

Attachment G - Minor corrections and minor amendments - Reasons

Clause 102(2) of the First Schedule to the Resource Management Act 1991 provides that Council may accept a recommendation but alter it in a way that has minor effect or to correct a minor error.

Clause 102(2) amendments are outlined below and are recommended to the following chapters:

- (a) Definitions
- (b) Te Ture Whaimana - Vision and Strategy
- (c) Water, wastewater and stormwater
- (d) Natural hazards and climate change
- (e) Subdivision
- (f) Commercial zone and Town centre zone
- (g) Medium density residential zone

This attachment should be read in conjunction with the marked up recommended provision at the end of this attachment.

(a) Definitions Chapter

Flood related definitions

Council officers recommend the deletion of the following terms that the IHP recommended be included in the Definitions chapter of the PDP:

- Flood plain management area 2
- High risk flood area 2

The reason for the deletion of these terms is that they are included as descriptions within the Natural hazards and climate change chapter and are worded as descriptions of overlays, rather than defined terms. In addition, the terms “High risk flood area” and “Flood plain management area” are included within the definitions chapter and the inclusion of the IHP recommended definitions could result in confusion for plan users.

Council officers also recommend amending the definition of MRZ2 Flood risk that the IHP recommended to be included in the Definitions chapter of the PDP:

- MRZ2 Flood risk

It is recommended to delete the first part of the definition that references the QM being identified on the Planning Maps. This is considered a minor error as the wording does not reflect the IHPs recommendation to have the flood mapping produced as part of Variation 3 sitting outside the District Plan.

Council officers further recommend the inclusion of the following term in the Definitions chapter of the PDP:

- Supporting information layer

The reason for the inclusion of this term is to provide clarity for plan users around the implementation of the non-statutory flood maps. The non-statutory flood maps will be accessible from the “supporting information layer” within Council’s GIS system. The definition

of this term is linked to the description of flood plain management areas and high risk flood areas that recommended to be included within the Natural hazards and climate change chapter of the PDP.

Medium density residential zone 1 and 2 definitions

Council officers recommend including the following terms within the Definitions chapter of the PDP:

- MRZ1
- MRZ2

The reason for the inclusion of the above terms is to better differentiate the different zones to plan users. The inclusion of definitions for MRZ1 and MRZ2 provides greater clarity around the geographic location of each of these zones.

MDRS

Council officers recommend amending the definition of MDRS to include the words “Medium Density Residential Standards or MDRS”. This is to reflect how the term is defined in the Resource Management Act.

(b) Te Ture Whaimana – Vision and Strategy Chapter

The IHP recommended that “residential development” is listed within TETW-P1 as an activity and land use that should be managed as part of implementing Te Ture Whaimana.

While Council officers support this recommendation, it is recommended that it is limited to “residential development in the MRZ2” as the amendment was introduced through Variation 3, rather than an appeal to the PDP.

(c) Water, wastewater and stormwater

WWS-R1A Stormwater Management Plan for development of 4 or more residential units or subdivision of 4 or more lots in the MRZ2 assessment criteria

The IHP recommended new rule WWS-R1A is added to the PDP. There are two minor amendments that are recommended to the rule.

The first is to add a new assessment criteria relating to the management of adverse stormwater effects on downstream sites. It is considered the amendment is of minor effect as the criteria can be read into the requirements in criteria (c) but has the benefit of making the consideration of these effects more explicit. It is also the draft wording that forms part of the consent order for the Noakes appeal. If there are any further amendments as a result of the consent order these will be brought to the Council’s attention at the time of the meeting.

The second minor amendment is to add the words ‘design and’ into criteria (d) this amendment will make the wording consistent with the suite of other stormwater criteria that have been applied in related rules such as SUB-R152(1)(e).

(d) Natural hazards and climate change Chapter

Implementation of the non-statutory flood maps

The IHP recommended the flood maps should be hosted outside the PDP, as a non-statutory layer. To support the implementation of this approach Council officers recommend amending the description of ‘High risk flood area 2’ and ‘Floodplain management area 2’ to make it clear the mapping associated with these flood areas is located outside the PDP and within the supporting information layer.

Description of High risk flood area 2 and Floodplain management area 2

The IHP recommended to include technical detail within the descriptions on how the mapping was undertaken for Variation 3. Council officers recommend it is preferable to remove the level of detail. A key reason for this is the IHP have recommended for the maps to sit outside the PDP. The maps will change over time and the technical detail may also change. For this reason Council staff recommend removing the technical detail from the descriptions.

Removal of reference to Flood density QM

The IHP recommendations included a reference to “Flood density QM” within the Natural hazards Chapter. That term was previously used by the s42A reporting officers, however, was subsequently amended to “MRZ2 flood risk”. The latter term should be used for consistency.

Description of MRZ2 flood risk

It is recommended to amend the first part of the description so it is clear that the QM is not limited to land identified on the planning maps.

NH-R26D Subdivision that creates one or more lots other than a utility allotment, access allotment, or subdivision to create a reserve allotment - NEW (c) and amended (e)

It is recommended to add new assessment criteria (c) relating to the management of adverse stormwater effects on downstream sites. It is considered the amendment is of minor effect as the criteria can be read into the requirements in criteria (d) but has the benefit of making the consideration of these effects more explicit. It is also the draft wording that forms part of the consent order for the Noakes appeal. If there are any further amendments as a result of the consent order these will be brought to the Council’s attention at the time of the meeting.

The second minor amendment is to add the words ‘design and’ into criteria (e) this amendment will make the wording consistent with the suite of other stormwater criteria that have been applied in related rules such as SUB-R152(1)(e).

(e) Subdivision Chapter

Policies SUB-P3 and SUB-P23

SUB-P3 is an existing policy within the Subdivision chapter of the PDP and relates to district-wide lot sizes. The IHP recommended that the Policy be amended to make specific reference to the lot size outcome within the MRZ2. The IHP further recommended that (new) SUB-P23 be included in the PDP, specifically in relation to subdivision in the MRZ2.

The two policies broadly duplicate policy for subdivision in the MRZ2. In addition, SUB-P3 is under appeal and can therefore not be made operative.

For the above reasons, Council officers recommend that no amendments are made to SUB-P3 and that SUB-P23 is relied upon instead. To provide for enhanced plan usability, Council officers recommend a note below SUB-P3 that directs plan users to SUB-P23 for subdivision within the MR22.

Subdivision – Munro Block

SUB-R22 relates to subdivision within the GRZ – General residential zone within the Munro Block in Pookeno. On 28 August 2024, the Environment Court issued a decision⁸ that amended SUB-R22. Council officers recommend that the updated consent order wording is included as the Variation 3 provisions, with the exception of the reference to GRZ, which should be MR22.

Subdivision – Havelock Precinct

A consent order was issued for the Havelock Precinct which included a range of subdivision and development provisions. The subdivision provisions for the Havelock Precinct are within the GRZ part of the Subdivision chapter of the PDP and need to be relocated to a Precinct part of the Subdivision chapter. To avoid confusion, it is recommended that the reference to the zones to which the Havelock Precinct applies be removed.

SUB-R20 relates to subdivision within the Slope Residential Area of the Havelock Precinct. This rule was not subject to the Havelock Precinct consent order as it was identified as a provision that required amendments through the appeal process. The IHP inadvertently did not include SUB-R20 as part of the suite of Havelock Precinct related provisions. Given that SUB-R20 specifically provides for a Qualifying Matter that the Panel agreed with, it is recommended that SUB-R20 be included as part of the provisions that are made operative.

