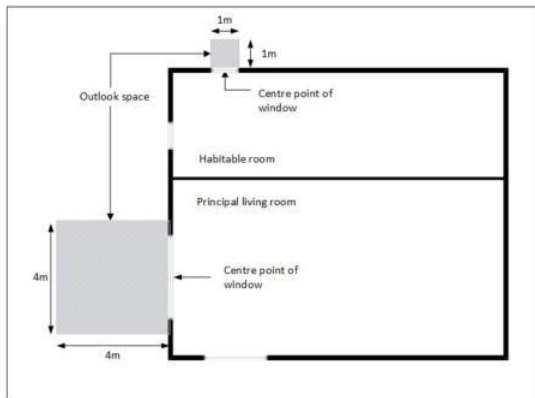
- (a) Height of the building;
- (b) Design and location of the building;
- (c) Extent of shading on adjacent sites;
- (d) Privacy on adjoining sites.
- (e) The visual dominance effects on adjoining sites.
- (f) The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; and
- (g) The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook.

MRZ2-S4	Setbacks								
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="284 427 780 647"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5m</td> </tr> <tr> <td>Side</td> <td>1m</td> </tr> <tr> <td>Rear</td> <td>1m (excluded on corner sites)</td> </tr> </tbody> </table> <p>(b) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p>	Yard	Minimum depth	Front	1.5m	Side	1m	Rear	1m (excluded on corner sites)	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Road network safety and efficiency; (b) Potential to mitigate adverse effects on the streetscape through use of other design features; (c) Daylight admission to adjoining properties; (d) Privacy overlooking on adjoining sites; (e) The visual dominance effects on adjoining sites; (f) Flooding effects including safe access and egress; (g) Stormwater management and the use of Low Impact Design methods; (h) Consistency with the relevant stormwater catchment management plan; and (i) The extent to which the non-compliance compromises the ability for emergency services to access the property in an emergency. <p>Notification Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S4 will be considered without public notification.</p> <p>Advice note Compliance with the Code of Practice for Electrical Safe Distances (NZECP 34:2001) may require increased setbacks to electrical infrastructure.</p>
Yard	Minimum depth								
Front	1.5m								
Side	1m								
Rear	1m (excluded on corner sites)								
MRZ2-S5	<p>Building coverage</p> <p>This excludes land within the Tuurangawaewae Marae Surrounds QM.</p>								
<p>(3) Activity status: PER</p> <p>Where:</p> <p>(a) The maximum building coverage must not exceed 50% of the net site area.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Design, scale and location of the building; (b) Provision for outdoor living space and service courts; and 								

	<p>(c) Effects on the planned urban built character and any qualifying matter on of the surrounding residential area;</p> <p>(d) The visual dominance effects on adjoining sites;</p> <p>(e) Whether there is sufficient space on site for a stormwater treatment device and infrastructure;</p> <p>(f) Flooding effects including safe access and egress; and</p> <p>(g) In Ngaaruawaahia in the Tuurangawaewae Marae High Potential Effects Area: the potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook.</p> <p>Notification Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S5 will be considered without public notification.</p>
MRZ2-S5A	Building Coverage within the Tuurangawaewae Marae surrounds QM
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The maximum building coverage must not exceed 45% of the net site area.</p> <p>(b) MRZ-S5A(1(a)) does not apply:</p> <p>(i) To a structure that is not a building; or</p> <p>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Design, scale and location of the building;</p> <p>(b) Provision for outdoor living space and service courts;</p> <p>(c) Effects on the planned urban built character and any qualifying matter on the surrounding residential area;</p> <p>(d) The visual dominance effects on adjoining sites;</p> <p>(e) The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook.</p> <p>(f) Whether there is sufficient space on site for a stormwater treatment device and infrastructure;</p> <p>(g) Flooding effects including safe access and egress; and</p> <p>(h) Stormwater management and the use of Low Impact Design methods.</p>

MRZ2-S6	Outdoor living space (per unit)
<p>(1) Activity status: PER Where:</p> <p>(a) A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that meets all of the following standards:</p> <ul style="list-style-type: none"> (i) where located at ground level, has no dimension less than 3m; and (ii) where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8m; and (iii) is accessible from the residential unit; and (iv) may be— <ul style="list-style-type: none"> (1) grouped cumulatively by area in one communally accessible location; or (2) located directly adjacent to the unit; and (v) is free of buildings, parking spaces, and servicing and manoeuvring areas. <p>(b) A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</p> <ul style="list-style-type: none"> (i) is at least 8m² and has a minimum dimension of 1.8m; and (ii) is accessible from the residential unit; and (iii) may be— <ul style="list-style-type: none"> (1) grouped cumulatively by area in one communally accessible location, in which case it may be located at ground level; or (2) located directly adjacent to the unit. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Design and location of the building; (b) Provision for outdoor living space including access to sunlight and open space and the usability and accessibility of the outdoor living space proposed; (c) Privacy and overlooking on adjoining sites; and (d) The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. <p>Notification</p> <p>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S6 will be considered without public notification.</p>
MRZ2-S7	Outlook space (per unit)
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) An outlook space must be provided for each residential unit as outlined below. (b) An outlook space must be provided from habitable room windows as shown in the 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Measures to ensure that outlook spaces shall remain unobstructed, while providing an open outlook with access

