

SETZ – Settlement zone

Purpose

The SETZ – Settlement zone covers small settlements located within rural areas. These areas comprise of a cluster of residential dwellings and in some cases may also include small-scale community facilities. Due to the zone's lack of reticulated infrastructure and distance from employment, community facilities, and public transport, opportunities for further growth are limited.

Objectives

SETZ-O1 Settlement zone character.

Maintain the existing low density character of the zone and limit further urban growth.

SETZ-O2 Settlement zone built form and amenity.

Neighbourhood residential amenity values in the zone are maintained.

SETZ-O3 Adverse effects of land use and development.

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

Policies

SETZ-P1 Character.

Buildings and activities within the zone are designed, located, scaled and serviced in a manner that maintains the existing low density character.

SETZ-P2 Infrastructure.

Require activities within the zone to be self-sufficient in the provision of on-site water supply and wastewater and stormwater disposal, unless a reticulated supply is available.

SETZ-P3 Building setbacks.

Maintain views between buildings in the zone when viewed from a road.

SETZ-P4 Front setback character.

Maintain the open character of streets through the use of setbacks.

SETZ-P5 Excessive building scale.

SETZ-P6 Development shall only exceed height, bulk and form standards where it is in keeping with, and does not detract from, the amenity values of the street.

SETZ-P7 Residential amenity and function.

(1) Limit the establishment of non-residential activities in the zone except where they:

(a) Have a functional need to locate within the zone; or

(b) Provide for the health and well-being of the community, including emergency services.

- SETZ-P8** Height of buildings.
Ensure building height does not result in loss of privacy or cause over shadowing on adjoining sites or detract from the amenity of the area.
- SETZ-P9** Daylight and outlook.
Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.
- SETZ-P10** Maintain residential function.
Restrict the establishment of non-residential, commercial or industrial activities, unless the activity has a strategic or operational need to locate within the zone, and does not compromise the character and amenity of the neighbourhood.
- SETZ-P11** Non-residential activities.
- (1) Ensure that the design and scale of non-residential activities and associated buildings:
- (a) Maintain residential character including by considering the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas;
 - (b) Minimise adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill; and
 - (c) Encourage designs that conform to the principles of Crime Prevention Through Environmental Design (CPTED) where appropriate.
- SETZ-P12** Existing non-residential activities.
- (1) Enable existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have significant adverse effects on the character and amenity of zone.
- SETZ-P13** Outdoor storage.
The adverse visual effects of outdoor storage are mitigated through screening or landscaping.
- SETZ-P14** Objectionable odour.
- (1) Ensure that the effects of objectionable odour do not detract from the amenity of other sites; and
- (2) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that generate objectionable odour.

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.

SETZ-RI	Residential activity, unless specified below
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	This includes occupation of a single residential unit for short term rental.	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
SETZ-R2	Home business	
(1) Activity status: PER Activity-specific standards: (a) It is wholly contained within a building; (b) The storage of materials or machinery associated with the home occupation are wholly contained within a building; (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 or the receiving of customers or deliveries only occur after 7:30am and before 7:00pm on any day; and (e) Machinery can only be operated after 7:00am and up to 7:00pm on any day.		(2) Activity status where compliance not achieved: DIS
SETZ-R3	Community facility	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
SETZ-R4	Neighbourhood park	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
SETZ-R5	Home stay	
(1) Activity status: PER Activity-specific standards: (a) No more than 4 temporary home stay residents.		(2) Activity status where compliance not achieved: DIS
SETZ-R6	Farming	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
SETZ-R7	Buildings, structures and sensitive land uses within the National Grid Yard in sites existing as of 18 July 2018	
(1) Activity status: PER Activity-specific standards: (a) Within the National Grid Yard: (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;		(2) Activity status where compliance not achieved: NC

<ul style="list-style-type: none"> (ii) New, or additions to existing buildings or structures that are not for a sensitive land use; (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 (iv) Fences less than 2.5m in height, measured from the natural ground level immediately below. <p>(b) All buildings or structures permitted by Rule SETZ-R7(1)(a) must:</p> <ul style="list-style-type: none"> (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 (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: <ul style="list-style-type: none"> (1) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP34:2001 ISSN 0114-0663; (2) 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; (3) 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 (iii) Not permanently physically impede existing vehicular access to a National Grid support structure. 	
<p>SETZ-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> <ul style="list-style-type: none"> (a) The construction or alteration of a building for a sensitive land use that 	<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) Effects on the amenity values of the site;

<p>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>(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>
SETZ-R9	Construction or demolition of, or alteration or addition to, a building or structure
<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>
SETZ-R10	Educational facilities
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) The extent to which it is necessary to locate the activity in the zone;</p> <p>(b) Reverse sensitivity effects of adjacent activities;</p> <p>(c) The extent to which the activity may adversely impact on the transport network;</p> <p>(d) The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood, with particular regard to the bulk of the buildings; and</p> <p>(e) The extent to which the activity may adversely impact on the noise environment.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SETZ-R11	Community corrections facilities
Activity status: DIS	
SETZ-R12	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
Activity status: DIS	
SETZ-R13	Any change of use of an existing building to a sensitive land use within the National Grid Yard
Activity status: NC	