Subdivision – SUB-R152 (1) NEW(d) and (e)

It is recommended to add new assessment criteria (d) relating to the management of adverse stormwater effects on downstream sites. It is considered the amendment is of minor effect as the criteria can be read into the requirements in criteria (g) but has the benefit of making the consideration of these effects more explicit. It is also the draft wording that forms part of the consent order for the Noakes appeal. If there are any further amendments as a result of the consent order these will be brought to the Council's attention at the time of the meeting.

It is also recommended to add new assessment (e) this assessment criteria formed part of the suite of assessment criteria that were applied to rules in Variation 3 but was not included in SUB-R152. It is also included in the SUB rules for the Noakes consent order. To be consistent with the other

Subdivision - SUB-R153 (1) NEW (l)

It is recommended to add new assessment criteria (l) relating to the management of adverse stormwater effects on downstream sites. It is considered the amendment is of minor effect as the criteria can be read into the requirements in criteria (m) but has the benefit of making the consideration of these effects more explicit. It is also the draft wording that forms part of the consent order for the Noakes appeal. If there are any further amendments as a result of the consent order these will be brought to the Council's attention at the time of the meeting.

It is also recommended to amend (iv) which provides an exclusion for the Slope Residential Area in the Havelock Precinct from the other rules for minimum vacant lots sizes. The amendment is to add (iii) as there are now 3 clauses before the exclusion for the Slope Residential Area.

Subdivision - SUB-R160

This provision is subject to an appeal. A consent order is in the process of being finalised and sent to the Environment Court. If the consent order is issued before the Council makes its decision, then the provisions will be moved to the GRID Chapter. Subject to the consent order being issued it is recommended this rule as recommended by the IHP is removed from this chapter. The provisions in the consent order recommend retaining the name of the provision and adding a reference to the GRID chapter. Staff recommend this is a minor amendment to the IHP recommendations and is consistent with the consent order.

(f) Commercial Zone and Town Centre Zone

COMZ-P9 Height and TCZ-P15 Height

In these policies the IHP recommended to include two policies, one relating to the Tuurangawaewae High Potential Effects Area and the other Building Height Assessment Overlay. For conciseness only one policy is required. It is also recommended that the words 'recognise and' are added to be consistent with the objective. It is the recommendation from staff that these amendments will assist in plan implementation and are of minor effect.

COMZ-S4(2)(e) Building Height, COMZ-S5(2)(f) Height in relation to boundary, TCZ-S3(2)(e) Building Height and TCZ-S4(2)(f) Height in relation to boundary

In these assessment criteria the IHP recommended to remove the reference to "*In Ngaaruwaahia*" and reference to the mapped areas. The IHP also recommended to retain 'Taupiri' in the assessment criteria but removed 'Taupiri' from the policy.

To assist in plan implementation staff recommend including the references to "*In Ngaaruwaahia*" and the mapped areas, so that plan users know when the assessment criteria is relevant. It is also recommended to remove 'Taupiri' from the assessment criteria as this is consistent with the IHP recommendation in Para 292b). Since development within these zones does not lie within the view shaft to Taupiri maunga. Staff recommend it would be consistent with this recommendation to also delete Taupiri from the assessment criteria.

(g) Medium Density Residential Zone

Purpose

The IHP have recommended to add text into the Purpose section of the PDP relating to the sections of the Act that provide for qualifying matters. Staff recommend that the text is no longer relevant and should be removed. The qualifying matters have been embedded into the provisions in the PDP and it is no longer relevant to specify the sections of the Act.

MRZ1 – Medium Density Residential zone 1

The IHP recommended that all MRZ1 provisions be included within the MRZ chapter and for the provisions to be renamed from MRZ to MRZ1. Staff recommend that the changes to the MRZ1 through the Clause 16 process. This way the provisions for the MRZ1 (which only apply in Raglan and Te Kauwhata) do not become operative on notification).

MRZ2-P14 Outlook from Tuurangawaewae Marae

The IHP recommended to include two policies one relating to the Tuurangawaewae High Potential Effects Area and the other relating to the Building Height Assessment Overlay. For conciseness only one policy is required. Further it is recommended the Marae Surrounds QM is also included within the policy. The IHP accepted the Council recommendations from the Council in para 292 it would assist the administration of the PDP if the Marae Surrounds QM is also identified within the policy.

MRZ2-R9 Buildings, structures and sensitive land use within the National Grid Yard and MRZ2-R10 The establishment of any new sensitive land use within the National Grid yard

These provisions are subject to an appeal. A consent order is in the process of being finalised and sent to the Environment Court. If the consent order is issued before the Council makes its decision then the provisions will be moved to the GRID Chapter. Subject to the consent order being issued it is recommended the rules as recommended by the IHP are removed from this chapter. The provisions in the consent order recommend retaining the name of the provision and adding a reference to the GRID chapter. Staff recommend this is a minor amendment to the IHP recommendations and is consistent with the consent order.

MRZ2-S2(2)(g) Height – building general, MRZ-S2(2)(g) Height in relation to boundary, MRZ2-S3A, MRZ2-S5(2)(g) Building coverage

To assist in plan implementation staff recommend including the references to “*In Ngaaruwaahia*” and the mapped areas, so that plan users know when the assessment criteria is relevant. It is the recommendation from staff that these amendments will assist in plan implementation and are of minor effect.

MRZ2-S11 (2) (b) Impervious Surfaces

It is recommended to add new assessment criteria (b) relating to the management of adverse stormwater effects on downstream sites. It is considered the amendment is of minor effect as the criteria can be read into the requirements in criteria (c) but has the benefit of making the consideration of these effects more explicit. It is also the draft wording that forms part of the consent order for the Noakes appeal. If there are any further amendments because of the consent order these will be brought to the Council’s attention at the time of the meeting.

Minor corrections and amendments

The minor corrections and minor amendments recommended by Council staff are shown in red underline and ~~strikethrough~~.

The provisions in 'grey' shading have also been the subject of decisions by the Environment Court.

Part I Introduction and General Provisions / Interpretation/ Definition

Definitions

Note: Insert the definitions below.

Term	Definition
Flood plain management area 2	Identifies the 1% Annual Exceedance Probability (AEP)* floodplain and has been developed through predominantly 'rain on grid' modelling. This includes both 1D and 2D modelling of upstream catchments where appropriate. The modelling is based on 2022 lidar and includes critical pipes and culverts. – *includes climate change RCP 6.0 (Hirds v4)–
High risk flood area 2	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. *includes climate change RCP 6.0 (Hirds v4)–
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, Pookeno 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	The QM is identified on the planning maps and identifies land in the MRZ2 where there are 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

<u>Supporting information layer</u>	<u>Means the GIS layer on Council's mapping system which contains information relating to flood risks.</u>
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Part 2 District Wide Matters / Historical and Cultural Values – TETW – Te Ture Whaimana – Vision and Strategy

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

Policies

- 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; ~~and~~
 - (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>(1) Activity Status: RDIS</p> <p><u>Activity specific standards:</u></p> <p>(a) <u>A stormwater management plan must be prepared by a suitably qualified expert to demonstrate how the development or subdivision will comply with:</u></p> <p>(i) <u>The relevant Waikato District Council Comprehensive Stormwater Discharge Consent and Catchment Management Plan for the applicable catchment; and</u></p> <p>(ii) <u>Waikato Regional Council Stormwater Guidelines.</u></p> <p>(b) <u>The stormwater management plan must:</u></p> <p>(i) <u>Include the location, size and type of any stormwater treatment devices and infrastructure, any proposed ponds or wetlands;</u></p> <p>(ii) <u>Demonstrate how the stormwater treatment devices and infrastructure can be accommodated within the subdivision or development layout;</u></p> <p>(iii) <u>Include an operations and maintenance plan describing how any stormwater treatment devices will be</u></p>	<p>2. Activity status where compliance not achieved: DIS</p>

- regularly maintained and serviced; and
- (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.