diagram below (enlarged as Figure 3 at the conclusion of this Chapter):



- (c) The minimum dimensions for a required outlook space are as follows:
 - (i) a principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and
 - (ii) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.
- (d) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (e) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (f) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (g) Outlook spaces may be under or over a balcony.
- (h) Outlook spaces required from different rooms within the same building may overlap.
- (i) Outlook spaces must—
 - (i) be clear and unobstructed by buildings; and
 - (ii) not extend over an outlook space or outdoor living space required by another dwelling.

to daylight from the windows of habitable rooms;

- (b) The nature of the occupation of the room without the required outlook;
- (c) The effects on amenity of future occupants from a reduced outlook; and
- (d) Any privacy benefits from providing a reduced outlook.

Notification

Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S7 will be considered without public notification.

MRZ2-S8

Windows to the street

(1) Activity status: PER

Where:

- (a) Any residential unit facing the street must have a minimum of 20% of the street-

(2) Activity status where compliance not achieved: RDIS

Council’s discretion is restricted to the following matters:

<p>facing façade in glazing. This can be in the form of windows or doors.</p>	<ul style="list-style-type: none"> (a) The extent to which front facing glazing is provided from ground floor living areas that is visible and prominent from the street; (b) Whether the majority of the glazing provided on the street facing façade of the unit is clear glazing to habitable spaces within the unit; (c) The level of passive surveillance from the residential unit to the street; and (d) Any other building features such as porches or gables that will add visual interest. <p>Notification Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S8 will be considered without public notification.</p>
<p>MRZ2-S9</p>	<p>Landscaped area</p>
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them. (b) The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit. 	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The on-site and/or neighbouring amenity provided by the proposed landscaping; (b) The extent of landscaping between the buildings and road boundary to soften and integrate the development into the surrounding area; (c) The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site; (d) The additional accessibility and safety benefits of providing less landscaped area; and (e) The effect of any reduction in landscaping on adjoining properties, including the street or other public open spaces. <p>Notification Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S9 will be considered without public notification.</p>
<p>MRZ2-S10</p>	<p>Minimum residential unit size</p>
<p>(1) Activity status: PER Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) Residential units must have a minimum net internal floor area of:</p> <ul style="list-style-type: none"> (i) 35m² for studio dwellings; and (ii) 45m² for one or more bedroom dwellings. 	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The ability to meet the day to day needs of residents; and (b) Internal residential amenity.
<p>MRZ2-S11 Impervious surfaces</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) The impervious surfaces of a site must not exceed 70%. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Site design, layout and amenity; and (b) Management of adverse stormwater effects on downstream sites, including from alteration of the volume, or duration, or frequency of stormwater runoff; (c) The effectiveness of the stormwater system to manage flooding (including safe access and egress), nuisance or damage to other infrastructure, buildings and sites, including the rural environment (d) Stormwater management and the use of Low Impact Design methods; and (e) Whether there is sufficient space on site for a stormwater treatment device and infrastructure.
<p>MRZ2-S12 Ground floor internal habitable space</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Garages shall occupy less than 50% of the ground floor space internal to buildings on the site. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The visual dominance of garaging, parking, and vehicle manoeuvring areas and the balance across the site of internal habitable space, outdoor living courts, and landscaping at ground level; and (b) The design and location of garaging as viewed from streets or public open spaces.
<p>MRZ2-S13 Fences or walls</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Boundary Fences and walls: <ul style="list-style-type: none"> (i) adjacent to any road boundaries; (ii) Adjoining any OSZ – open space zone; or; (iii) Between properties within the first 1.5m of the front yard 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Building materials and design; (b) Effects on streetscape amenity; and (c) Public space visibility (d) Amenity effects associated with access to sunlight.