Land use – building

SETZ-S2	Residential unit
(1) Activity status: PER Where: (a) One residential unit within a Record of Title.	(2) Activity status where compliance not achieved: DIS
SETZ-S3	Minor residential unit
(1) Activity status: PER Where: (a) One minor residential unit contained within a Record of Title must comply with all of the following standards; (i) The net site area is 1000m ² or more; and (ii) The gross floor area shall not exceed 70m ² .	(2) Activity status where compliance not achieved: DIS
SETZ-S4	Building height – general
(1) Activity status: PER Where: (a) A building or structure measured from the natural ground level immediately below that part of the structure that does not exceed a height of 7.5m. (b) 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;	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on any other sites; (d) Privacy on other sites; and (e) Amenity values of the locality.
SETZ-S5	Building height – general
(1) Activity status: PER Where: (a) A hose drying tower in association with an emergency services training and management facility measured from the natural ground level immediately below that part of the structure that does not exceed a height of 15m.	(2) Activity status where compliance not achieved: DIS
SETZ-S6	Height in relation to boundary
(1) Activity status: PER Where: (a) A building or structure that does not project beyond a 45 degree height control plane measured from a point 2.5m above natural ground level along the boundary of a site.	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on any other sites; (d) Privacy on other sites; and (e) Amenity values of the locality
SETZ-S7	Building coverage
(1) Activity status: PER Where:	(2) Activity status where compliance not achieved: DIS

<p>(a) On a lot connected to public wastewater and a water supply, the building coverage must not exceed 40%.</p>	
<p>SETZ-S8</p>	<p>Building coverage</p>
<p>(1) Activity status: PER Where: (a) On a lot not connected to public wastewater and a water supply, the building coverage must not exceed 20%. (b) SETZ-S8(1)(a) does not apply: (i) To a structure that is not a building; and (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 Council's discretion is restricted to the following matter: (a) Design, scale and location of the building.</p>
<p>SETZ-S9</p>	<p>Building setbacks – all boundaries</p>
<p>(1) Activity status: PER Where: (a) Any building must be setback a minimum of: (i) 3m from a road boundary; (ii) 13m from the centreline of an indicative road; (iii) 1.5m from every boundary other than a road boundary; and (iv) 1.5m from every vehicle access to another site; and (v) Any new buildings or alterations to an existing building must be setback 5m from any designated railway corridor boundary. (b) Despite Rule SETZ-S9(1)(a)(ii), this rule shall not apply where the indicative road has been formed, is open to the public and has been vested to Council (c) A non-habitable building may be set back less than 1.5m from a boundary, where: (i) The total length of all buildings within 1.5m of the boundary does not exceed 6m; and (ii) The non-habitable building does not have any windows or doors on the side of the building facing the boundary. (d) A garage must be set back further from the road than the façade of the front of the dwelling. (e) SETZ-S9(1)(a), (c) and (d) do not apply to a structure which is not a building.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Road network safety and efficiency; (b) Reverse sensitivity effects; (c) Adverse effects on amenity; (d) Streetscape; (e) Potential to mitigate adverse effects; (f) Daylight admission to any adjoining site; (g) Effects on privacy at any adjoining site; (h) The size, nature and location of the buildings on the site; (i) The extent to which the safety and efficiency of rail and road operations will be adversely affected; and (j) Any characteristics of the proposed use that will make compliance unnecessary.</p>
<p>SETZ-S10</p>	<p>Building setbacks – sensitive land use</p>

<p>(1) Activity status: PER Where:</p> <p>(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of:</p> <ul style="list-style-type: none"> (i) 5m from the designated boundary of the railway corridor; (ii) 15m from the boundary of a national route or regional arterial; (iii) 25m from the designated boundary of the Waikato Expressway; (iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site; (v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and (vi) 300m from the boundary of another site containing an intensive farming activity. <p>(b) SETZ-S10(1)(a) does not apply to a structure which is not a building.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Road network safety and efficiency; (b) On-site amenity values; (c) Odour, dust and noise levels received at the notional boundary of the building; (d) Mitigation measures; and (e) Potential for reverse sensitivity effects.
<p>SETZ-S11 Building setback – waterbodies</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) A building must be set back a minimum of:</p> <ul style="list-style-type: none"> (i) 23m from a lake margin; (ii) 23m from a wetland margin; (iii) 23m from the bank of a river, other than the Waikato River and Waipa River; (iv) 28m from a bank of the Waikato River and Waipa River <p>(b) A public amenity of up to 25m², or a pump shed (public or private) or maimai of up to 10m² within any building setback identified Standard SETZ-S11(1)(a).</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body; (b) Adequacy of erosion and sediment control measures; (c) The functional or operational need for the building to be located close to the waterbody; (d) Effects on public access to the waterbody; (e) Effects on the amenity of the locality; and (f) Effects on natural character values.