Council's discretion is restricted to the following matters:

- (a) In the Waikato River catchment, the extent to which the application enhances or benefits the Waikato River, and its tributaries.
- (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) The design and capacity of the stormwater system and ability to manage stormwater;
- (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

	<p><u>Management Plan and Waikato Regional Council Stormwater Guidelines; and</u></p> <p>(f) <u>The extent to which low impact design principles and approaches are used for stormwater management.</u></p>	
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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	
<u>High risk flood area 2</u>	<p>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.</p> <p>*includes climate change RCP 6.0 (Hirds v4)</p>
<u>Flood plain management area 2</u>	<p>Is shown on the supporting information layer and identifies the 1% Annual Exceedance Probability (AEP)* floodplain. and has been developed through predominantly 'rain on grid' modelling. This includes both 1D and 2D modelling of upstream catchments where appropriate. The modelling is based on 2022 lidar and includes critical pipes and culverts.</p> <p>*includes climate change RCP 6.0 (Hirds v4)</p>
<u>Flood density QM-MRZ2 flood risk</u>	<p>The QM is identified on the planning maps and/or the supporting information layer. It includes mapped areas in 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. It also includes other areas of 1% Annual Exceedance Probability (AEP) floodplain identified by Council. The QM contains its own Higher risk area, being areas within the QM that meet the definition of a High risk flood area.</p> <p>The MRZ2 flood risk includes:</p> <ul style="list-style-type: none"> • <u>Flood plain management areas</u> • <u>Flood ponding area</u> • <u>Defended areas</u> • <u>Flood plain management area 2</u>

	<ul style="list-style-type: none"> • <u>High risk flood area 2</u>
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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 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-R26D	Subdivision that creates one or more vacant lot other than a utility allotment, access allotment or subdivision to create a reserve allotment	
<u>High risk flood area 2 and Floodplain management area 2</u>	<p>(I) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) <u>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.</u></p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) <u>Avoidance or mitigation of natural hazards;</u></p> <p>(c) <u>In the Waikato River Catchment the extent to which the application enhances or benefits the Waikato River and its tributaries;</u></p> <p>(d) <u>Management of adverse stormwater effects on downstream sites, including from the alteration of the volume, or duration, or frequency of stormwater runoff;</u></p> <p>(e) <u>The effectiveness of the stormwater system to manage</u></p>	<p>(I) Activity status where compliance not achieved: DIS</p>

	<p><u>flooding (including safe access and egress), nuisance or damage to other infrastructure, buildings and sites, including the rural environment;</u></p> <p>(f) <u>The design and capacity of the stormwater system and ability to manage stormwater;</u></p> <p>(g) <u>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</u></p> <p>(h) <u>Extent to which low impact design principles and approaches are used for stormwater management.</u></p>	
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Part 2 District Wide Matters / SUB – Subdivision

~~SUB-P3 – Lot sizes.~~

- ~~(1) – Except for residential subdivision within the MRZ2 – Medium density residential zone 2, (Area 2) Minimum lot size and dimension of lots enable the achievement of the character and density outcomes of each zone; and~~
- ~~(2) – Prevent undersized lots in the SETZ – Settlement zone and LLRZ – Large lot residential zone.~~
- ~~(3) – Within the MRZ2 – Medium density residential zone 2, subdivision enables medium density residential outcomes except where there is a relevant qualifying matter.~~

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 ~~as a controlled activity~~ 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 ‘Prec – Precincts’ section of the Subdivision chapter with the amendments shown in the table below.

SUB-R19	Subdivision – building platform within PREC4 – Havelock precinct	
PREC4 – Havelock Precinct (Applies to Local Centre, General Rural, General Industry, Medium Density	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) <u>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.</u></p>	<p>(2) Activity status where compliance not achieved: NC</p>

<u>Residential Zone 2s)</u>	<p><u>Council’s discretion is restricted to the following matters:</u></p> <ul style="list-style-type: none"> (b) <u>Subdivision layout;</u> (c) <u>Shape of allotments;</u> (d) <u>Ability of allotments to accommodate a practical building platform;</u> (e) <u>Likely location of future buildings and their potential effects on the environment;</u> (f) <u>Avoidance or mitigation of natural hazards;</u> (g) <u>Geotechnical suitability for building; and</u> (h) <u>Ponding areas and primary overland flow paths within and adjoining the precinct.</u> 	
SUB-R20	<u>Subdivision - PREC4 - Havelock precinct (Slope Residential Area)</u>	
<u>PREC4 - Havelock precinct</u>	<p><u>(1) Activity status: RDIS</u></p> <p><u>Activity specific standards:</u></p> <ul style="list-style-type: none"> (a) <u>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:</u> <ul style="list-style-type: none"> i. <u>Have a minimum net site area (excluding access legs) of 2500m²; and</u> ii. <u>Are connected to public-reticulated water supply and wastewater.</u> <p><u>Council’s discretion is restricted to the following matters:</u></p> <ul style="list-style-type: none"> (b) <u>Ability of lots to accommodate a practical building platform, including geotechnical stability for building;</u> (c) <u>Likely location of future buildings and their potential effects on the environment;</u> (d) <u>Avoidance or mitigation of natural hazards;</u> (e) <u>Amenity values and streetscape landscaping;</u> (f) <u>Landscaping of steeper slopes to manage erosion and stability;</u> (g) <u>Vehicle and pedestrian networks;</u> (h) <u>Consistency with the Havelock Precinct Plan; and</u> (i) <u>Provision of infrastructure, including water supply for firefighting purposes.</u> 	
SUB-R20A	<u>Subdivision – PREC4 – Havelock boundary adjustment</u>	
<u>PREC4 – Havelock precinct</u> <u>(Applies to Local Centre, General Rural,</u>	<p><u>(1) Activity status: CON</u></p> <p><u>Activity specific standards:</u></p> <ul style="list-style-type: none"> (a) <u>Boundary adjustment must comply with the following standard:</u> 	<p><u>(2) Activity status where compliance not achieved: DIS</u></p>

<p><u>and Medium Density Residential Zone 2)</u></p>	<p>(i) <u>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</u></p> <p><u>Council’s control is reserved over the following matters:</u></p> <p>(b) <u>Subdivision layout.</u></p>	
<p>SUB-R21</p>	<p>Subdivision – PREC4 – Havelock precinct</p>	
<p>PREC4 - Havelock Precinct <u>(Applies to Local Centre, General Rural, General Industry, Medium Density Residential Zone 2s)</u></p>	<p>(1)Activity status: RDIS Activity specific standards:</p> <p>(a) <u>Except as provided for by SUB-R20A, subdivision within the PREC – Havelock precinct that complies with all of the following standards:</u></p> <p>(i)<u>The first subdivision to create residential lots includes the indicative road connections from Hitchen Road and Yashili Drive as a road to vest.</u></p> <p>(ii)<u>The proposal includes the indicative roads as roads to vest, provided that this can be constructed and vested in stages.</u></p> <p>(iii)<u>The proposal includes the provision of the Hilltop Park, provided that these can be established in stages.</u></p> <p>(iv) <u>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).</u></p> <p>(iv)<u>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).</u></p> <p>(vi)<u>Either prior to or concurrent with subdivision in Lot 2 DPI 99997, an acoustic barrier (being a bund, building or structure, or any combination thereof) is constructed within the Havelock</u></p>	<p>(2) Activity status: DIS 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 Where:</p> <p>(a) Subdivision that does not comply with Rule SUB-R21 (1)(a)(iv) and (vi).</p>

Precinct's GIZ - General industrial zone which is designed so as to:

- (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 GRZ – General residential zone~~; and
- (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 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)).