<p>(b) Boundary fences and walls within (a) must comply with all of the following standards:</p> <p>(i) Be no higher than 1.5m if solid;</p> <p>(ii) Be no higher than 1.8m if:</p> <p style="padding-left: 40px;">(2) Visually permeable for the full 1.8m height of the fence or wall; or</p> <p style="padding-left: 40px;">(3) Solid up to 1.5m and visually permeable between 1.5 and 1.8m.</p> <p>© Boundary fences and walls between properties further than 1.5m into the site must not exceed 2m.</p>	
<p>MRZ2-S14 Building setbacks – water bodies</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building must be set back a minimum of:</p> <p style="padding-left: 20px;">(i) 20m from the margin of any lake;</p> <p style="padding-left: 20px;">(ii) 20m from the margin of any wetland;</p> <p style="padding-left: 20px;">(iii) 21.5m from the bank of any river (other than the Waikato River and Waipa River);</p> <p style="padding-left: 20px;">(iv) 26.5m from the margin of either the Waikato River and the Waipa River</p> <p>(b) A public amenity of up to 25m² or pump shed within any building setback identified in MRZ2-S13(1)(a);</p> <p>(c) This standard does not apply to a structure which is not a building.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</p> <p>(b) Adequacy of erosion and sediment control measures;</p> <p>(c) The functional or operational need for the building to be located close to the waterbody;</p> <p>(d) Effects on public access to the waterbody;</p> <p>(e) Effects on the amenity of the locality;</p> <p>(f) Effects on natural character values;</p> <p>(g) Effect on hydrology and flooding.</p> <p>(h) In the Waikato River catchment, the extent to which the application enhances or benefits the Waikato River and its tributaries including groundwater resources.</p> <p>(i) Effects on cultural values identified in Maaori Values and Maatauranga Maaori Chapter; and</p> <p>(j) The objectives and policies in Chapter 2-20 – Te Ture Whaimana -Vision and Strategy.</p>
<p>MRZ2-S15 Building setback – sensitive land use</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any new building or alteration to an existing building for a sensitive land use shall be set back a minimum of:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) On-site amenity values;</p>

<ul style="list-style-type: none"> (i) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site; (ii) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and (iii) 300m from the boundary of the Alstra Poultry intensive farming activities located on River Road and Great South Road, Ngaaruawaahia. 	<ul style="list-style-type: none"> (b) Odour, dust and noise levels received at the notional boundary of the building; (c) Mitigation measures; and (d) Potential for reverse sensitivity effects.
MRZ2-S16 Building setback – Environmental Protection Area	
<p>(4) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building shall be set back a minimum of 3m from an Environmental Protection Area. 	<p>(2) Activity status where compliance not achieved: DIS</p>
MRZ2-S17 Building and structure setback – rail corridor	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Any new building or structure, or alteration to an existing building or structure, shall be setback a minimum of 2.5m from the designated boundary of the railway corridor. (b) Standard MRZ2-S17(1)(a) does not apply to fences or structures less than 2m in height, poles or aerials. (c) Standard MRZ2-S17(1)(a) does not apply to retaining walls, which must be setback a minimum of 1.5m from the designated boundary of the railway corridor. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The location, size and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor. <p><i>Notification: Any restricted discretion activity under MRZ2-S17 shall not be notified or limited notified unless KiwiRail is determined to be an affected person in accordance with section 98B of the Resource Management Act 1991 or Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</i></p>
MRZ2-S18 Building – Horotiu Acoustic Area (identified on the planning maps)	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Construction, addition to or alteration of a building for a noise sensitive activity within the Horotiu Acoustic Area shall be designed and constructed to achieve the internal design sound level specified in APPI – Acoustic insulation, Table 22 – Internal design sound levels 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) On-site amenity values; (b) Noise levels received at the notional boundary of the building; (c) Timing and duration of noise received at the notional boundary of the building; and

	(d) Potential for reverse sensitivity effects.
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Additional provisions applying to the Havelock Precinct

PREC4-S1	Height – Havelock height restriction areas
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building or structure with a maximum height not exceeding 5m, measured from the ground level, where it is located within any of the following height restriction areas identified on the planning maps:</p> <ul style="list-style-type: none"> (i) Havelock industry buffer height restriction area; and/or (ii) Havelock hilltop park height restriction area; and/or (iii) Havelock ridgeline height restriction area; and/or (iv) Area I Height Restriction area 	<p>(2) Activity status where compliance not achieved: DIS</p>
PREC4-S2	Building restriction– sensitive land use within PREC4 – Havelock Precinct
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any new building or alteration to an existing building for a sensitive land use within the PREC4 – Havelock Precinct that is located outside the Havelock Industry Buffer identified on the planning maps.</p>	<p>(2) Activity status where compliance not achieved: NC</p>
PREC4-S3	Building design – sensitive land use within PREC4 – Havelock Precinct
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building or structure with a maximum height not exceeding 8m, measured from the ground level immediately below that part of the structure, where it is located outside the Havelock Industry Buffer and the 'Height Restriction Area' (Rule-PREC4-S1) but within the 40 dB LAeq noise contour shown on the planning maps.</p> <p>(b) Any new building or alteration to an existing building for a sensitive land use located outside the Havelock Industry Buffer but within the 40 dB LAeq noise contour shown on the planning maps that is designed and constructed so that internal noise levels do not exceed 25 dB LAeq in all habitable rooms.</p> <p>(c) Provided that if compliance with clause (b) above requires all external doors of the building and all windows of these rooms to</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>be closed, the building design and construction as a minimum:</p> <p>(i) Is mechanically ventilated and/or cooled to achieve an internal temperature no greater than 25°C based on external design conditions of dry bulb 25.1 °C and wet bulb 20.1 °C.</p> <p>(ii) Includes either of the following for all habitable rooms on each level of a dwelling:</p> <p>(1) Mechanical cooling installed; or</p> <p>(2) A volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:</p> <p>(a) 6 air changes per hour for rooms with less than 30% of the façade area glazed;</p> <p>(b) 15 air changes per hour for rooms with greater than 30% of the façade area glazed;</p> <p>(c) 3 air changes per hour for rooms with facades only facing south (between 120 degrees and 240 degrees) or where the glazing in the façade is not subject to any direct sunlight.</p> <p>(iii) Provides relief for equivalent volumes of spill air.</p> <p>(iv) All is certified by a suitably qualified and experienced person.</p>	
<p>PREC4-S4</p>	<p>Landscape Plantings - Havelock Precinct (Slope Residential Area)</p>
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any new building or alteration to an existing building within the Slope Residential Area that is landscaped to the following minimum standards:</p> <p>(i) 25% of the site area; and</p> <p>(ii) Comprises locally appropriate, eco sourced indigenous vegetation planted a maximum of 1.5m apart.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Type, density and scale of indigenous vegetation; and</p> <p>(b) The extent to which the vegetated character of Slope Residential Area is achieved and buildings are located within a revegetated landform.</p>
<p>PREC4-S5</p>	<p>Building Reflectivity - Havelock Precinct</p>
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any new building or alteration to an existing building that is designed to the following minimum standards:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on landscape values and visual amenity of views from public places; and</p>

<p>(i) The exterior finish of any building has a light reflectance value of no more than 20% for roofs and no more than 30% for exterior walls; and</p> <p>(ii) All glazing on the elevations of any building shall be low reflectivity glass having a reflectivity of less than 16 per cent.</p>	<p>(b) Mitigation of effects including through plantings.</p>
<p>PREC4-S6</p>	<p>Residential unit within the Slope Residential Area</p>
<p>(1) Activity status: PER Where: (a) One residential unit per site.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>PREC4-S7</p>	<p>Building coverage within the Slope Residential Area</p>
<p>(1) Where: (a) The maximum building coverage must not exceed 40% of the net site area.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Medium Density Residential Standard Figures