(vii) The proposal includes planted primary ridgelines and other ridgelines (as shown on the APPI4 – Havelock precinct plan) for any part of the ridgeline that falls within that proposal or stage.

Council's discretion is restricted to the following matters:

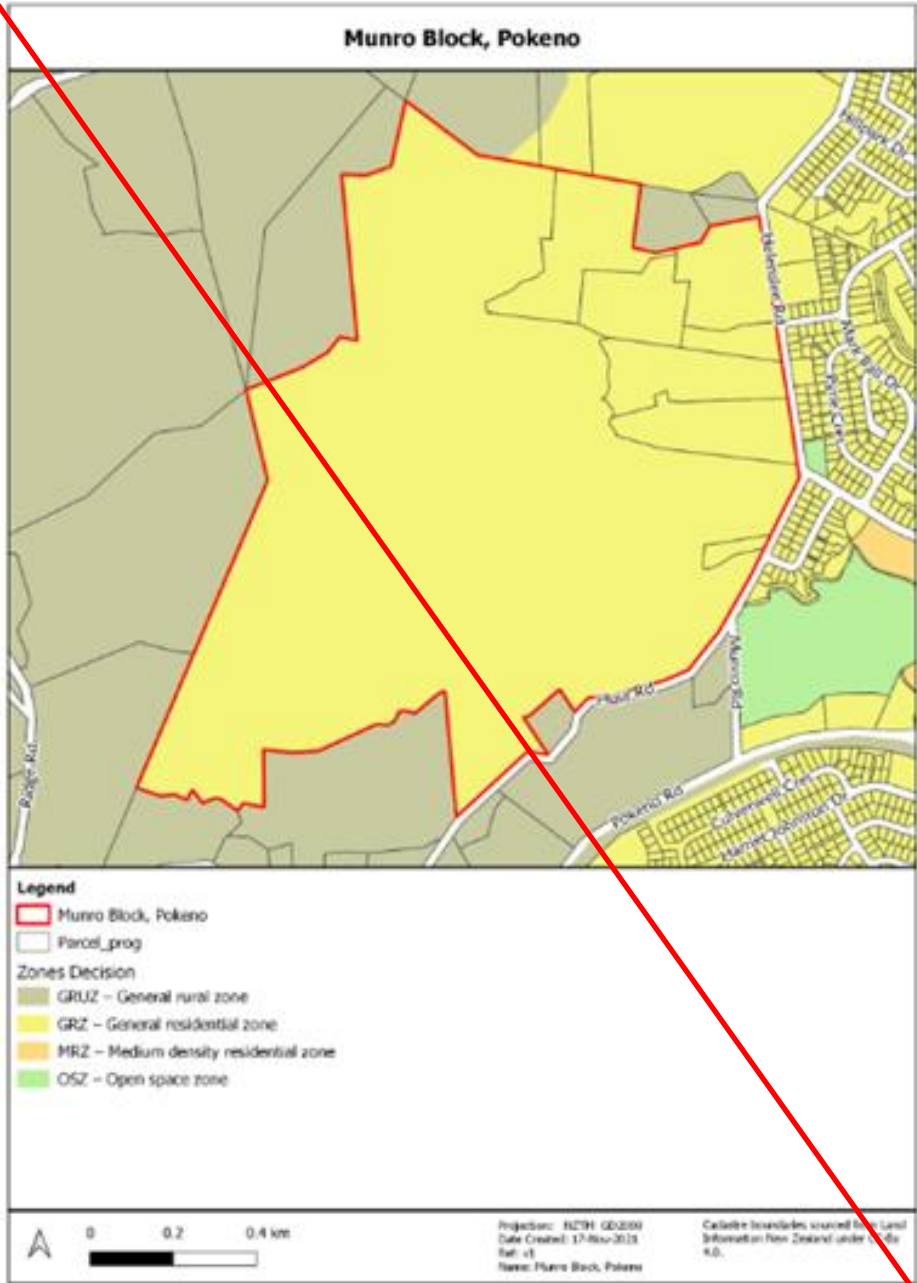
- (b) Consistency with the Havelock Precinct Plan (APPI4 – Havelock precinct plan);
- (c) Design and construction of the indicative roads and pedestrian networks;
- (d) Design, location and timing of construction of the acoustic barrier within the Havelock Precinct's GIZ – General industrial zone;
- (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;