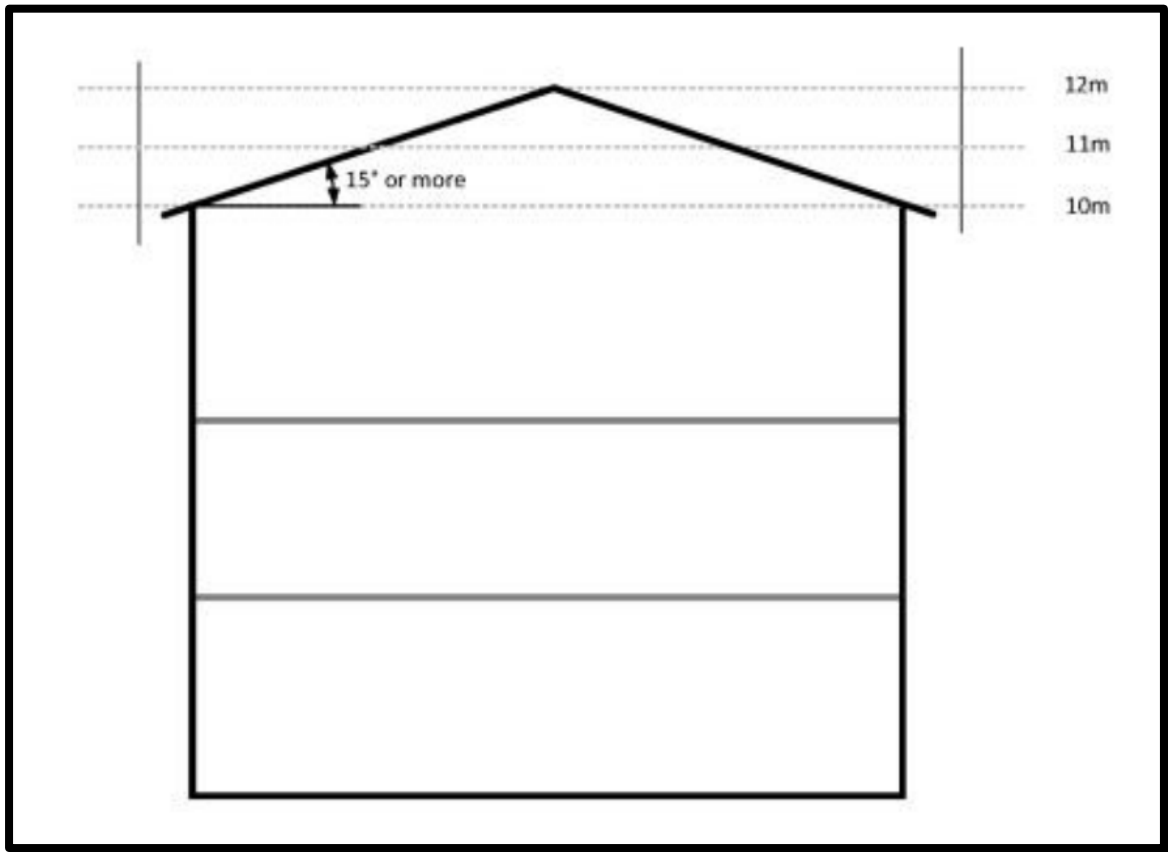


Figure 1: Building Height (refer to MRZ2-S2)

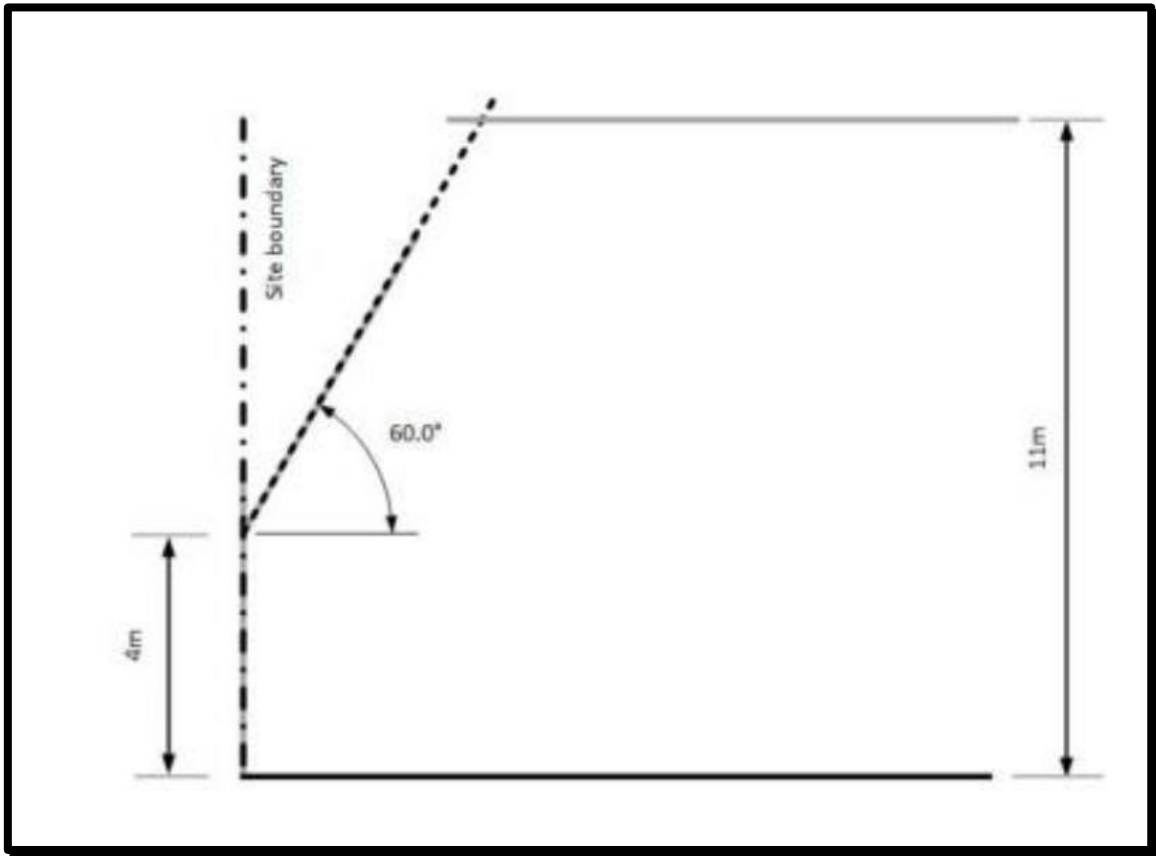


Figure 2: Height in relation to boundary (refer to MRZ2-S3)

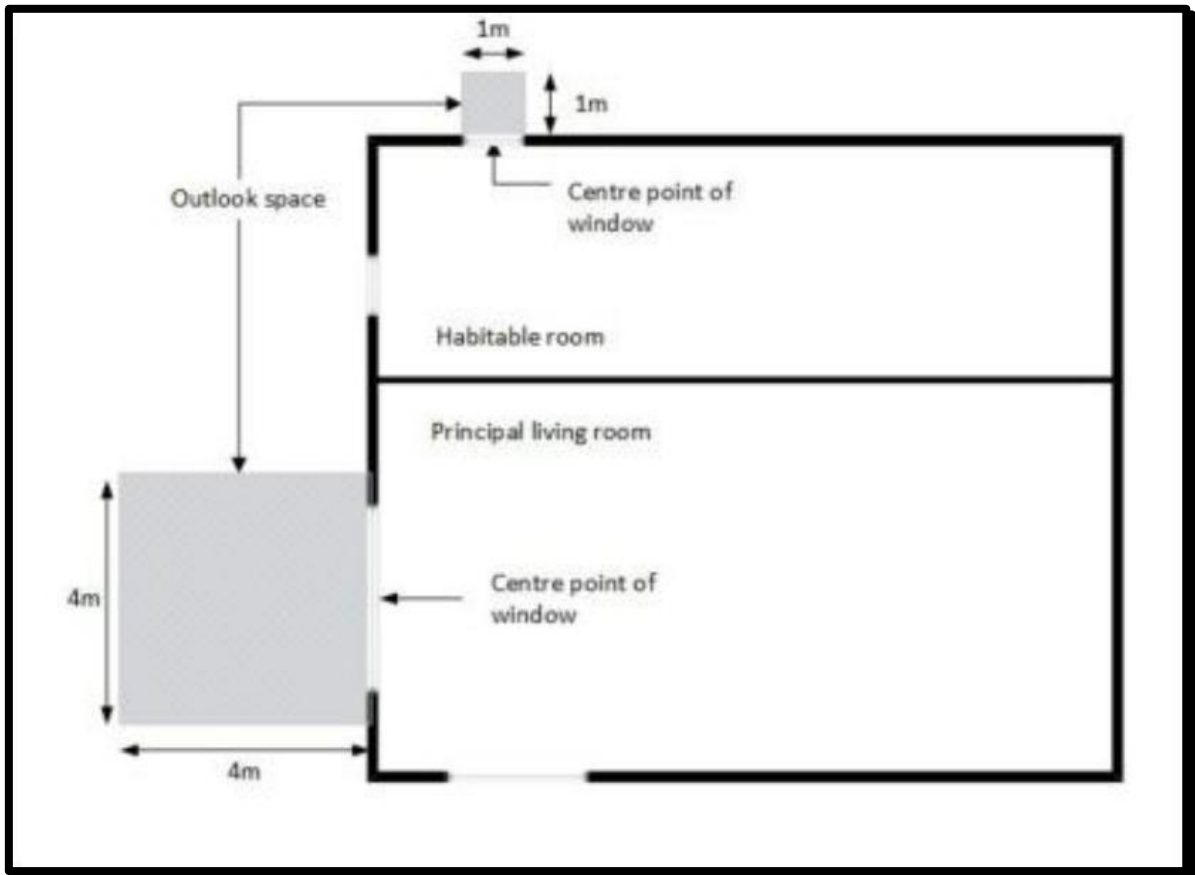


Figure 3: Outlook space per unit (refer to MRZ2-S7)

Part 3 Area-specific matters / Zones / Commercial and mixed use zones / COMZ – Commercial zone

COMZ – Commercial zone

Objectives

Note: Insert the following objectives after COMZ-03 in the COMZ – Commercial zone chapter of the PDP.

COMZ-04 Huntly Commercial Precinct

- (1) Land within the Huntly Commercial Precinct is efficiently used to provide for mixed uses, including high-density urban living that increases housing capacity and choice.

COMZ-05 Outlook from Tuurangawaewae Marae

- (1) In Ngaaruawaahia the outlook from Tuurangawaewae Marae to Hakarimata Range and Waikato Awa is recognised and provided for.

Policies

Note: Amend COMZ-P9 in the COMZ – Commercial zone chapter of the PDP as follows:

COMZ-P9 Height.