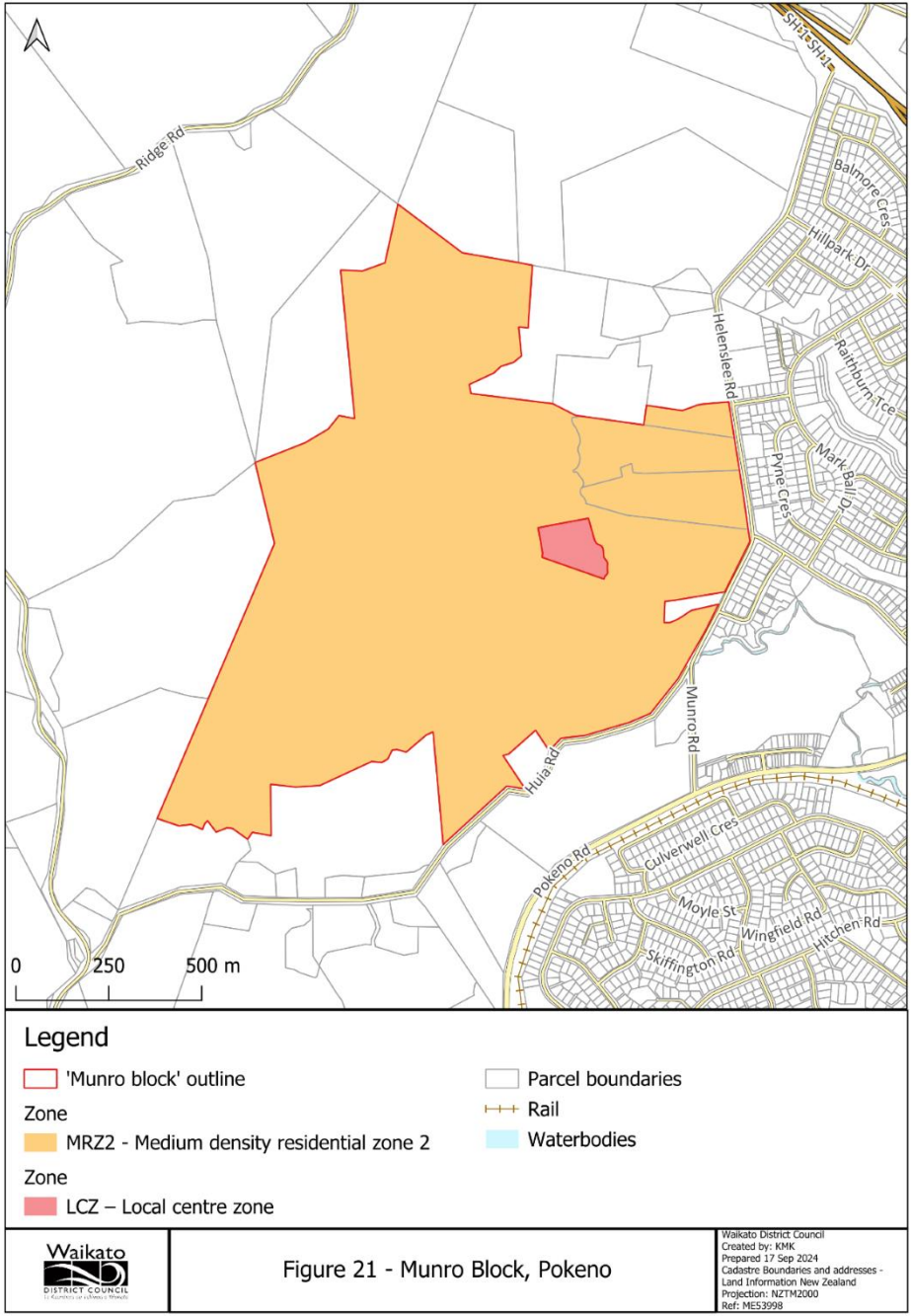
	<p>(h) <u>Potential effects on the safe and efficient operation of Bluff and Pioneer Roads (including where these intersect with State Highway 1) from roading connections to Cole Road;</u></p> <p>(i) <u>The design of, and potential effects on, the safe and efficient operation of the intersections of:</u></p> <p>(i) <u>Yashili Drive and Gateway Park Drive;</u></p> <p>(ii) <u>Gateway Park Drive and Hitchen Road;</u> and</p> <p>(iii) <u>Gateway Park Drive and McDonald Road.</u></p> <p>(j) <u>Potential effects on the safe and efficient operation of the McDonald Road railway crossing;</u></p> <p>(k) <u>Accessible, safe and secure pedestrian and cycling connections within the Precinct and to the existing transport network and public facilities;</u></p> <p>(l) <u>Provision within the Precinct design for future public transport;</u></p> <p>(m) <u>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;</u></p> <p>(n) <u>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; and</u></p> <p>(o) <u>Ridgeline landscape buffers and greenways as identified on the APP14 – 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;</u></p> <p>(p) <u>Provision of Te Ara Hikoi; and</u></p>	
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	(q) <u>Tangata Whenua engagement and cultural effects.</u>	
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<u>SUB-R20</u>	<u>Subdivision – Munro Block Pookeno</u>	
<u>MRZ2 – Medium density residential zone 2</u>	<p><u>(1) Activity status: RDIS</u></p> <p><u>Activity specific standards:</u></p> <p>(a) <u>Any subdivision within the Munro Block, Pookeno (see Figure 21 below):</u></p> <p><u>Council’s discretion is restricted to the following matters:</u></p> <p>(a) <u>Type, density and scale of riparian planting of the margins of permanent and intermittent streams.</u></p> <p>(b) <u>Location, size and design of recreation.</u></p> <p>(c) <u>Provision of recreation trail network adjoining the permanent stream.</u></p>	<u>(2) Activity status where compliance not achieved: n/a</u>

Replace Figure 21 Munro Block, Pookeno as follows





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><u>Where no vacant lots are created or where I(b) and/or I(c) are complied with:</u></p> <p>(a) <u>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</u></p> <p>(b) <u>Any subdivision where a land use consent for residential units has been granted or applied for concurrently; and/or</u></p> <p>(c) <u>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.</u></p> <p><u>Note:</u></p> <p><u>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.</u></p> <p><u>Council's control is reserved over the following matters:</u></p> <p>(a) <u>Subdivision layout including a range of lot sizes; and</u></p> <p>(b) <u>Provision of infrastructure;</u></p> <p>(c) <u>Vehicles and pedestrian networks; and.</u></p> <p>(d) <u>Management of adverse stormwater effects on downstream sites, including from alteration of the volume, or duration, or frequency of stormwater runoff</u></p>	<p>(2) Activity status where compliance not achieved: n/a</p>

	<p>(e) <u>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;</u></p> <p>(f) <u>The design and capacity of the stormwater system and ability to manage stormwater; and</u></p> <p>(g) <u>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</u></p> <p>(h) <u>The extent to which low impact design principles and approaches are used for stormwater management.</u></p> <p><u>Notification</u></p> <p><u>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:</u></p> <p>a. <u>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</u></p> <p>b. <u>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.</u></p> <p><u>Advice Notes:</u></p>	
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	<p><u>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.</u></p> <p><u>A water, wastewater and/or stormwater connection approval from the network provider will be required.</u></p> <p><u>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.</u></p>	
<u>SUB-RI53</u>	Subdivision – general	
<u>MRZ2 – Medium density residential zone 2</u>	<p><u>(1) Activity status: RDIS</u></p> <p><u>Activity specific standards:</u></p> <p>(a) <u>Subdivision must comply with all of the following standards:</u></p> <p>(i) <u>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:</u></p> <p>(1) <u>there must be an average minimum net site area of 375m²; and</u></p> <p>(2) <u>lots of more than 5,000m² are excluded from the average calculation; and</u></p> <p>(ii) <u>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</u></p> <p>(iii) <u>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</u></p> <p>(iv) <u>(i), and (ii) and (iii) Above do not apply to land within the Slope Residential</u></p>	<p><u>(2) Activity status where compliance not achieved: DIS</u></p>

	<p><u>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)</u></p> <p>(b) <u>Proposed vacant lots must be able to connect to public-reticulated water supply and wastewater.</u></p> <p><u>Council's discretion is restricted to the following matters:</u></p> <p>(c) <u>Subdivision layout;</u></p> <p>(d) <u>Shape of lots and variation in lot sizes;</u></p> <p>(e) <u>Ability of all lots to accommodate a practical building platform including geotechnical stability for building;</u></p> <p>(f) <u>Avoidance or mitigation of natural hazards;</u></p> <p>(g) <u>Opportunities for streetscape landscaping;</u></p> <p>(h) <u>Vehicle and pedestrian networks;</u></p> <p>(i) <u>Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and</u></p> <p>(j) <u>Provision of infrastructure;.</u></p> <p>(k) <u>In the Waikato River Catchment, the extent to which the application enhances or benefits the Waikato River and its tributaries;</u></p> <p>(l) <u>Management of adverse stormwater effects on downstream sites, including from alteration of the volume, or duration, or frequency of stormwater runoff</u></p> <p>(m) <u>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;</u></p> <p>(n) <u>The design and capacity of the stormwater system and ability to manage stormwater;</u></p> <p>(o) <u>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</u></p>	
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	<p><u>Comprehensive Stormwater Discharge Consent, Catchment Management Plan and Waikato Regional Council Stormwater Guidelines;</u></p> <p>(p) <u>Extent to which low impact design principles and approaches are used for stormwater management.</u></p> <p><u>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.</u></p>	
SUB-RI 60	<u>Subdivision within the National Grid Corridor</u>	
<p>MRZ2— Medium density residential zone 2</p>	<p>(1) Activity status: RDIS-</p> <p>Activity specific standards:-</p> <p>(a) — The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards:-</p> <p>(i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and—</p> <p>(ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area.</p> <p>Council's discretion is restricted to the following matters:-</p> <p>(b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid;—</p>	<p>(2) Activity status where compliance not achieved: NC-</p>

	<p>(c) The ability to provide a complying building platform outside of the National Grid Yard;</p> <p>(d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage;</p> <p>(e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid;</p> <p>(f) The risk to the structural integrity of the National Grid;</p> <p>(g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.</p> <p><u>Refer Part 2 Energy, infrastructure and transport 9 GRID-National Grid</u></p>	
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Part 3 Area-specific matters / Zones / Residential zones / MRZ – Medium density residential zone

MRZ – Medium density residential zone

Purpose of the MRZ1

~~The purpose of the MRZ1 – Medium density residential zone 1 is to enable more efficient use of residentially zoned land and infrastructure by providing for a higher intensity of residential development than typically found in the GRZ – General residential zone. The MRZ1 – Medium density residential zone 1 provides for this form of development within a walkable catchment of town centres, strategic transport corridors and community facilities. MRZ1 will:~~

- ~~• Provide greater housing supply to respond to anticipated growth;~~
- ~~• Reduce pressure for residential development on the urban fringe and beyond;~~
- ~~• Relieve anticipated pressures on the road transport network (which are exacerbated by adopting sprawl to accommodate urban growth). This will be achieved by providing housing close to town and business centres where the use of both public and active modes of transport to access places of employment, retail and entertainment is readily achievable and/or viable;~~
- ~~• Provide greater diversity / choice of housing; and~~
- ~~• Coordinate delivery of infrastructure and services.~~

~~The zone provisions enable a variety of dwelling sizes and typologies to be delivered which provides opportunity for greater housing variety and choice. Development within the zone is guided by rules which encourage innovation and~~

~~flexibility in design responses. The rules provide design guidance for up to 3 dwellings on site, allowing compliant smaller scale developments to be enabled in a manner that maximises opportunities on smaller existing sites. Developments of more than 3 dwellings are subject to a more intensive design assessment process with matters of discretion which provide the primary guidance for assessment, including the intensity of development and enabling appropriate design outcomes regarding:~~

- ~~• The contribution the development makes to the zone having regard to the planned urban form and intensity the zone provides for;~~
- ~~• The creation of safe and high quality residential neighbourhoods;~~
- ~~• The on-site amenity for residents such as high quality outdoor spaces;~~
- ~~• The amenity effects on adjoining sites such as privacy and shading; and~~
- ~~• The provision of three waters infrastructure to service the development.~~

Objectives

MRZI-O1 Housing typology.

Achieve greater housing choice for the community in response to changing demographics and housing needs.

MRZI-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.

MRZI-O3 Residential amenity.

Achieve a level of residential amenity commensurate with a medium density environment comprised of primarily townhouse and low rise apartments.

MRZI-O4 Activities.

An appropriate mix of complementary and compatible activities is enabled to support residential growth.

Policies

MRZI-P1 Housing typology and type.

Enable a variety of housing typologies including apartments, terrace housing and duplexes.

MRZI-P2 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.

MRZI-P3 Building form, massing and coverage.

- (1) Enable 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 visual dominance effects on adjoining sites.

MRZ1-P4 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) 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.

MRZ1-P5 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.

MRZ1-P6 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.

MRZ1-P7 Non-residential activities.

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

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.

MRZ1-R1	Residential activity, unless specified below This includes occupation of a single residential unit for short term rental.
<p>(1) Activity status: PER</p> <p>Activity specific standards:</p> <p>Nil.</p>	<p>(2) Activity status where compliance not achieved:</p> <p>n/a</p>
MRZ1-R2	A new retirement village or alterations to an existing retirement village
<p>(1) Activity status: PER</p> <p>Activity specific standards:</p> <p>(a) The site is connected to public water and wastewater infrastructure;</p> <p>(b) The minimum living space or balcony area and dimensions are:</p> <p>(i) Apartment — 10m² area with a minimum dimension horizontal and vertical of 2.5m;</p> <p>(ii) Studio unit or 1 bedroom unit — 12.5m² area with minimum dimension horizontal and vertical of 2.5m; or</p> <p>(iii) 2 or more bed roomed unit — 15m² area with minimum dimension horizontal and vertical of 2.5m.</p> <p>(c) The minimum service court is either:</p> <p>(i) Apartment — Communal outdoor space (i.e. no individual service courts required); or</p> <p>(ii) All other units — 10m² for each unit.</p> <p>(d) The following land use — effects standard does not apply:</p> <p>(i) SIGN-R1, SIGN-R8 — SIGN-R10 (Signs).</p> <p>(e) The following Land Use — Building standards do not apply:</p> <p>(i) MRZ1-S1 (Residential unit);</p> <p>(ii) MRZ1-S8 (Outdoor living space); and</p> <p>(f) The following infrastructure and energy rule does not apply:</p> <p>(i) Rule TRPT-R4(1)(a) (Traffic generation).</p>	<p>(2) Activity status where compliance not achieved:</p> <p>RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Consideration of the effects of the activity specific standard not met;</p> <p>(b) Measures to avoid, remedy or mitigate adverse effects; and</p> <p>(c) Cumulative effects.</p>
MRZ1-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.
<p>MRZ1-R4</p>	<p>Community facilities</p>
<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.
<p>MRZ1-R5</p>	<p>Neighbourhood park</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>MRZ1-R6</p>	<p>Home stay</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) No more than 4 temporary residents. 	<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.
<p>MRZ1-R7</p>	<p>Boarding houses/boarding establishments</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) No more than 10 people per site inclusive of staff and residents.</p>	<p>Council's discretion is restricted to the following matters:</p> <p>(a) Consideration of the effects of the activity-specific standard not met;</p> <p>(b) Measures to avoid, remedy or mitigate adverse effects; and</p> <p>(c) Cumulative effects.</p>
<p>MRZ1-R8</p>	<p>Construction or alteration of a building for a sensitive land use</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</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 amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<p>MRZ1-R9</p>	<p>Construction, demolition, addition, and alteration of a building or structure</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>MRZ1-R10</p>	<p>Any activity that is not listed as permitted, restricted discretionary or prohibited,</p>
<p>Activity status: DIS</p>	
<p>MRZ1-R11</p>	<p>Any building, structure, objects or vegetation that obscures the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).</p>
<p>Activity status: PR</p>	