- (1) Ensure the height of new buildings is complementary to, and promotes, the existing character of the zone and adjoining residential zones, except within the Huntly Commercial Precinct.
- (2) In Ngaaruawaahia, within the Tuurangawaewae Marae High Potential Effects Area and Building Height Assessment Overlay recognise and provide for the cultural relationship between Tuurangawaewae Marae the Hakarimata Ranges, and the Waikato Awa.

Note: Insert the following policy after COMZ-P11 in the COMZ – Commercial zone chapter of the PDP.

COMZ-P12 Huntly Commercial Precinct – Multi unit development building heights

- (1) Enable a planned built character of up to 6 storeys for multi-unit development provided that:
 - (a) Development provides quality on-site residential amenity for residents and supports attractive and safe streets.
 - (b) The bulk, form and appearance of development above 3 storeys is required to mitigate visual dominance and overlooking of adjacent sites.

Rules

Note: Amend COMZ-R16 in the COMZ – Commercial zone chapter of the PDP as follows:

COMZ-R16	A multi-unit development	
(1) Activity status: RDIS	(2) Activity status where compliance not achieved: DIS	
Activity-specific standards:		

- (a) A multi-unit development that meets all of the following standards:
 - (i) Land use – effects standards for the zone;
 - (ii) Land use – building standards for the zone, except the following rules do not apply;
 1. COMZ-S9 (Residential units) does not apply;
 2. COMZ-S10 (Outdoor living space) does not apply;
- (b) A detailed site plan depicting the proposed Record of Title boundaries for each residential unit and any common areas (including access and services) must be provided, ensuring that a freehold (fee simple) or unit title subdivision complies with Rule SUB-R93 (Subdivision of multi-unit developments);
- (c) Each residential unit must be designed and constructed to achieve the internal design sound levels specified in APPI – Acoustic insulation, Table 25 – Internal sound levels;
- (d) A communal service court is provided comprising;
 - (i) minimum area of 20m²; and
 - (ii) minimum dimension of 3m.
- (e) Outdoor living space areas are provided to meet the following minimum requirements for each residential unit:

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

- (f) Each residential unit must meet the following minimum unit size:

Unit or Apartment Area	Minimum Unit
Studio Unit	35m ²
1 or more bedroom unit	45m ²
<p>(g) In the Huntly Commercial Precinct: For all side and rear boundaries that are not zone boundaries buildings above 12m in height must fit within a height plane of 12m, at the boundary plus 60 degrees. Must not protrude through a height control plane rising at an angle of 60 degrees commencing at an elevation of 12m above natural ground level at every point on the side and rear boundary.</p> <p>(h) In the Huntly Commercial Precinct: Residential units must have an outlook space of 6m in depth by 4m in width measured from the exterior of a unit's principal living room window. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width. This outlook area must be free of buildings and either be contained within the site or extend into public space or road. Outlook areas must not overlap outlook areas for other dwellings.</p> <p>Council's discretion is restricted to the following matters:</p> <p>Design:</p> <p>(i) The extent to which that portion of the building or site which fronts a road or public space:</p> <ul style="list-style-type: none"> (i) Provides for passive surveillance of the street from habitable rooms at ground and upper floor levels. (ii) Avoids the use of impermeable screens or fencing that obstruct visual connections. (iii) Avoids unrelieved and blank façades. 	

- (iv) Creates visual interest through the use of cladding materials, colour and articulation of the façade.
- (v) Utilises soft or hard landscape elements to contribute positively to streetscape amenity.
- (vi) Minimises vehicle garaging/parking or manoeuvring areas.
- (vii) Service courts are screened or obscured.

Additional Design matters within the Huntly Commercial Precinct:

- (j) Sunlight and daylight access to adjoining sites; and
- (k) Privacy and overlooking of adjoining sites;
- (l) The effects on the heritage values of any scheduled heritage item
- (m) The design and appearance of buildings including modulation and articulation of building mass to create visual interest and to break down larger elements;
- (n) Landscape treatment of yards and frontages, including screening of taller buildings when viewed from adjoining residential zones.
- (o) The effectiveness of screening of car parking and service areas from the view of people using public spaces.
- (p) The maintenance or enhancement of amenity for pedestrians using public spaces or streets;

On-site amenity:

- (q) The extent to which the design:
 - (i) Maximises opportunities for accessibility, privacy between units, access to daylight and shelter, including outdoor living spaces.
 - (ii) Incorporates measures that may be required to mitigate the potential for reverse sensitivity effects.