Land use – building

<p>MRZ1-S1</p>	<p>Residential unit</p>
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Up to three residential units per site.</p>	<p>(2) Activity status where compliance not achieved: RDIS</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.</p>
MRZ1-S2	Minimum residential unit size	
(1) Activity status: PER		(2) Activity status where compliance not achieved: RDIS
Where:		Council's discretion is restricted to the following matters:
<p>(a) Residential units must have a minimum net internal floor area of:</p> <p>(i) 35m² for studio dwellings; and</p> <p>(ii) 45m² for one or more bedroom dwellings.</p>		<p>(a) The functionality of the residential unit; and</p> <p>(b) Internal residential amenity.</p>
MRZ1-S3	Height—building general	
(1) Activity status: PER		(2) Activity status where compliance not achieved: RDIS
Where:		Council's discretion is restricted to the following matters:
<p>(a) The permitted height of any building or structure is 11m measured from the natural ground level immediately below that part of the structure;</p> <p>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 13m measured from the natural ground level immediately below the structure;</p> <p>(c) In Raglan, the permitted height of any building or structure is 7.5m measured from the natural ground level immediately below that part of the structure.</p> <p>(d) In Raglan, chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 9.5m measured from the natural ground level immediately below the structure;</p> <p>(e)</p>		<p>(a) Height of the building or structure;</p> <p>(b) Design, scale and location of the building;</p> <p>(c) Extent of shading on adjacent sites; and</p> <p>(d) Privacy and overlooking on adjoining sites.</p>
MRZ1-S4	Fences or walls—road boundaries	
(1) Activity status: PER		(2) Activity status where compliance not achieved: RDIS
Where:		

<p>(a) Fences and walls between the applicable building setbacks under MRZ1-S10 and MRZ1-11 on a site and any road boundaries, 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;">(1) Visually permeable for the full 1.8m height of the fence or wall; or</p> <p style="padding-left: 40px;">(2) Solid up to 1.5m and visually permeable between 1.5 and 1.8m.</p>	<p>Council's discretion is restricted to the following matters:</p> <p>(a) Building materials and design;</p> <p>(b) Effects on streetscape amenity; and</p> <p>(c) Public space visibility.</p>
MRZ1-S5	Height in relation to boundary
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(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</p> <p>(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;</p> <p>(ii) This standard does not apply to existing or proposed internal boundaries within a site;</p> <p>(iii) Where a site in the MRZ1 – Medium density residential zone 1 adjoins a site in the GRZ – General residential zone, LLRZ – Large lot residential or SETZ – Settlement zone, then buildings must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above natural ground level at every point of the site boundary abutting that GRZ – General residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone;</p> <p>(iv) Where the boundary adjoins a legal road.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Extent of shading on adjacent sites; and</p> <p>(d) Privacy on adjoining sites.</p>
MRZ1-S6	Building coverage
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The total building coverage must not exceed 45%.</p> <p>(b) MRZ1-S6(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; and</p> <p>(c) Effects on the planned urban built character of the surrounding residential area.</p>

MRZ1-S7	Impervious surfaces
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The impervious surfaces of a site must not exceed 70%.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Site design, layout and amenity; and</p> <p>(b) The risk of flooding, nuisance or damage to the site or other buildings and sites.</p>
MRZ1-S8	Outdoor living space
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) An outdoor living space must be provided for each residential unit that meets all of the following standards:</p> <p>(i) It is for the exclusive use of the occupants of the residential unit;</p> <p>(ii) It is readily accessible from a living area of the residential unit;</p> <p>(iii) Where the residential unit contains an internal habitable space (excluding garages, bathrooms, laundries, and hall or stairways) on the ground floor, an outdoor living court shall be provided and shall have a minimum area of 20m² and a minimum dimension of 4m in any direction; and</p> <p>(iv) Where the residential unit has its principal living area at first floor level or above, a balcony shall be provided and shall have a minimum area of 5m² for studio and one-bedroom dwellings, or 8m² for two or more bedroom dwellings and a minimum dimension of 1.5m.</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 and location of the building;</p> <p>(b) Provision for outdoor living space including access to sunlight and open space and the usability and accessibility of the outdoor living space proposed;</p> <p>(c) Privacy and overlooking on adjoining sites; and</p> <p>(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>
MRZ1-S9	Ground floor internal habitable space
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Garages shall occupy less than 50% of the ground floor space internal to buildings on the site.</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 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</p> <p>(b) The design and location of garaging as viewed from streets or public open spaces.</p>
MRZ1-S10	Building setbacks—all boundaries
<p>(1) Activity status: PER</p> <p>Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) The finished external walls (excluding eaves) of a building must be set back a minimum of:</p> <p>(i) 3m from the road boundary;</p> <p>(ii) 3m from the edge of an indicative road (as demonstrated on a structure plan or planning maps);</p> <p>(iii) 1m from every boundary other than a road boundary; and</p> <p>(b) Balconies greater than 1.5m above ground level shall be set back a minimum of 4m from every boundary other than a boundary to a road or public open space;</p> <p>(c) MRZ1-S10(1)(a) and (b) do not apply to structures that are not buildings.</p>	<p>Council's discretion is restricted to the following matters:</p> <p>(a) Road network safety and efficiency;</p> <p>(b) Potential to mitigate adverse effects on the streetscape through use of other design features;</p> <p>(c) Daylight admission to adjoining properties; and</p> <p>(d) Privacy overlooking on adjoining sites.</p>
<p>MRZ1-S11</p>	<p>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>(i) 20m from the margin of any lake;</p> <p>(ii) 20m from the margin of any wetland;</p> <p>(iii) 23m from the bank of any river (other than the Waikato River and Waipa River);</p> <p>(iv) 38m from the margin of either the Waikato River and the Waipa River</p> <p>(v) 23m from mean high water springs</p> <p>(b) A public amenity of up to 25m² or pump shed within any building setback identified in MRZ1-S12(1)(a);</p> <p>(c) MRZ1-S11(1)(a) 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; and</p> <p>(f) Effects on natural character values.</p>

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 and 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 of the following~~ qualifying matters.

- ~~Matter of national importance under s6 (s771(a)) of the RMA~~
- ~~Matter required to give effect to a national policy statement (s771(b))~~
- ~~Matter required to give effect to Te Ture Whaimana (s771(c))~~
- ~~Matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure (s771(e))~~
- ~~Reverse sensitivity~~

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

MRZ2-PI4 Outlook from Tuurangawaewae Marae

- (1) ~~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 within the Tuurangawaewae Marae Outlook High Potential Effects Area identified on the Planning Maps.~~
- (2) ~~In Ngaaruawaahia, provide for the cultural relationship between Tuurangawaewae Marae the Hakarimata Ranges and Taupiri Maunga within the Tuurangawaewae Marae Building Height Assessment Overlay identified on the Planning Maps.~~

MRZ2-R8	Buildings, structures and sensitive land uses within the National Grid Yard in sites existing as of 18 July 2018
<p>Refer Part 2 Energy, infrastructure and transport. 9 GRID – National Grid</p> <p>Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Within the National Grid Yard:</p> <p>(i) Building alterations and additions to an existing building or structure for a sensitive land use that does not involve an increase in the building height or footprint</p> <p>(ii) New, or additions to existing buildings or structures that are not for a sensitive land use;</p> <p>(iii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991;</p>	<p>GRZ-SI (2) Activity status where compliance not achieved: NC</p>

<p>(iv) Fences less than 2.5m in height, measured from the natural ground level immediately below;</p> <p>(b) All buildings or structures permitted by Rule GMRZ2-R10(1)(a) must:</p> <p>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</p> <p>(ii) Locate a minimum of 12m from the outer visible foundation of any National Grid support structure and associated stay wire, unless it is one of the following:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP34:2001 ISSN 0114-0663;</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below, and located a minimum of 5m from the nearest National Grid support structure foundation;</p> <p>(4) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(i) Not permanently physically impede existing vehicular access to a National Grid support structure;</p>	
<p>MRZ2-R9</p>	<p>The establishment of any new sensitive land use within the National Grid Yard</p>
<p>Activity status: NC Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</p>	
<p>MRZ2-R10</p>	<p>Any activity that is not listed as permitted, restricted discretionary or prohibited,</p>

MRZ2-S2

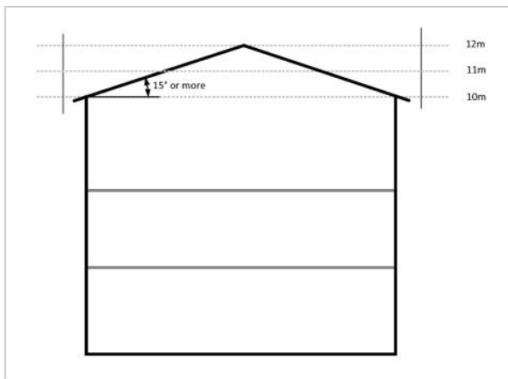
Height – building general

This excludes land within the Tuurangawaewae Marae Surrounds QM

(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).



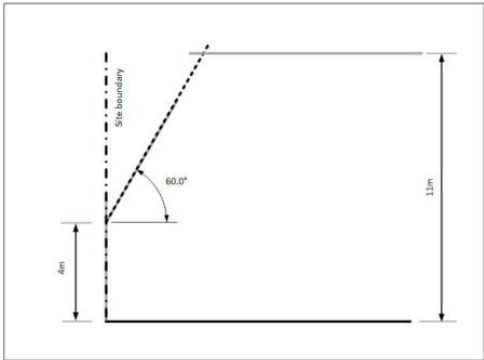
(2) Activity status where compliance not achieved: RDIS

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.

<p>MRZ2-S3</p>	<p><u>Height in relation to boundary</u></p> <p><u>This excludes land within the Tuarangawaewae Marae Surrounds QM</u></p>
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) <u>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 pedestrian access way.</u></p>  <p>(b) <u>Standard (a) above does not apply to:</u></p> <ul style="list-style-type: none"> (i) <u>a boundary with a road</u> (ii) <u>existing or proposed internal boundaries within a site;</u> (iii) <u>site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u> 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p><u>Council’s discretion is restricted to the following matters:</u></p> <ul style="list-style-type: none"> (a) <u>Height of the building;</u> (b) <u>Design and location of the building;</u> (c) <u>Extent of shading on adjacent sites; and</u> (d) <u>Privacy on adjoining sites.</u> (e) <u>The visual dominance effects on adjoining sites; and</u> (f) <u>The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping.</u> (g) <u>In Ngaaruawaahia, in the Tuarangawaewae Marae High Potential Effects Area: The potential to adversely affect the cultural connection between Tuarangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook.</u> (h) <u>The effects on values held by mana whenua where:</u> <ul style="list-style-type: none"> i. <u>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</u> ii. <u>Sites are adjacent to marae or an Open Space Zone.</u> <p><u>Notification</u></p> <p><u>GRZ-S2 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.</u></p>

<p>MRZ2-S5</p>	<p><u>Building coverage</u></p> <p><u>This excludes land within the Tuarangawaewae Marae Surrounds QM.</u></p>
<p>(3) Activity status: PER</p> <p>Where:</p> <p>(a) <u>The maximum building coverage must not exceed 50% of the net site area.</u></p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p><u>Council’s discretion is restricted to the following matters:</u></p>

	<ul style="list-style-type: none"> (a) <u>Design, scale and location of the building;</u> (b) <u>Provision for outdoor living space and service courts; and</u> (c) <u>Effects on the planned urban built character and any qualifying matter on of the surrounding residential area;</u> (d) <u>The visual dominance effects on adjoining sites;</u> (e) <u>Whether there is sufficient space on site for a stormwater treatment device and infrastructure;</u> (f) <u>Flooding effects including safe access and egress; and</u> (g) <u>In Ngaaruawaahia in the Tuurangawaewewae 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.</u> <p>Notification GRZ-S3 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>
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MRZ2-S11	Impervious surfaces
<p>(3) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) <u>The impervious surfaces of a site must not exceed 70%.</u> 	<p>(4) 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) <u>Site design, layout and amenity; and</u> (b) <u>Management of adverse stormwater effects on downstream sites, including from alteration of the volume, or duration, or frequency of stormwater runoff;</u> (c) <u>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</u> (d) <u>Stormwater management and the use of Low Impact Design methods; and</u> (e) <u>Whether there is sufficient space on site for a stormwater treatment device and infrastructure.</u>

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

COMZ – Commercial zone

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. within the Tuurangawaewae Marae Outlook High Potential Effects Area identified on the Planning Maps.
 - ~~(3) In Ngaaruawaahia, provide for the cultural relationship between Tuurangawaewae Marae and the Hakarimata Ranges within the Tuurangawaewae Marae Building Height Assessment Overlay identified on the Planning Maps.~~

Rules

Note: Amend COMZ-R16 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; (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>(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; <u>and</u> (e) <u>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 Hakarimata Range, <u>Taupiri</u></u>

<p>(d) <u>The maximum height of any multi-unit development in the Huntly Commercial Precinct must not exceed 22m.</u></p>	<p><u>Maunga, and Waikato Awa as a result of changing the outlook.</u></p>
<p>COMZ-S5 Height in relation to boundary</p>	
<p>(I) 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> <p>(i) GRZ – General residential zone;</p> <p>(ii) <u>MRZ1</u> – Medium density residential zone 1;</p> <p>(iii) LLRZ – Large lot residential zone;</p> <p>(iv) SETZ – Settlement zone;</p> <p>(v) RLZ – Rural lifestyle zone; or</p> <p>(vi) OSZ – Open space zone; or</p> <p>(vii) <u>MRZ2</u> – Medium density residential zone 2.</p>	<p>2. Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Level of shading on any other adjoining sites;</p> <p>(d) Privacy on other sites; and</p> <p>(e) Amenity values of the locality <u>and</u></p> <p>(f) <u>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.</u></p>

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

TCZ – Town centre zone

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 within the Tuurangawaewae Marae Outlook High Potential Effects Area identified on the Planning Maps.~~
- ~~(3) In Ngaaruawaahia, provide for the cultural relationship between Tuurangawaewae Marae and the Hakarimata Ranges and within the Tuurangawaewae Marae Building Height Assessment Overlay identified on the Planning Maps.~~

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</p> <p>Where:</p> <p>(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;</p> <p>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 14m measured from the natural ground</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building</p> <p>(c) Extent of shading on an adjoining site; and</p> <p>(d) Privacy on adjoining sites; <u>and</u></p> <p>(e) <u>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</u></p>	

<p>level immediately below the structure;</p> <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><u>Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook.</u></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> <p>(i) GRZ – General residential zone;</p> <p>(ii) MRZ1 – Medium density residential zone 1;</p> <p>(iii) LLRZ – Large lot residential zone;</p> <p>(iv) SETZ – Settlement zone;</p> <p>(v) RLZ – Rural lifestyle zone;</p> <p>or</p> <p>(vi) OSZ – Open space zone;</p> <p>or</p> <p>(vii) <u>MRZ2 – Medium density residential zone 2</u></p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Level of shading on any other sites adjoining site;</p> <p>(d) Privacy on other site; and</p> <p>(e) Amenity values of the locality; and</p> <p>(f) <u>In Ngaaruawaahia in the Tuurangawaewae Marae High Potential Effects Area:</u> 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>