<p>(iii) Maximises opportunities for passive solar gain within units.</p> <p>Additional on-site amenity matters within the Huntly Commercial Precinct:</p> <ul style="list-style-type: none"> (r) Dimensions of outlook area; (s) Visual privacy and dominance effects on adjoining sites (t) Internal amenity outcome. (u) Methods to secure outlook if over adjoining site <p>Infrastructure:</p> <ul style="list-style-type: none"> (v) The extent to which the design can be efficiently serviced with 3 waters infrastructure. <p>Natural hazards:</p> <ul style="list-style-type: none"> (w) The extent to which the design avoids or mitigates effects arising from the presence of natural hazards. <p>Staging:</p> <ul style="list-style-type: none"> (x) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner. 	
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Note: Amend COMZ-S4, COMZ-S5 and COMZ-S6 in the COMZ – Commercial zone chapter of the PDP as follows:

COMZ-S4	Building height	
	<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 12m; (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 14m measured from the natural ground level immediately below the structure; 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on an adjoining site; (d) Privacy on adjoining sites; and (e) In Ngaaruawaahia in the Tuurangawaewae Marae High Potential Effects Area and

<p>(c) The maximum height of hose drying towers associated with emergency service facilities measured from the natural ground level immediately below that part of the structure must not exceed 15m.</p> <p>(d) The maximum height of any multi-unit development in the Huntly Commercial Precinct must not exceed 22m.</p>	<p>Building Height Assessment Overlay: The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, and Waikato Awa as a result of changing the outlook.</p>
<p>COMZ-S5 Height in relation to boundary</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building or structure 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 the site boundary where it adjoins the:</p> <ul style="list-style-type: none"> (i) GRZ – General residential zone; (ii) MRZ1 – Medium density residential zone 1; (iii) LLRZ – Large lot residential zone; (iv) SETZ – Settlement zone; (v) RLZ – Rural lifestyle zone; or (vi) OSZ – Open space zone; or (vii) MRZ2 – Medium density residential zone 2. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Level of shading on any other adjoining sites; (d) Privacy on other sites; and (e) Amenity values of the locality and (f) In Ngaaruawaahia in the Tuurangawaewae Marae High Potential Effects Area: The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, and Waikato Awa as a result of changing the outlook.

Part 3 Area-specific matters / Zones / Commercial and mixed use zones / TCZ – Town Centre Zone

TCZ – Town centre zone

Objectives

Note: Insert the following objective after TCZ-O3 in the TCZ – Town centre zone chapter of the PDP.

TCZ-O4 Outlook from Tuurangawaewae Marae.

- (I)** In Ngaaruawaahia the outlook from Tuurangawaewae Marae to Hakarimata Range and Waikato Awa is recognised and provided for.

Policies

TCZ-PI5 Height.

Note: Amend TCZ-PI5 in the TCZ – Town centre zone chapter of the PDP as follows:

- (1)** Ensure the height of new buildings is complementary to, and promotes, the existing character of the business town centre within each town.
- (2)** In Ngaaruawaahia, within the Tuurangawaewae Marae High Potential Effects Area and Building Height Assessment Overlay recognise and provide for the cultural relationship between Tuurangawaewae Marae the Hakarimata Ranges and the Waikato Awa

Rules

Land use - building

Note: Amend TCZ-S3 and TCZ-S4 in the TCZ – Town centre zone chapter of the PDP as follows:

TCZ-S3	Building height
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 12; (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 14m measured from the natural ground level immediately below the structure; (c) The maximum height of hose drying towers associated with 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building (c) Extent of shading on an adjoining site; and (d) Privacy on adjoining sites; and (e) In Ngaaruawaahia in the Tuurangawaewae Marae High Potential Effects Area and Building Height Assessment Overlay: The potential to adversely affect the cultural connection between Tuurangawaewae Marae to

<p>emergency service facilities measured from the natural ground level immediately below that part of the structure must not exceed 15m.</p>	<p>Hakarimata Range, and Waikato Awa as a result of changing the outlook.</p>
<p>TCZ-S4</p>	<p>Height in relation to boundary</p>
<p>(1) Activity status: PER Where:</p> <p>(a) Any building or structure 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 the site boundary where it adjoins the:</p> <ul style="list-style-type: none"> (i) GRZ – General residential zone; (ii) MRZ1 – Medium density residential zone 1; (iii) LLRZ – Large lot residential zone; (iv) SETZ – Settlement zone; (v) RLZ – Rural lifestyle zone; or (vi) OSZ – Open space zone; or (vii) MRZ2 – Medium density residential zone 2 	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Level of shading on any other sites adjoining site; (d) Privacy on other site; and (e) Amenity values of the locality; and (f) In Ngaaruawaahia in the Tuurangawaewae Marae High Potential Effects Area: The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook.