

**IN THE ENVIRONMENT COURT
AT AUCKLAND**

**I TE KŌTI TAIAO O AOTEAROA
KI TĀMAKI MAKĀURAU**

Decision [2024] NZEnvC 248

IN THE MATTER OF appeals under clause 14 of Schedule 1 of
the Resource Management Act 1991

BETWEEN FEDERATED FARMERS OF NEW
ZEALAND INCORPORATED

(ENV-2022-AKL-051)

TRANSPOWER NEW ZEALAND
LIMITED

(ENV-2022-AKL-074)

Appellants

AND WAIKATO DISTRICT COUNCIL

Respondent

Court: Chief Environment Court Judge D A Kirkpatrick sitting
alone under s 279 of the Act

Last case event: 4 October 2024

Date of Determination: 9 October 2024

Date of Issue: 9 October 2024

CONSENT DETERMINATION



A: Under section 279(1)(b) of the Resource Management Act 1991, the Environment Court, by consent, orders that:

- (1) The GRID, AINF, HAZS, NH, SUB, EW, LLRZ, GRZ, GRUZ, RLZ, SETZ, COMZ, GIZ, HIZ, OSZ, FUZ and TTZ chapters in the Proposed Waikato District Plan be amended in accordance with **Appendix 1** to this determination (additions marked as underlined and deletions as ~~striketrough~~);
- (2) The following parts of Federated Farmers' appeal allocated to Topic 4.1: Infrastructure – National Grid are resolved:
 - (a) pages 1 and 46 - 48 of Schedule 1 to its appeal relating to: the definition of National Grid Yard; and rule GRUZ-R21;¹
- (3) The relief sought on pages 7 - 8 of Schedule 1 to Federated Farmers' appeal relating to amendments to objective AINF-O4 is unresolved;
- (4) The following parts of Transpower's appeal allocated to Topic 4.1: Infrastructure – National Grid are resolved:
 - (a) rows 1 - 8 of Appendix A to its appeal relating to: the National Grid Subdivision Corridor rules; the National Grid Yard rules; Rules EW-R2 and GRID-R2; the National Grid assets rules; Rule GRID-R12; the activity status of substations and switching stations associated with the National Grid located within Identified Areas; rule (1) in the rules section of the NH - Natural hazards and climate change chapter; and the advice notes in the National Grid (GRID) chapter of the PDP; and
- (5) The Transpower appeal is otherwise dismissed.

B: Under section 285 of the Resource Management Act 1991, there is no order as to costs.

¹ Rule 14.4.1.2 P2(1) of the notified version of the PDP.

REASONS

Introduction

[1] This consent determination relates to appeals by Federated Farmers of New Zealand Incorporated and Transpower New Zealand Limited against decisions of Waikato District Council on the Proposed Waikato District Plan (**PDP**) in relation to their submissions seeking a variety of amendments to various provisions in, and the overall structure of, various chapters of the PDP in order to recognise and provide for the effective operation, maintenance, upgrading and development of the National Grid.

[2] Federated Farmers is a primary sector organisation representing the needs and interests of New Zealand farmers involved in a range of rural businesses. Federated Farmers made a submission and further submission on the PDP seeking a variety of amendments to various objectives, policies, rules and definitions to enable its members to operate their businesses in a fair and flexible commercial environment. In relation to this consent determination, Federated Farmers' submission sought:

- (a) To retain the definition of 'National Grid Yard' as per the notified version of the PDP; and
- (b) To insert a new clause (f) into GRUZ-R21 to permit minor structures associated with farming activity within the National Grid Yard, where they are not situated within 6m of the outer visible foundation of any National Grid tower. The minor structures included fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.

[3] Transpower is a State-owned enterprise that plans, builds, maintains and operates New Zealand's National Grid, the high voltage transmission network for the country. Transpower made a submission and further submission on the PDP seeking a variety of amendments to various provisions in, and the overall structure of, various chapters of the PDP in order to recognise and provide for the effective operation,

maintenance, upgrading and development of the National Grid. Transpower also sought to amend the activity status for substations and switching stations associated with the National Grid located within Identified Areas, from non-complying to discretionary.

Decisions

[4] On 17 January 2022, an Independent Hearing Panel (**IHP**) on behalf of the Council made the following decisions on the points raised in Transpower's and Federated Farmers' submissions.

Transpower submissions

[5] The IHP considered that it was more appropriate that the National Grid land-use rules were inserted into the relevant zone chapters and the subdivision rules into the Subdivision (**SUB**) chapter. It appeared to the IHP that the infrastructure and energy chapter² was primarily focussed on activities undertaken by infrastructure providers, and that not locating the provisions in the zone chapters might result in lay persons overlooking the provisions.³

[6] As the IHP's decision was to distribute the land-use rules across a number of chapters, Decision Report 13 ultimately confirmed that the National Grid rules within the All Infrastructure (**AINF**) chapter relate only to new infrastructure or activities within roads that may affect the National Grid as that is the only area not covered by a "zone" rule.

[7] With respect to the effect of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (**NESETA**) on the rules in the Natural hazards and climate change (**NH**) chapter for existing National Grid assets, in Decision Report 29A the IHP adopted the wording contained in the notified version of the PDP which stated that the rules applied *alongside* the NESETA.⁴

² Chapter 14: Infrastructure and Energy of the notified version of the PDP.

³ Decision Report 13: Infrastructure, paragraphs 136 - 137.

⁴ Decision Report 13: Infrastructure, page 74.

[8] The IHP agreed with the s 42A report author's recommendation to include the advice notes pertaining to the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (**NZECP**) and the Electricity (Hazards from Trees) Regulations 2003 (**EHTR**) in the National Grid (**GRID**) chapter, inserting a paragraph into the introduction section of the GRID rules.⁵

[9] In Decision Report 13, the IHP confirmed the s 42A report author's recommendation not to include the requested affected party advice note proposed by Transpower on the basis that the advice note would not be able to act as a notification rule.⁶

[10] With respect to the activity status of infrastructure in Identified Areas, the IHP considered evidence from another appellant regarding the activity status for water treatment plants and aboveground reservoirs. The IHP noted that a discretionary activity status is more appropriate than non-complying as the objectives and policies of the PDP primarily serve to protect the values of the Identified Areas but recognise the operational and functional needs of infrastructure.⁷ However, the IHP only amended the activity status of above ground reservoirs in Identified Areas⁸ and did not carry this reasoning over to the provisions regulating substations and switching stations associated with the National Grid.⁹

[11] In Decision Report 30, the IHP amended the definitions of 'Earthworks' and 'Ancillary Rural Earthworks' to reflect the National Planning Standards.¹⁰

Federated Farmers submissions

[12] In Decision Report 13, the IHP declined to permit 'farm water infrastructure' activities on the basis these can be significant structures (such as irrigation systems) and can pose a risk to the National Grid.¹¹

⁵ Decision Report 13: Infrastructure, paragraph 105.

⁶ Decision Report 29A: Natural Hazards and Climate Change – Objectives, Policies, and General Submissions, page 21 at 15.2(c).

⁷ Decision Report 13, paragraphs [78]-[81].

⁸ Ibid, Rule 14.11.3(a) D3 at page 115.

⁹ Rule 14.4.4(a) NC2 in the notified version of the PDP.

¹⁰ Decision Report 30: Definitions at pages 35 and 44.

¹¹ Decision Report 13: Infrastructure, at [132]-[133].

[13] The IHP noted in Decision Report 13 that the definitions of National Grid Yard and National Grid Corridor were unfortunately transposed in the notified PDP. The IHP corrected these, largely adopting the submission of Transpower as they considered the amendments provided additional clarity to the definitions. Federated Farmers' submission on the definition was therefore rejected.

Appeals

Transpower appeal

[14] Transpower filed an appeal seeking, amongst other things, the following amendments with respect to Topic 4.1:

- (a) That the subdivision and land use rules for the National Grid be contained within one chapter (the AINF chapter), or alternatively, that the rules be included in all relevant zone chapters with all inconsistencies and administrative errors in the chapters rectified to ensure that the same rules apply across all chapters;
- (b) Amendment to rules EW-R2 and GRID-R2 to clarify that they apply to 'Ancillary Rural Earthworks' as well as 'Earthworks';
- (c) Clarification on which rules apply to activities associated with the National Grid, specifically the relationship between the rules in the GRID subchapter and the wider AINF chapter;
- (d) Deletion of any non-complying activity status for new National Grid assets and activities associated with the National Grid, including amendments to AINF-R19 and GRID-R8 to be discretionary rather than non-complying;
- (e) Insertion of a new rule into the GRID chapter which provides for substations and switching stations associated with the National Grid not located within Identified Areas as a discretionary activity;

- (f) Amendments to note (1) under the 'Rules' section in the NH chapter to clarify that the NESETA prevails over the rules in the PDP which relate to existing transmission infrastructure; and
- (g) Insertion of advice notes in every relevant chapter of the PDP to advise users:
 - (i) of the requirements under both the NZECP and the EHTR; and
 - (ii) that Transpower will be considered an affected party in relation to any resource consent applications under the National Grid rules.

Federated Farmers appeal

[15] Federated Farmers filed an appeal seeking, amongst other things, the following amendments with respect to Topic 4.1:

- (a) Amendment to rule GRUZ-R21 to remove reference to the reticulation and storage of water for irrigation purposes and the removal of setback distances for minor structures associated with farming activities within the National Grid Yard;
- (b) Amendment to the definition of National Grid Yard to incorporate smaller setback distances of 8m for the area deemed to form the National Grid Yard; and
- (c) reorganisation of the subdivision and land use rules for the National Grid, amendments to advisory notes under rules, clarification on the relationship between the rules in the GRID subchapter and the wider AINF chapter, and the insertion of various advice notes into relevant chapters for the PDP to advise users of technical requirements and Transpower's status as an affected party.

[16] These aspects of the two appeals, being closely related, have been assigned to a topic named 4.1: Infrastructure – National Grid. This consent determination resolves Transpower's appeal in its entirety and partially resolves Federated Farmers' appeal in this topic. The relief sought on pages 7 - 8 of Schedule 1 to Federated Farmers' notice

of appeal relating to amendments to objective AINF-O4 is not resolved by the consent determination and remains extant.

[17] The following parties have given notice of an intention under s 274 of the RMA to become a party to the Transpower and Federated Farmers appeals:

- a) Transpower appeal:
 - i) Horticulture New Zealand
 - ii) Kāinga Ora Homes and Communities
 - iii) Federated Farmers
 - iv) Te Whakakitenga o Waikato

- b) Federated Farmers appeal
 - i) Horticulture New Zealand
 - ii) Kāinga Ora Homes and Communities
 - iii) Transpower
 - iv) Pukekohe Vegetable Growers Association
 - v) Hamilton City Council

Agreement reached

[18] Following the filing of the appeals, Transpower and Federated Farmers have entered into direct discussions with the Council regarding the matters raised in their respective appeals and have now agreed on various proposed amendments to the PDP which will fully resolve Transpower's appeal and partially resolve Federated Farmers' appeal.

[19] A joint memorandum of counsel dated 4 October 2024 has been filed confirming the agreement of all parties to the appeals to these proposed amendments.

[20] A summary of the proposed amendments to the PDP is set out below. The amendments (including consequential amendments) are set out in full in **Appendix 1** to this determination, with additions marked as underlined and deletions as ~~struck through~~.

Transpower amendments

Location of National Grid rules

- (a) Relocation of the following National Grid provisions from the relevant zone, Earthworks (**EW**), SUB and Hazardous Substances (**HAZS**) chapters into the GRID chapter:
 - (i) Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018;
 - (ii) Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard;
 - (iii) Any change of use of an existing building to a sensitive land use within the National Grid Yard;
 - (iv) The establishment of any new sensitive land use within the National Grid Yard;
 - (v) Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, *Pseudomonas syringae* pv. *Actinidiae* (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard;
 - (vi) Earthworks activities (including Ancillary Rural Earthworks) within the National Grid Yard;
 - (vii) Subdivision within National Grid Subdivision Corridor;

- (viii) Any new storage or use of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line; and
 - (ix) Permitted rules for fences less than 2.5m in height, 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; and non-habitable horticultural \ and farming building and structures;
- (b) To assist plan users with the relocation, the text of the provisions referred to in (a) above will be deleted from the previous location, however the heading will be retained with the addition of an advice note directing users to the GRID chapter where the rule now sits. It is the intention of the parties that sometime in the future the heading and the advice note will be deleted and subsequent rule numbering in the chapters updated by virtue of clause 16 of Schedule One;
- (c) Consolidation of the relocated provisions into the GRID chapter, including the addition of a new advice note under the Rules heading which explains that the GRID chapter contains rules relating to buildings, structures, activities, earthworks and subdivision within the National Grid Yard and/or National Grid Subdivision Corridor;
- (d) The addition of a ‘catch all’ non-complying rule for any building or sensitive land use activities in the National Grid Yard (GRID-R13) that is not addressed by any other rule in the chapter, to clarify the activity status for activities that are not specifically provided for in the PDP;
- (e) Amend the titles of the National Grid subdivision rules being relocated into the GRID chapter to refer to the ‘National Grid Subdivision Corridor’ to ensure consistency with the definition contained within the Interpretation chapter of the PDP, and assist plan users;

Relationship between the AINF and GRID chapters

- (f) Removal of the word ‘road’ and insertion of the words ‘all zones (including roads)’ into various rules in the GRID chapter to make it clear that these rules apply across all zones and are not limited only to roads;
- (g) Removal of the word ‘transformer’ from rule GRID-R4 in the GRID chapter to clear up an administrative error;

Relationship between the NESETA and the PDP

- (h) Deletion of the reference to the NESETA in the NH chapter;

Advice notes regarding the NZECP and EHTR

- (i) Insertion of (short) advice notes (1) and (2) at the end of the GRID chapter below the rules, covering the NZECP and the EHTR requirements;
- (j) Insertion of (longer) advice notes (14) and (15) into the AINF chapter under the Rules heading. These notes will be cross-referenced in the shorter advice notes detailed above in (a);
- (k) Renumbering of the advice notes in the AINF and GRID chapters;

Advice note determining Transpower as an affected party for consent applications within the National Grid Yard and National Grid Subdivision Corridor

- (l) Insertion of an advice note at the end of the GRID chapter below the rules, to alert users that Council will consider the potential effects on Transpower as part of resource consent processes in the relevant zones;

Activity status of sub-stations and switching stations within Identified Areas and relationship between the GRID rules and the AINF Rules as they apply to the National Grid

- (m) Amend the activity status of substations and switching stations within Identified Areas to discretionary;

- (n) Addition of an advice note in the AINF chapter clarifying that rules AINF-R18 and AINF-R19 do not apply to the National Grid;
- (o) Insertion of a new advice note in the GRID chapter which cross-references to MV-R1 in the Maaori values and Maatauranga Maaori chapter; and

Earthworks

- (p) Amend GRID-R2 to include ‘Ancillary rural earthworks’ and addition of a new clause (1)(c) which exempts earthworks (including ancillary rural earthworks) where prior written approval has been obtained by Transpower or dispensation has been obtained under NZECP from having to comply with the permitted activity standards.

Federated Farmers amendments

[21] Following discussions between Federated Farmers, the Council and the interested parties, Federated Farmers withdraws its two appeal points seeking amendments to the definition of National Grid Yard and Rule GRUZ-R21 relating to buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018.

[22] Neither the Council nor any interested party has any issue in relation to the withdrawal, including as to costs.

Section 32AA Assessment

[23] Section 32AA of the RMA requires a further evaluation of any changes to the PDP since the initial s 32 evaluation report and the decisions of the Council on submissions.

[24] The Council has prepared a stand-alone s 32AA evaluation of the proposed amendments to the PDP, which was included as an appendix to the joint memorandum of the parties dated 4 October 2024.

[25] In summary, this evaluation concludes that:

- (a) The scale and significance of the proposed amendments are assessed as low given:
 - (i) The proposed amendments address relevant resource management issues relating to the Council's functions under the RMA;
 - (ii) The proposed amendments, in combination with applicable national, regional and district rules, will enable the efficient use and development of natural and physical resources;
 - (iii) No matters of protection to life and property are directly relevant to the proposed amendments, although they will help to ensure the security of the transmission lines and reduce the potential adverse effects associated with conductor drop and flashovers. They will also discourage the use of machinery such as diggers in close proximity to the National Grid, thereby protecting the National Grid as well as the health and safety of the operator;
 - (iv) Relative to the decisions version of the PDP, the proposed amendments amount to a minor shift in outcomes with many of the amendments being structural in nature rather than substantive;
 - (v) The proposed amendments affect land within the National Grid Yard and National Grid Subdivision Corridor which is a confined spatial impact;
 - (vi) There is no evidence to suggest that the proposed amendments are of particular interest to iwi or the wider community and are likely to be of local significance only;
 - (vii) The proposed amendments are in response to the existence of the National Grid;
 - (viii) The proposed amendments will not introduce any compliance costs or other financial impacts on third parties; and

- (ix) There is a high level of information available to inform decision-making and a corresponding low risk of acting.
- (b) The objectives of the proposed amendments, as detailed in section 2.1 of the s 32AA Assessment, are the most appropriate way to achieve the purpose of the RMA as:
- (i) Protecting the National Grid from reverse sensitivity issues ensures the health and safety of people and communities (section 5(2));
 - (ii) A secure and reliable electricity supply is vital to the functioning of the district. It enables people and communities to provide for their social, economic and cultural wellbeing (section 5(2)(a));
 - (iii) A discretionary activity status will achieve the purpose of the RMA by ensuring a high level of rigour in consideration of a resource consent application should the National Grid be located in one of the overlays (section 6); and
 - (iv) Any activities for a discretionary activity (such as substations and switching stations within an Identified Area) must be assessed against rule MV-R1 to address the effects on values held by mana whenua and the appropriateness to mana whenua of any avoidance, mitigation or enhancement measures including as identified through cultural impact/values assessments and any relevant iwi planning document (section 8).
- (c) The proposed amendments are considered the most efficient and effective means for achieving the objectives of the PDP as together they will:
- (i) Assist in achieving the relevant PDP Strategic Objectives, (including SD-O7 and SD-O10);
 - (ii) Give effect to the NPSET;
 - (iii) Give effect to the Waikato Regional Policy Statement;

- (iv) Enable the Council to fulfil its statutory obligations, including under section 31 of the RMA;
- (v) Achieve the relevant Part 2 Matters, namely section 5 of the RMA;
- (vi) Result in a more streamlined and efficient plan;
- (vii) Achieve the objectives of the proposal without the need for wide-ranging changes to the PDP; and
- (viii) Enable the Council to effectively administer its district plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner.

Consideration

[26] In making this order the Court has read and considered:

- (a) The notices of appeal dated 1 March 2022; and
- (b) The joint memorandum of the parties dated 4 October 2024, including the appended evaluation under s 32AA of the RMA.

[27] The Court is making this order under section 279(1) of the RMA, such order being by consent, rather than representing a decision or determination on the merits. The Court understands for present purposes that:

- (a) All parties to the proceedings have executed the memorandum requesting this order; and
- (b) All parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction and conform to the relevant requirements and objectives of the RMA including, in particular, Part 2.

[28] The Court is satisfied that the changes sought are within the scope of the submissions and appeals of Federated Farmers and Transpower.

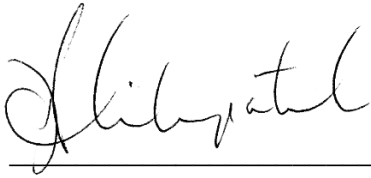
Order

[29] Under section 279(1)(b) of the Resource Management Act 1991 the Environment Court, by consent, orders that:

- (1) The GRID, AINF, HAZS, NH, SUB, EW, LLRZ, GRZ, GRUZ, RLZ, SETZ, COMZ, GIZ, HIZ, OSZ, FUZ and TTZ chapters in the Proposed Waikato District Plan be amended in accordance with **Appendix 1** to this determination (additions marked as underlined and deletions as ~~strikethrough~~);
- (2) The following parts of Federated Farmers' appeal allocated to Topic 4.1: Infrastructure – National Grid are resolved:
 - (a) pages 1 and 46 - 48 of Schedule 1 to its notice of appeal relating to: the definition of National Grid Yard; and rule GRUZ-R21;¹²
- (3) The relief sought on pages 7 - 8 of Schedule 1 to Federated Farmers' appeal relating to amendments to objective AINF-O4 is unresolved;
- (4) The following parts of Transpower's appeal allocated to Topic 4.1: Infrastructure – National Grid are resolved:
 - (a) rows 1 - 8 of Appendix A to its appeal relating to: the National Grid Subdivision Corridor rules; the National Grid Yard rules; Rules EW-R2 and GRID-R2; the National Grid assets rules; Rule GRID-R12; the activity status of substations and switching stations associated with the National Grid located within Identified Areas; rule (1) in the rules section of the NH - Natural hazards and climate change chapter; and the advice notes in the National Grid (GRID) chapter of the PDP; and
- (5) Transpower's appeal is otherwise dismissed.

¹² Rule 14.4.1.2 P2(1) of the notified version of the PDP.

[30] Under section 285 of the RMA and in accordance with the usual practice of this Court in appeals under clause 14 of Schedule 1 to the act, there is no order as to costs.



D A Kirkpatrick
Chief Environment Court Judge



Appendix I

Part 2: District-wide matters / Energy, infrastructure and transport / GRID – National Grid

GRID – National Grid

Rules

<p>GRID-RI</p>	<p>Buildings, structures and sensitive land use within the National Grid Yard in a road</p>	
<p>Read <u>All zones (including Roads)</u></p>	<p>(1) Activity status: PER Activity-specific standards:</p> <p>(a) Buildings, structures and sensitive land use within the National Grid Yard in a road that comply with all of the following standards <u>Within the National Grid Yard:</u></p> <p>(i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or</p> <p>(ii) 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; or</p> <p>(iii) Non-habitable horticultural buildings; or</p> <p>(iv) Artificial crop protection and support structures <u>(excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures);</u></p> <p>(v) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</p> <p>(vi) Minor structures associated with <u>a</u> farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower; including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses,</p>	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks;</p> <p><u>(vii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds);</u></p> <p><u>(viii) Accessory buildings for a sensitive land use that are no more than 2.5m in height and no more than 10m² in area.</u></p> <p>(b) All buildings or structures permitted by Rule GRID-RI(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 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(iii) <u>(1)</u> A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(iv) <u>(2)</u> Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(v) <u>(3)</u> Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any</p>	
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	<p>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>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a single pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12m from the pole when necessary for maintenance and emergency repair purposes; and</p> <p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p>	
<p>GRID-R2</p>	<p>Earthworks including ancillary rural earthworks-activities within a road within the National Grid Yard</p>	
<p>Road All zones (including Roads)</p>	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Earthworks, including ancillary rural earthworks, within the National Grid Yard that comply with all of the following standards:</p> <p>(i) Do not exceed a depth (measured vertically) of 300mm within 12m of the outer visible edge of any National Grid support structure foundation.</p> <p>(ii) Do not compromise the stability of a National Grid support structure;</p>	<p>(2) Activity status: RDIS</p> <p>Where:</p> <p>(a) Earthworks, including ancillary rural earthworks, within a road within the National Grid Yard that do not comply with Rule GRID-R2(1)(a)(i) but comply with standards (ii) (iii) and (iv) of Rule GRID-R2(1)(a):</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Impacts on the operation, maintenance, upgrading and development of the National Grid;</p>

	<p>(iii) Do not result in the loss of access to any National Grid support structure; and</p> <p>(iv) Do not result in a reduction in the ground to conductor clearance distances of less than 6.5m (measured vertically) from a 110kV National Grid transmission line, or 7.5m ⁹(measured vertically) from a 220kV National Grid transmission line.</p> <p>(b) The following earthworks, <u>including ancillary rural earthworks</u>, activities are exempt from Rule GRID-R2(1)(a):</p> <p>(i) Earthworks that are undertaken by a network utility operator (other than for the reticulation and storage of water for irrigation purposes) as defined by the Resource Management Act 1991;</p> <p>(ii) Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track;</p> <p>(iii) Vertical holes not exceeding 500mm in diameter that:</p> <p>(1) are more than 1.5m from the outer edge of the pole support structure or stay wire; or</p> <p>(2) are a post hole for a farm fence or horticulture structure more than 6m from the visible outer edge of a tower support structure foundation.</p> <p><u>(c) Earthworks, including ancillary rural earthworks, where prior to any earthworks being undertaken, Transpower has provided written approval, or</u></p>	<p>(c) The risk to the structural integrity of the affected National Grid support structure(s);</p> <p>(d) Any impact on the ability of the National Grid owner (Transpower) to access the National Grid;</p> <p>(e) The risk of electrical hazards affecting public or individual safety, and the risk of property damage.</p> <p>(f) Technical advice provided by the National Grid owner (Transpower); and</p> <p>(g) Any effects on National Grid support structures including the creation of an unstable batter.</p> <p>(3) Activity status: NC</p> <p>Where:</p> <p>(a) Earthworks, <u>including ancillary rural earthworks, within a road</u> within the National Grid Yard do not comply with Rule GRID-R2(2).</p>
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	dispensation under NZECP 34:2001.	
GRID-R3	Below ground transmission lines associated with the National Grid not located within identified areas	
Road All zones (including Roads)	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; and (c) The risk of electrical hazards affecting public or individual safety, and risk of property damage. 	<p>(2) Activity status where compliance not achieved: n/a</p>
GRID-R4	Transformers , S ubstations and switching stations associated with the National Grid not located within Identified Areas	
Road All zones (including Roads)	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; and (c) The risk of electrical hazards affecting public or individual safety, and risk of property damage. 	<p>(2) Activity status where compliance not achieved: n/a</p>
GRID-R5	The subdivision of land in-a-road within the National Grid Subdivision Corridor	
Road All zones (including Roads)	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The subdivision of land in-a-road within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> (i) All resulting allotments be able to demonstrate that 	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>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>(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 the 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; and</p> <p>(g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and</p>	
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	nuisance effects of the National Grid asset.	
GRID-R6	New above and below ground transmission lines associated with the National Grid within Identified Areas	
Read <u>All zones (including Roads)</u>	(I) Activity status: DIS	
GRID-R7	New above-ground transmission lines associated with the National Grid not located within Identified Areas	
Read <u>All zones (including Roads)</u>	(I) Activity status: DIS	
GRID-R8	Substations and switching stations associated with the National Grid located within Identified Areas	
Read <u>All zones (including Roads)</u>	(I) Activity status: NC DIS	
GRID-R9	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within a road and within the National Grid Yard	
Read <u>All zones (including Roads)</u>	(I) Activity status: NC	
GRID-R10	Any change of use of an existing building to a sensitive land use within a road and within the National Grid Yard	
Read <u>All zones (including Roads)</u>	(I) Activity status: NC	
GRID-R11	The establishment of any new sensitive land use within a road and within the National Grid Yard	
Read <u>All zones (including Roads)</u>	(I) Activity status: NC	
GRID-R12	<u>Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard</u>	
<u>All zones (including Roads)</u>	(I) Activity status: NC	
GRID-R13	<u>Any building or sensitive land use within the National Grid Yard that is not addressed by any other rule in this Chapter</u>	
<u>All zones (including Roads)</u>	(I) Activity status: NC	
GRID-R14	<u>Any new storage or use of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line</u>	
<u>All zones (including Roads)</u>	(I) Activity status: NC	

Advice Notes:

1. The provisions within the MV – Maaori values and Maatauranga Maaori chapter apply where relevant. Of specific note, MV-R1 applies to GRID rules GRID-R6, GRID-R7, GRID-R8.
2. Compliance of activities with the NZCEP 34:2001 is mandatory under the Electricity Act 1992, irrespective of whether the activity is permitted in the District Plan. Please refer to AINF Rules (14) for further information.
3. Compliance of activities with the Electricity (Hazards from Trees) Regulations 2003 is mandatory, irrespective of whether the activity is permitted in the District Plan. Please refer to AINF Rules (15) for further information.
4. When deciding whether any person is affected in relation to rules GRID-R1, GRID-R2, GRID-R5, GRID-9, GRID-R10, GRID-R11, GRID-R12, GRID-R13 and GRID-R14 for the purposes of section 95E of the RMA, the Council will give consideration to any adverse effects on Transpower.

AINF – All infrastructure

The EIT – Infrastructure, energy and transport section includes the following chapters:

- *AINF – All infrastructure;*
- *AMR – Amateur radio;*
- *EDIS – Electrical distribution;*
- *EGEN – Electricity generation;*
- *LFG – Liquid fuels and gas;*
- *MET – Meteorological;*
- *GRID – National grid;*
- *TEL – Telecommunications and radiocommunications;*
- *TRPT – Transportation; and*
- *WWS – Water, wastewater and stormwater;*

The objectives, policies and rules of AINF – All infrastructure chapter apply in addition to the provisions of each topic-based infrastructure chapter (e.g. AMR – Amateur radio).

Overview

As this chapter contains district-wide provisions relating to Network Utilities, the objectives and policies in Part 3 – Area-specific matters are not intended to apply to Network Utilities (unless otherwise specified). The objectives and policies in Part 2 – District-wide matters will apply where relevant.

Objective

AINF-O1 Development, operation and maintenance of infrastructure.

Infrastructure is developed, operated, maintained and upgraded to enhance social, economic, cultural and environmental well-being

AINF-O2 Adverse effects on infrastructure.

Infrastructure is protected from reverse sensitivity effects, and its construction, operation, maintenance, repair, replacement and upgrading is not compromised.

AINF-O3 Infrastructure in the community and identified areas.

Provision of Infrastructure takes into account the qualities and characteristics of surrounding environments and community well-being.

National Grid

AINF-O4 National Grid.

The national significance of the National Grid is recognised, and protected and provided for.

Energy

AINF-O5 Renewable energy.

Energy efficient design and an increase in renewable electricity generation.

AINF-O6 Non-renewable energy.

Non-renewable energy resources and electricity generation are recognised within the District.

Infrastructure, subdivision and development

AINF-O7 Integration of infrastructure with subdivision, land use and development.

Infrastructure is provided for, and integrated with, subdivision, use and development.

Transport

AINF-O8 Land transport network.

(I) An integrated land transport network where:

- (a) All transport modes are accessible, safe and efficient; and
- (b) Adverse effects from the construction, maintenance, upgrading and operation of the transport network are avoided, remedied or mitigated;
- (c) Strategic road and rail corridors play an important role in the district for facilitating the movement of inter and intra-regional freight; and
- (d) There is an effective and efficient land transport system that enhances economic well-being, and supports growth and productivity within the Waikato region and upper North Island.

Policies

AINF-P1 Development, operation and maintenance.

(I) Provide for the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure throughout the district by recognising:

- (a) Functional and operational needs;
- (b) Location, route and design needs and constraints;
- (c) Locational constraints related to the need to access suitable resources or sites;
- (d) The benefits of infrastructure to people and communities;
- (e) The need to quickly restore disrupted services; and
- (f) Its role in servicing existing consented and planned development;
- (g) The need for physical access to infrastructure.

AINF-P2 Technological advances.

(I) Provide flexibility for infrastructure operators to adopt new technologies that:

- (a) Improve access to, and efficient use of infrastructure, networks and services;
- (b) Allow for the reuse of redundant services, infrastructure and structures;

- (c) Increase resilience, safety or reliability of infrastructure, networks and services;
- (d) Result in environmental benefits and enhancements; or
- (e) Promote environmentally sustainable outcomes including green infrastructure and the increased utilisation of renewable resources.

AINF-P3 Infrastructure benefits.

- (1) Have regard to the benefits that infrastructure provides, including:
 - (a) Enabling enhancement of the quality of life and residential standard for people and communities;
 - (b) Providing for public health and safety;
 - (c) Enabling the functioning of business and growth and development;
 - (d) Managing adverse effects on the environment;
 - (e) Enabling the transportation of freight, goods and people;
 - (f) Enabling interaction and communication; and
 - (g) Providing for lifeline utility services.
- (2) Have particular regard to the benefits that the use and development of renewable energy provide.

AINF-P4 Natural hazards and climate change.

Improve the resilience of infrastructure to natural hazard risk and climate change disruptions by encouraging the design and location of infrastructure to take account of natural hazards and the effects of climate change.

AINF-P5 Adverse effects on infrastructure.

Avoid reverse sensitivity effects on infrastructure from subdivision, use and development as far as reasonably practicable, and ensure that the construction, operation, maintenance, repair, replacement and upgrading of infrastructure are not compromised.

AINF-P6 Environmental effects, community health, safety and amenity.

Require the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure and its associated structures to avoid, remedy or mitigate adverse effects on the environment, community health, safety and amenity.

AINF-P7 Infrastructure in identified areas.

- (1) Ensure consideration of the values, qualities and characteristics of Significant Natural Areas, Landscape and Natural Character Areas, Historic Heritage Items, Heritage areas, and Sites and Areas of Significance to Maaori, when proposing new infrastructure or undertaking significant upgrades to existing infrastructure.
- (2) Provide for regionally significant infrastructure within Identified Areas where:
 - (a) There is a demonstrated functional or operational need for the infrastructure to be located within the Identified Area; and

- (b) It is demonstrated through an options assessment that locating within the Identified Area is the best practicable option, having particular regard to the financial implications, social, cultural and environmental effects of the preferred option, compared to other alternative options.

AINF-P8 Undergrounding new infrastructure.

(1) Encourage new infrastructure to be placed underground unless:

- (a) The adverse effects on the environment are greater than placing the infrastructure above ground;
- (b) A natural or physical feature or structure renders underground placement impractical or undesirable; or
- (c) There are significant operational, functional, technical, cultural, historic heritage or economic reasons that require the infrastructure to be above ground.

AINF-P9 Co-location of compatible facilities.

Encourage compatible infrastructure sharing of location or facilities where operational advantages can be achieved and adverse effects are avoided, remedied or mitigated.

AINF-P10 Future growth areas.

Require infrastructure services to be planned, developed and co-ordinated with development to ensure it can be extended to future growth areas where and when appropriate.

AINF-P11 Electromagnetic and radio frequency fields.

Require infrastructure that generates electromagnetic or radio frequency fields to comply with the International Commission on Non-ionising Radiation Protection Guidelines, relevant WHO guidelines and the relevant New Zealand Standard.

AINF-P12 Raglan navigation beacons.

Avoid obscuring navigational beacons and associated view shafts at Raglan Harbour (Whaingaroa).

AINF-P13 Water conservation

Encourage water conservation measures and, where appropriate, low impact stormwater design and facilities.

AINF-P14 Regionally Significant Infrastructure.

- (1) Have particular regard to the benefits that can be gained from the development and use of regionally significant infrastructure; and
- (2) Protect the effectiveness and efficiency of existing and planned regionally significant infrastructure.

National Grid

- AINF-P15 Recognise the needs and constraints of the National Grid.
Recognise the operational, functional and technical needs and constraints of the National Grid, and the interconnectedness of networks.
- AINF-P16 Operation and development of the National Grid.
Provide for the operation, upgrading and development of the National Grid.
- AINF-P17 Maintenance and minor upgrade the National Grid.
Enable the repair, maintenance, replacement and minor upgrade of the National Grid.
- AINF-P18 Environmental effects.
- (I) Manage the environmental effects of the development or upgrades (other than minor upgrades) of the National Grid, by:
- (a) Recognising and providing for the national, regional and local benefits of sustainable, secure and efficient electricity transmission;
 - (b) Considering the extent to which any adverse effects have been avoided, remedied or mitigated by the route, site and method selection;
 - (c) Seeking to reduce the existing adverse effects as part of any substantial upgrade;
 - (d) Considering the effects on urban amenity (including town centres), areas of high recreational or amenity value and existing sensitive land uses;
 - (e) Within urban environments, addressing the adverse effects on any heritage values, cultural values, town centres, areas of high recreation value and existing sensitive activities including the avoidance of adverse effects where practicable; and
 - (f) Within rural environments, seeking to avoid adverse effects on identified heritage values, cultural values, outstanding natural landscapes, outstanding natural features, significant natural areas, areas of outstanding or high natural character, areas of high recreation value and existing sensitive activities.
- AINF-P19 Adverse effects on the National Grid.
- (I) Manage subdivision, use and development to the extent reasonably possible so that the operation, maintenance, upgrading and development of the National Grid is not compromised by ensuring that:
- (a) The National Grid is identified on the planning maps and the National Grid Yard and National Grid Subdivision Corridor establish buffer distances for managing land use development and subdivision near the National Grid;
 - (b) Land uses (including sensitive land uses) and structures that may compromise the National Grid, including intensive farming activities, are excluded from establishing within the National Grid Yard;
 - (c) Subdivision is managed within the National Grid Subdivision Corridor to avoid subsequent land use from compromising the operation, maintenance, upgrading and development of the National Grid; and

- (d) Changes to existing activities within a National Grid Yard do not further restrict the operation, maintenance, upgrading and development of the National Grid.

Energy

AINF-P20 Utilising energy efficiency.

Design subdivision, land use and development so that buildings can utilise energy efficiency and conservation measures, including by orientation to the sun and through other natural elements.

AINF-P21 Enabling renewable electricity generation.

Enable the investigation, development, operation, maintenance and upgrading of renewable electricity generation activities, including domestic and community scale distributed renewable electricity generation, provided that adverse effects are avoided, remedied or mitigated.

AINF-P22 Future renewable electricity.

Provide for the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation activities.

AINF-P23 Existing renewable electricity facilities.

- (1) Ensure subdivision, use and development are designed and located so that they do not adversely affect the operation and maintenance of existing, lawfully established renewable energy generation facilities.
- (2) Enable non-sensitive rural land use activities, where they can co-exist with existing renewable electricity generation facilities.

AINF-P24 Recognise non-renewable energy resources.

Recognise the actual and potential contribution to national energy production from non-renewable electricity resources.

Infrastructure, subdivision and development

AINF-P25 Provide adequate infrastructure.

Ensure adequate provision of infrastructure, including land transport networks, where land is subdivided creating one or more additional lots, excluding reserve or non-housing conservation lots, access and utility allotments, or its use is significantly changed or intensified, needing additional or upgraded infrastructure.

AINF-P26 Infrastructure location and services.

- (1) Ensure subdivision, use and development are provided with infrastructure and services to a level that is appropriate to its location and intended use including:
 - (a) Three waters (water, wastewater and stormwater management);
 - (b) Telecommunication services;
 - (c) Electricity services; and

- (d) Adequate water supply within urban areas for firefighting purposes.

AINF-P27 Land transport network.

- (1) Avoid, remedy or mitigate effects of subdivision, use and development that would compromise:
 - (a) The road function, as specified in the road hierarchy;
 - (b) The access by emergency services and their vehicles; and
 - (c) The safety and efficiency, including the maintenance, upgrading, development and operation of the land transport network.
- (2) Minimise reverse sensitivity effects on the land transport network through setbacks for noise sensitive activities established in proximity to existing transport corridors.

AINF-P28 Stormwater, drainage and flood management

- (1) Ensure that stormwater and drainage infrastructure for subdivision, land use and development:
 - (a) Adopts, where appropriate, a best-practice low impact design approach to the management of stormwater;
 - (b) Manages stormwater in accordance with a drainage hierarchy, with a preference for at-source management;
 - (c) Minimises impervious surfaces to reduce stormwater run-off;
 - (d) Retains pre-development hydrological conditions as far as practicable;
 - (e) Does not increase the flow of stormwater runoff onto adjoining properties adjacent land or flood plains, or reduce storage capacity on-site;
 - (f) Provides a stormwater catchment management plan for future urban development; and
 - (g) Promotes clean water reuse and groundwater recharge where practicable;
 - (h) Avoids, remedies or mitigates the generation of contaminants from urban development; and
 - (i) Is supported by a stormwater management plan.
- (2) Protect the continuing operation of existing regional flood management infrastructure from the adverse effects of other activities. In particular consideration shall be given to:
 - (a) Maintaining and enhancing the operational efficiency, effectiveness, viability and safety of regional flood management infrastructure;
 - (b) Protecting investment in existing regional flood management infrastructure; and
 - (c) Retaining the ability to maintain and upgrade regional flood management infrastructure.
- (3) Ensure that new regional flood management infrastructure is considered having regard to:
 - (a) The environment as it exists;
 - (b) The duration, timing and frequency of the adverse effect;

- (c) The impact on other existing regional flood management infrastructure if the new work is not undertaken;
 - (d) The need for the work in the context of the wider network or in the context of the provision of alternative infrastructure;
 - (e) The avoidance, remediation or mitigation of anticipated adverse environmental effects to the extent practicable;
 - (f) The demand for and benefits of new regional flood management infrastructure;
 - (g) The route, site, and method selection process;
 - (h) The technical and locational constraints; and
 - (i) The benefits of the regional flood management infrastructure in terms of managing climate change effects.
- (4) Provision of new regional flood management infrastructure occurs in a planned and coordinated manner which recognises and addresses potential cumulative effects and is based on sufficient information to allow assessment of the potential long-term effects on the environment.

Transport

AINF-P29 Construction, maintenance, upgrading and operation of the land transport network.

- (1) Provide for the construction, maintenance, upgrading and operation of an efficient, effective, integrated, safe, resilient, accessible and sustainable transport network through:
- (a) Corridor, carriageway and intersection design which is appropriate to the road function as specified in the road hierarchy and in accordance with relevant guidelines;
 - (b) The appropriate design and location of sites' accesses;
 - (c) Traffic signage, road marking, lighting, rest areas and parking as appropriate;
 - (d) Safe and accessible provision for pedestrians and cyclists to maximise accessibility, including off-road facilities and connections;
 - (e) Corridor and carriageway design which enables provision of public transport;
 - (f) Provision for other infrastructure, including where suitable low impact design stormwater facilities;
 - (g) Provision for stock underpasses where suitable access is not readily available;
 - (h) Discouraging the installation of new at grade road and pedestrian rail level crossings:
 - (i) Controlling the location of buildings and other visual obstructions within the sightline areas of rail level crossings; and
 - (ii) Railway crossing design in accordance with the requirements of the rail operator.
 - (i) Protection and promotion of the development of the regional rail network for the transportation of freight; and

- (j) Development of efficient processes and freight routes for the movement of high productivity motor vehicles through the region.

AINF-P30 Road hierarchy and function.

- (1) Establish a road hierarchy and categorise roads in the district in accordance with their function.
- (2) Adopt the one network approach to ensure ‘whole of journey’ people and goods movements within the region.
- (3) Protect the function of roads as identified in the road hierarchy from the adverse effects of subdivision, use and development.

AINF-P31 Road standards.

Ensure that the construction and operation of roads is consistent with their function in the road hierarchy.

AINF-P32 Land transport safety.

Ensure that structures, vehicle access, lighting, signage and vegetation are located and designed so as to not compromise the safe and efficient operation of the land transport network, or obscure RAPID numbers.

AINF-P33 Network utility location.

Encourage the location of network utility infrastructure within transport corridors where the function, safety and efficiency of the transport network will not be compromised.

AINF-P34 Vehicle access.

Control the location of new vehicle accesses relative to other accesses, intersections and rail level crossings to maintain and improve the safety and efficiency of the land transport network.

AINF-P35 Land transport network infrastructure

- (1) Ensure that land transport network infrastructure is developed so that:
 - (a) The design, location, alignment and dimensions of new land transport networks provide safe vehicle, pedestrian and cycling access and manoeuvring to every site;
 - (b) The land transport network provides good connectivity to the site and integrates with adjacent developments and identified as future growth areas including walking and cycling networks and facilities and public transport;
 - (c) There is adequate provision of on-site parking and manoeuvring for land use activities;
 - (d) Contaminants generated during construction are appropriately mitigated; and
 - (e) Design, alignment and dimension of new roads will accommodate the installation of network infrastructure in accordance with technical and safety specifications.

Rules

- (1) The provisions within the EIT – Energy, infrastructure and transport section of the District Plan shall apply across the district in all the zones and overlays in the District Plan. The zone chapters and their associated overlays, objectives, policies and rules do not apply to infrastructure and energy activities unless specifically referred to within this EIT – Energy, infrastructure and transport section. The objectives and policies of SASM – Sites and areas of significance to Maaori, ECO – Ecosystems and indigenous biodiversity, NATC – Natural character, NFL – Natural features and landscapes, HH – Historic heritage and TREE – Notable trees will apply to infrastructure activities within the Identified Areas of those chapters.
- (2) This EIT – Energy, infrastructure and transport section includes the land transport networks, network utilities operations, and electricity generation (including renewable electricity sources) and transmission. It should be noted that this section also contains a number of rules (such as stormwater management) relating to district-wide land development activities; and as such these particular rules should be read in conjunction with the relevant zone chapters where applicable.
- ~~(3)~~ The GRID – National Grid subchapter contains rules for activities associated with the National Grid (where not regulated by the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009), such as new National Grid infrastructure. Also contained within the GRID chapter are rules relating to buildings, structures, activities, earthworks and subdivision within the National Grid Yard and/or National Grid Subdivision Corridor.
- ~~(3)~~ (4) The Identified Areas within this section covers the following areas and items identified within this plan:
 - (a) Urban Expansion Area;
 - (b) Significant Natural Area;
 - (c) Outstanding Natural Feature;
 - (d) Outstanding Natural Landscape;
 - (e) Outstanding Natural Character;
 - (f) High Natural Character;
 - (g) Heritage area;
 - (h) Historic Heritage Items;
 - (i) Sites and Areas of Significance to Maaori; and
 - (j) Notable Trees.
- ~~(4)~~ (5) Where relevant, the requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors will apply to the placement, maintenance, improvement and removal of utility structures in roads (or unformed roads).
- ~~(5)~~ (6) The requirements of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (“NESETA”) apply directly to the operation, maintenance, upgrading, relocation or removal of transmission line(s) that were operating or able to be operated on or before 14 January 2010 and remain part of the National Grid. In the case of conflict with any other provision of this plan, including

any provision in the activity table rules in this section, the NESETA provisions shall prevail.

- ~~(6)~~ (7) The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (“NESTF”) provides national consistency in the rules surrounding the deployment of telecommunications infrastructure across New Zealand. This means that many telecommunications facilities may potentially be deployed as a permitted activity. However, telecommunications facilities which do not comply with the conditions within the NESTF, or are not covered by the regulations of the NESTF, will have the activity status specified in this Plan. In the case of conflict with any other provision of this Plan, the NESTF provisions shall prevail, unless located within an Identified Area other than the Urban Expansion Area, where the District Plan rules for infrastructure may apply to regulated activities as per Regulation 56 of the NESTF.
- ~~(7)~~ (8) The New Zealand Archaeological Association Archaeological sites are included on the planning maps for District Plan information purposes only. However, these sites are subject to the requirements of the Heritage New Zealand Pouhere Taonga Act 2014. Heritage New Zealand Pouhere Taonga must be contacted regarding development on or in proximity to these sites and the need to undertake an archaeological authority. The Heritage New Zealand Pouhere Taonga Act 2014 protects both recorded and unrecorded archaeological sites.
- ~~(8)~~ (9) Rural land uses, such as farming activities, are generally not infrastructure when they are on-farm services and do not have a public or group infrastructure purpose. Infrastructure is defined in Part 1 – Introduction and general provisions, and on-farm infrastructure to assist with the day to day running of a farm is not included in the definition of “infrastructure” and therefore is largely not subject to this EIT – Energy, infrastructure and transport section.
- ~~(9)~~ (10) Any zoning (including precinct provisions) ceases to have effect from the time the land is vested or dedicated as a road.
- ~~(10)~~ (11) In the case of stopped roads, the zoning reverts to that of the adjoining land at the time when the road is stopped, and where there are two different zones, the adjacent zone extends to the centre line of the former road.
- ~~(11)~~ (12) The activity and activity specific standards in AINF – All infrastructure apply to all infrastructure except where a provision in the specific infrastructure type chapter with the same matter, in which case the specific infrastructure type provision shall prevail. For the avoidance of doubt, Rules AINF-R18 and AINF-R19 do not apply to the National Grid.
- ~~(12)~~ (13) Where compliance with the rules in ANIF – All infrastructure would contravene the rules in AMR – Amateur radio; EDIS – Electrical distribution; EGEN – Electricity generation; LFG – Liquid fuels and gas; MET – Meteorological; GRID – National grid; TEL – Telecommunications and radiocommunications or TRPT – Transportation; and WWS – Water, wastewater and stormwater, then the requirements of the rules in AMR – Amateur radio; EDIS – Electrical distribution; EGEN – Electricity generation; LFG – Liquid fuels and gas; MET – Meteorological; GRID – National grid; TEL – Telecommunications and radiocommunications or TRPT – Transportation shall prevail.
- (14) Transpower or the local electricity distribution provider should be contacted for assistance with clearance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP 34:2001). Compliance with NZCEP 34:2001 is mandatory under the Electricity Act 1992. All activities regulated by NZCEP34:2001,

including buildings, structures, earthworks and the operation of mobile plant near overhead lines (both National Grid and local distribution lines) must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.

(15) The Electricity (Hazards from Trees) Regulations 2003 applies to vegetation planted within the National Grid Yard and National Grid Subdivision Corridor or near sub-transmission or distribution electricity lines and must be complied with. Vegetation to be planted within the National Grid Yard as shown on the District Plan Maps should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003 or prevent access to support structures. To discuss works, including tree planting near any electricity line especially works within the National Grid Yard, contact the relevant network utility operator.

AINF-RI	New infrastructure	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Any new infrastructure activity and associated structures listed as a permitted activity within this EIT – Energy, infrastructure and transport section must meet all of the following standards:</p> <p>(i) Comply with the height in relation to boundary limits for the zone in which it is located;</p> <p>(ii) Comply with the height in relation to boundary limits for the adjoining zone, if located in road or unformed road;</p> <p>(iii) Not exceed the relevant noise limits that are applicable to that zone, and any adjacent zone; and</p> <p>(iv) Any other relevant standards applying to that activity listed within the EIT – Energy, infrastructure and transport section.</p> <p>(b) The standards in Rule ANIF-RI(1)(a) do not apply to:</p> <p>(i) Activities with specific standards relating to location and noise listed elsewhere within the EIT – Energy, infrastructure and transport section</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 functional and operational needs of, and benefits derived from, the infrastructure;</p> <p>(b) Visual, landscape, streetscape and amenity effects; and</p> <p>(c) Noise levels.</p>

	<ul style="list-style-type: none"> (ii) Roads or other lineal transport networks; (iii) Road network activities, which include lighting and signage structures; and (iv) Activities subject to National Environmental Standards Telecommunication Facilities 2016; and (v) Support poles associated with service connections. 	
AINF-R2	Construction noise	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Construction, maintenance, repair, replacement, upgrading or removal of infrastructure or the installation of new infrastructure must comply with NZS 6803:1999 Acoustics – Construction noise. 	<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 amenity values; (b) Hours of construction; (c) Noise levels; (d) Timing and duration; and (e) Methods of construction.
AINF-R3	Any activity emitting electric and magnetic fields	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Compliance with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 2010, 99(6); 818-836) and the recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007). 	<p>(2) Activity status where compliance not achieved: NC</p>
AINF-R4	Any activity emitting radio frequency fields	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Compliance with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 2010, 99(6); 818-836) and the recommendations from the World Health Organisation monograph Environmental 	<p>(2) Activity status where compliance not achieved: NC</p>

	Health Criteria (No 238, June 2007.	
AINF-R5	The operation, maintenance, repair and removal of existing infrastructure	
All zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
AINF-R6	Minor upgrading	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) The realignment, configuration, relocation or replacement of infrastructure and associated structures that meet all of the following standards:</p> <p>(i) Are within 5m of the existing alignment or location;</p> <p>(ii) Do not increase the height of any existing pole or support structure by more than 40% to a maximum height of 20m in all zones except the GRUZ – General rural zone, GIZ – General industrial zone, HIZ – Heavy industrial zone and MSRZ – Motor sport and recreation zone;</p> <p>(iii) Do not increase the diameter (width) of any existing pole or support structure by more than 50%, or 100% increase in the case of a double pole, in all zones</p> <p>(iv) Do not increase the diameter of any existing above-ground pipe by more than 300mm; and</p> <p>(v) Do not increase the area of any existing above-ground structure by more than 25%</p> <p>(b) Alterations and additions to overhead electricity and telecommunication lines on existing poles or support structures involving any of the following:</p> <p>(i) The addition of conductors to form a twinned or duplex-pairing;</p> <p>(ii) The reconductoring of the line with higher capacity conductors;</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 functional and operational needs of, and benefits derived from, the infrastructure;</p> <p>(b) Visual, streetscape and amenity effects;</p> <p>(c) Transport network safety and efficiency;</p> <p>(d) Management of sediment and dust, including the staging of works;</p> <p>(e) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site; and</p> <p>(f) Whether alternative methodologies avoiding the need to affect any tree identified in SCHED2 – Notable trees have been adequately considered.</p>

	<ul style="list-style-type: none"> (iii) The resagging of conductors; (iv) The addition of longer, more efficient insulators; (v) The addition of earth wires (which may contain telecommunication lines), earthpeaks and lightning rods; (vi) The addition, replacement or relocation of transformers or visually similar fixtures; (vii) The addition, replacement or relocation of circuits and conductors; (viii) The addition or replacement of telecommunication lines and fittings; (ix) The replacement of existing crossarms with crossarms of an alternative design; (x) The increase in voltage of electric lines up to 110kV; or (xi) The installation of mid-span electricity poles in existing networks to address clearances in New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 (NZECP34:2001). <p>(c) The addition, replacement or relocation of existing antennas where:</p> <ul style="list-style-type: none"> (i) The antennas shall not increase the largest face area by more than 20 for new panel antennas and shall not increase the diameter of dish antenna; and (ii) The antennas shall not increase in height by more than 20% of the antennas. (iii) Except that this rule shall not restrict the size of an antenna that would otherwise comply with the permitted activity rules applying to new antennas. <p>(d) Earthworks activities associated with the minor upgrading must comply with the standards of Rule ANIF-R8.</p>	
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	<p>(e) The minor upgrading must not remove any tree identified in SCHED2 – Notable trees.</p> <p>(f) Any trimming of a tree identified in SCHED2 – Notable trees associated with the minor upgrading must be undertaken in accordance with the standards of Rule ANIF-R9.</p> <p>(g) The standards in Rule ANIF-R6(1) do not apply to road network activities or other lineal transport networks.</p>	
AINF-R7	Temporary infrastructure	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Installation and operation of temporary infrastructure that meets all of the following standards:</p> <p>(b) Any buildings and/or structures must be removed from the site on completion of the works;</p> <p>(c) The ground must be reinstated on completion of works; and</p> <p>(d) The activity, including the requirements of Rule AINF-R7(1)(a) and (b), must not exceed 12 months in total.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
AINF-R8	Earthworks activities associated with infrastructure	

<p>All zones</p>	<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Any earthworks associated with infrastructure, including formation and maintenance of access tracks, must comply with all of the following standards: <ul style="list-style-type: none"> (i) Do not exceed a volume of more than 2,500m³ for any single activity; (ii) Do not exceed an area of more than 2,500m² for any single activity; (iii) Within 10m of a watercourse (excluding artificial watercourses) or 20m of Mean High Water Springs do not exceed a volume of more than 5m³ and an area of more than 5m² for any single activity, excluding existing rail infrastructure; (iv) Erosion and sediment controls are implemented and maintained to retain sediment on the site of the earthworks activity; (v) All fill material used must be clean fill; (vi) Areas exposed by earthworks activities are to be recontoured and replanted within 6 months of the commencement of the earthworks; (vii) Earthworks shall not obstruct or divert any stormwater overland flow path or in such a way as to result in changed stormwater drainage patterns on another site; and (viii) Earthworks are not located within: <ul style="list-style-type: none"> (1) any Historic Heritage sites identified within SCHED1 – Historic heritage items; (2) any Sites or Areas of Significance to Maaori within SCHED3 – Sites 	<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) Management of sediment and dust, including the staging of works; (b) The volume, extent and depth of the earthworks activities; (c) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site, including Sites and Areas of Significance to Maaori and any Historic Heritage Items; (d) Any flood or land stability risks; and (e) Visual, landscape and amenity effects.
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	<p>and areas of significant to Maaori;</p> <p>(3) the dripline of any Notable Tree within SCHED2 – Notable trees;</p> <p>(4) any Heritage arecinct; or</p> <p>(5) any Significant Natural Area.</p> <p>(b) Rule AINF-R8(1)(a)(vi) does not apply to earthworks required to establish a foundation or surface that will ultimately be sealed or constructed upon.</p> <p>(c) Earthworks associated with infrastructure in Landscape and Natural Character Areas must not:</p> <p>(i) Exceed 1.5m in height in relation to the cut or fill batter face; and</p> <p>(ii) Use imported soil, other than the placement of aggregate/metal on any access track or in association with laying underground infrastructure or for land transport network infrastructure; and</p> <p>(iii) Disturb or move more than 50m³ or exceed an area of 250m² in a High or Outstanding Natural Character area of the coastal environment over any consecutive 12-month time period; and</p> <p>(iv) Disturb or move more than 50m³ or exceed an area of 250m² in an Outstanding Natural Feature or Outstanding Natural Landscapes over any consecutive 12 month time period.</p> <p>(v) Rule AINF-R8(1)(c)(iv) shall not apply to earthworks associated with land transport network infrastructure.</p>	
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AINF-R9	Trimming, maintenance or removal of vegetation or trees associated with infrastructure	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Trimming and pruning of trees and vegetation, necessary to protect all overhead electric lines or telecommunication lines; and any trimming, maintenance or removal of vegetation or trees associated with infrastructure, including access tracks, that meet all of the following standards:</p> <p>(i) No tree identified in SCHED2 – Notable trees is removed;</p> <p>(ii) Any required trimming of a tree identified in SCHED2 – Notable trees is either:</p> <p>(1) To remove dead, dying, or diseased branches and the tree work is undertaken by a works arborist; or</p> <p>(2) The maximum branch diameter does not exceed 50mm at severance and no more than 10% of live foliage growth is removed over any consecutive 12 month time period.</p> <p>(iii) Any indigenous vegetation alteration or removal within a Significant Natural Area must not:</p> <p>(1) Include any trees over 6m in height or 600mm in girth at a height of 1.4m; and</p> <p>(2) Exceed 50m² per site over any consecutive 12 month time period.</p> <p>(b) Any trimming, maintenance or removal of vegetation, where required for the safe operation or maintenance of the National Grid or to remove a potential fire risk associated with the National Grid.</p> <p>Advice Note: Trimming, maintenance or removal of vegetation or non-</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 extent of the works required;</p> <p>(b) Effects on the values, qualities and characteristics of any tree identified in SCHED2 – Notable trees or any Significant Natural Area;</p> <p>(c) Whether alternative methodologies avoiding the need to affect the tree(s)/vegetation have been adequately considered; and</p> <p>(d) Land transport network safety and efficiency.</p>

	notable trees in and around electrical assets shall be managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.	
AINF-R10	Pipe and cable bridge structures for the conveyance of electricity, telecommunications, water, wastewater, stormwater and gas	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Pipe and cable bridge structures that meet all of the following conditions standards:</p> <p>(i) Do not exceed 25m total length;</p> <p>(ii) Do not exceed 1m width;</p> <p>(iii) Do not exceed 1m depth; and</p> <p>(iv) Are not located in an Identified Area.</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 functional and operational needs of, and benefits derived from, the infrastructure;</p> <p>(b) Visual, streetscape and amenity effects,</p> <p>(c) Public safety; and</p> <p>(d) Effects on the values, qualities and characteristics of any Identified Area.</p>
AINF-R11	Electric vehicle chargers	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Electric vehicle chargers that meet all of the following standards:</p> <p>(i) Do not exceed maximum height, measured from the natural ground level immediately below the structure, of 2.5m each;</p> <p>(ii) Do not exceed a maximum area of 1.5m² each; and</p> <p>(iii) Are not located in an Identified Area.</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 functional and operational needs of, and benefits derived from, the infrastructure;</p> <p>(b) Visual, streetscape and amenity effects;</p> <p>(c) Land transport network safety and efficiency;</p> <p>(d) Public safety;</p> <p>(e) Effects on the values, qualities and characteristics of any Identified Area.</p>
AINF-R12	Service connections	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) There is no connection to an area, façade or item specifically listed in SCHED I – Historic heritage items.</p>	<p>(2) Activity status where compliance not achieved: CON</p> <p>Council's control is reserved over the following matters:</p> <p>(a) The functional and operational needs of, and benefits derived from, the activity; and</p> <p>(b) Effects on the specific values, qualities and characteristics of the item specifically listed in SCHED I – Historic heritage items.</p>
AINF-R13	Minor infrastructure structure	

All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) There is no connection to an area, façade or item specifically listed in SCHED I – Historic heritage items.</p>	<p>(2) Activity status where compliance not achieved: CON</p> <p>Council’s control is reserved over the following matters:</p> <p>(a) The functional and operational needs of, and benefits derived from, the activity; and</p> <p>(b) Effects on the specific values, qualities and characteristics of the item specifically listed in SCHED I – Historic heritage items.</p>
AINF-R14	Closed-circuit television (CCTV) systems attached to existing buildings and structures	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) There is no connection to an area, façade or item specifically listed in SCHED I – Historic heritage items.</p>	<p>(2) Activity status where compliance not achieved: CON</p> <p>Council’s control is reserved over the following matters:</p> <p>(a) The functional and operational needs of, and benefits derived from, the activity; and</p> <p>(b) Effects on the specific values, qualities and characteristics of the item specifically listed in SCHED I – Historic heritage items.</p>
AINF-R15	Signage associated with infrastructure required for health and safety or asset identification purposes and/or required by legislation	
All zones	<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>
AINF-R16	Service connections for subdivision	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) All new lots created as part of a subdivision other than a utility allotment, access allotment or reserve allotment, must be designed and located so that provision is made for access and service connections up to the boundary of the lot for:</p> <p>(i) Wastewater;</p> <p>(ii) Water supply;</p> <p>(iii) Stormwater (a management system that complies with Rule WWS-R1);</p> <p>(iv) Electricity supply;</p> <p>(v) Telecommunications that is hard-wired or wireless; and</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 adequacy of the service connection;</p> <p>(b) The functional and operational needs of, and benefits derived from, the infrastructure;</p> <p>(c) Subdivision layout; and</p> <p>For vehicle access:</p> <p>(d) Land transport network safety and efficiency;</p> <p>(e) The extent to which the safety and efficiency of rail and road operations will be adversely affected, including:</p>

	<p>(vi) Vehicle access that complies with Rule TRPT-R1.</p> <p>(b) Within all zones, except the GRUZ – General rural zone, RLZ – Rural lifestyle zone, LLRZ – Large lot residential zone and SETZ - Settlement zone where there is no reticulated water supply, the water supply required under Rule AINF-R16(1)(a)(ii) must be adequate for fire-fighting purposes in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Compliance with this Code of Practice can typically be achieved through connection to a Council reticulated water supply.</p> <p>(c) Within the GRUZ – General rural zone, RLZ – Rural lifestyle zone and non-reticulated LLRZ – Large lot residential zone and SETZ – Settlement zone, where a subdivision is for the purposes of an additional house or workplace building, provision shall be made for an adequate supply of water and access to water supplies for firefighting purposes in accordance with New Zealand Fire Service Firefighting Water Services Code of Practice SNZ PAS 4509:2008.</p> <p>(d) Rule AINF-R16(1)(a)(i), (ii) and (iii) do not apply to any GRUZ – General rural zone, RLZ – Rural lifestyle zone, LLRZ – Large lot residential zone or SETZ - Settlement zone or site.</p>	<p>(i) The outcome of any consultation with KiwiRail; NZTA; Waikato District Council, as the rail or road controlling authority;</p> <p>(ii) Any characteristics of the proposed use that will make compliance unnecessary;</p> <p>(f) Traffic generation by the activities to be served by the vehicle access;</p> <p>(g) Mitigation to address safety and/or efficiency of vehicle access, including access clearance requirements for fire-fighting purposes;</p> <p>(h) The foreseeable needs for access by emergency services and their vehicles;</p> <p>(i) Location and design of the vehicle access; and</p> <p>(j) Safety for all users of the vehicle access and/or intersecting road including but not limited to vehicle occupants or riders and pedestrians.</p>
AINF-R17	Subdivision to create a utility allotment for accommodating infrastructure	
All zones	<p>(1) Activity status: CON</p> <p>Activity-specific standards:</p> <p>(a) Is undertaken by a network utility operator as defined by the Resource Management Act 1991.</p> <p>Council's control is reserved over the following matters:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	(b) The adequacy of the allotment for its intended use; and (c) Whether any easement is required.	
AINF-R18	Any infrastructure not specifically provided for as a permitted, restricted discretionary or non-complying activity within the EIT – Energy, infrastructure and transport section, including associated earthworks, not located within an Identified Area	
All zones	Activity status: DIS	
AINF-R19	Any infrastructure not specifically provided for as a permitted, restricted discretionary or non-complying activity within the EIT – Energy, infrastructure and transport section, including associated earthworks, located within an Identified Area	
All zones	Activity status: NC	

HAZS – Hazardous substances

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

Overview

The use of hazardous substances in New Zealand is primarily managed by the Hazardous Substances and New Organisms Act 1996 (HSNO Act), the Health and Safety at Work Act 2015 (HSW Act) and relevant regulations.

Because the District Plan seeks to avoid duplication of requirements and obligations that arise under other legislation and regulations, the provisions of this chapter are designed to manage the effects of use, storage, or disposal of hazardous substances, only to the extent that those effects are not within the ambit of existing legislation and regulations.

Objectives

HAZS-O1 Manufacture, use and storage of hazardous substances.

To protect the community and natural environment from the adverse effects associated with the manufacture, use and storage of hazardous substances.

HAZS-O2 Use of hazardous substances.

To enable activities to utilise hazardous substances where necessary for their operations, in appropriate locations.

Policies

HAZS-P1 Reverse sensitivity.

Ensure that activities are able to utilise hazardous substances in compliance with relevant regulation as necessary to their operation, without being compromised by 'reverse sensitivity' (that is, by residential or other sensitive activities moving closer and seeking higher amenity levels, including reduced risks from hazardous substances).

HAZS-P2 Significant hazardous facilities.

Ensure that significant hazardous facilities are appropriately sited and managed in order to reduce risks to the environment and community to acceptable levels.

HAZS-P3 Duplication of regulation.

Avoid any unnecessary duplication of regulation between the Hazardous Substances and New Organisms Act 1996, the Health and Safety at Work Act 2015 and relevant regulations, and the District Plan.

Rules

Land use – activities (zones specified in first column)

HAZS-R1	The storage, handling or use of hazardous substances except where Rule HAZS-R2, HAZS-R3 or HAZS-R4 apply	
All zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
HAZS-R2	The storage, handling or use of hazardous substances in a Significant Hazard Facility	
All zones	<p>(1) Activity status: DIS</p> <p>For discretionary activities, the following criteria identify those matters which Council may assess the activity against. However, for discretionary activities Council's assessment is not restricted to these matters:</p> <p>(a) Risk assessment comprising:</p> <ul style="list-style-type: none"> (i) The probability and potential consequences of an accident leading to the release or loss of control of hazardous substances; (ii) Potential risks and effects on people and neighbouring activities, with an emphasis on sensitive activities such as residential activities, educational facilities and community facilities; (iii) Potential risks and effects on natural ecosystems and the life supporting capacity of land and water, waterbodies and sources of potable water; (iv) Potential risks and effects on sites of significance to tangata whenua, sites of historical or archaeological significance and Outstanding Natural Features and Landscapes; (v) The potential for natural hazards to impact on the operation of the hazardous facility; and (vi) The potential for cumulative adverse effects of hazardous substances. <p>(b) Alternative locations:</p> <ul style="list-style-type: none"> (i) An assessment of alternative locations, having particular regard to locations both within the site and outside the site; <p>(c) Records for existing activity:</p> <ul style="list-style-type: none"> (i) The record of compliance and acceptable risk management of any existing activity where expansion of an existing activity is proposed. 	

Note: Land use activities continue on the next page.

Part 2: District-wide matters / Hazards and risks / HAZS – Hazardous substances

HAZS-R3	Significant hazard facility
<ul style="list-style-type: none"> • LLRZ – Large lot residential zone; • GRZ – General residential zone; • MRZ – Medium density residential zone; • RLZ – Rural lifestyle zone; • SETZ – Settlement zone; or • RPZ – Rangitahi Peninsula zone 	(1) Activity status: NC
HAZS-R4	Any new storage or use of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line
All zones	<p>(1) Activity status: NC</p> <p><i><u>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid, Rule GRID-R14</u></i></p>

NH – Natural hazards and climate change

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

Overview

- (1) The NH – Natural hazards and climate change chapter identifies risks associated with natural hazards and manages land use in areas subject to risk from natural hazards. It identifies areas where certain types of new development will be avoided because of the natural hazards present, but also recognises that there is existing development, including infrastructure, already located on land subject to natural hazards. These areas will require management through mitigation and adaptation to ensure that the risk of damage to property, or injury or loss of lives is not increased.
- (2) This chapter sets out a two-tiered approach where natural hazard risk from subdivision, use and development is to be avoided within the following identified high risk natural hazard areas:
 - (a) High Risk Flood Area;
 - (b) High Risk Coastal Inundation Area; and
 - (c) High Risk Coastal Erosion Area.
- (3) Outside of these areas, subdivision, use and development is provided for where natural hazard risk can be adequately avoided, remedied or mitigated and the risk is not exacerbated or transferred to adjoining sites.
- (4) The following natural hazards areas have been identified and mapped in the District Plan:

Overlay	Description
Flood hazards	
High flood risk area	Identifies areas within the floodplain where the depth of flood water in a 1% AEP flood event exceeds 1 metre and the speed of flood water exceeds 2 metres per second, or the flood depth multiplied by the flood speed exceeds one.
Flood plain management area	Identifies the 1% Annual Exceedance Probability (AEP) floodplain and has been developed through both 1D and 2D modelling, depending on the level of information available.
Flood ponding area	Identifies areas that experience floodwater ponding in a 1% AEP rainfall event.
Residual risk areas / Defended areas	Identifies areas of land that would be at risk from a natural hazard event if it were not for a structural defence such as a stop bank.
Coastal hazards	
High risk coastal inundation area / High risk coastal erosion area	Identify land where there is significant risk from either coastal inundation or coastal erosion with existing sea level and coastal processes.
Coastal sensitivity area (Erosion) / Coastal sensitivity area (Inundation)	Identify land that is potentially vulnerable to either coastal erosion or coastal inundation over a 100 year period to 2120, assuming a sea level rise of 1.0 metre.

Subsidence risk	
Mine subsidence risk area	Identifies an area where subsidence has occurred at Huntly due to former underground coal mining.

Objectives

- NH-O1** High risk natural hazards areas.
In an identified high risk natural hazards area, the risks associated with natural hazards on people, property and infrastructure from subdivision, use and development of land are avoided.
- NH-O2** Areas at risk from natural hazards.
Subdivision, use and development within areas at risk from natural hazards are managed so that natural hazard risks on people, property and infrastructure are avoided, remedied or mitigated.
- NH-O3** Awareness of natural hazard risks.
Ensure communities respond effectively and efficiently to natural hazards.
- NH-O4** Climate change.
Communities are well-prepared to adapt to the effects of climate change.

Policies

- NH-P1** New development in areas at high risk from natural hazards.
(I) Avoid subdivision, use and new development in the following high risk natural hazard areas:
- (a) High risk flood area;
 - (b) High risk coastal inundation area;
 - (c) High risk coastal erosion area,
- where there is an increase in risk to people and property.
- NH-P2** Changes to existing land use activities and development in areas at high risk from natural hazards.
In areas of High risk flood, High risk coastal erosion and High risk coastal inundation, ensure that when changes to existing land use activities and development occur, a range of risk reduction options are assessed, and development that would increase risk to people's safety, well-being and property is avoided.
- NH-P3** Small scale non-habitable structures in areas subject to high risk from natural hazards.
Enable small scale accessory and farm buildings to be located within areas at high risk from natural hazards, including High risk flood, High risk coastal inundation and High risk coastal erosion, provided the risks to people, property and the environment beyond the site are managed to acceptable levels.

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

- NH-P4 New emergency services and hospitals in areas at significant high risk from natural hazards.
- Avoid locating new emergency service facilities and hospitals in areas which are at high risk from natural hazards, including High risk flood, High risk coastal inundation and High risk coastal erosion, unless, considering engineering and technical constraints or functional and operational requirements, they cannot be reasonably located elsewhere and will not increase the risk to or vulnerability of people or communities.
- NH-P5 New and upgrading of infrastructure and utilities in areas subject to high risk from natural hazards.
- (I) Enable the construction of new infrastructure, utilities and ancillary activities and upgrading of existing infrastructure and utilities, in areas at high risk from natural hazards, including High risk flood, High risk coastal inundation and High risk coastal erosion areas only where:
- (a) The infrastructure and utilities are technically, functionally or operationally required to locate in areas subject to natural hazards, or it is not reasonably practicable to be located elsewhere; and
 - (b) Any increased risks to people, property and the environment are mitigated to the extent practicable; and
 - (c) The infrastructure and utilities are designed, maintained and managed, including provision of hazard mitigation works where appropriate, to function to the extent practicable during and after natural hazard events.
- NH-P6 Existing infrastructure and utilities in all areas subject to natural hazards.
- Provide for the operation, maintenance and minor upgrading of existing infrastructure and utilities in all areas subject to natural hazards.
- NH-P7 Managing natural hazard risk generally.
- (I) Outside of high risk natural hazard areas, provide for subdivision, use and development where:
- (a) Natural hazard risk has been appropriately identified and assessed;
 - (b) The risk can be adequately avoided, remedied or mitigated;
 - (c) The risk does not transfer to adjoining sites; and
 - (d) The risk is not exacerbated.
- NH-P8 Protection from risks of coastal hazards.
- Recognise the importance of natural features and buffers, and soft hazard protection works, and prefer them wherever practicable over hard protection structures, where new hazard mitigation measures and/or works are required to protect people, property infrastructure and the environment from the risks of coastal hazards.
- NH-P9 Limitations on hard protection works for coastal hazard mitigation.
- (I) Ensure that where hard protection structures and works are proposed to protect existing development on public or privately-owned land from coastal hazards that the following is achieved:

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

- (a) The structures have primarily a public and/or environmental benefit when located on public land;
 - (b) The structures are effective considering a range of coastal hazard events including the effects of climate change and the activities or development they are designed to protect;
 - (c) The economic, social and environmental benefits outweigh costs;
 - (d) Risk to people, property, infrastructure, the natural environment, historic heritage or Sites and Areas of Significance to Maaori is not transferred or increased;
 - (e) Structures are located as far landward as practicable; and
 - (f) Public access both to and along the coastal area and to the coastal marine area are provided for where the structure is located on public land
- (2) Ensure that when new hard protection structures are to be located in an area where an adaptive management strategy has been prepared to manage coastal hazards, they are consistent with that strategy.
- (3) Where adaptive management strategies have been prepared, plan change or resource consent processes should have regard to these strategies.

NH-PI0 Natural features and buffers providing natural hazard protection.

- (1) Protect, maintain and, where appropriate, enhance the integrity of natural features and buffers which provide a natural defence against the effects of natural hazards and sea level rise, including natural ponding areas, coastal dunes, intertidal areas, wetlands, waterbody margins, riparian/coastal vegetation and floodways.
- (2) Enable natural systems to adapt and respond to natural coastal processes including the effects of climate change.

NH-PI1 Areas defended by stopbanks adjacent to the Waikato River.

- (1) Control subdivision, use and development in areas identified as Defended Areas adjacent to the Waikato River by:
 - (a) Assessing the potential risk of overtopping or structural failure of the stopbanks, and overwhelming of associated flood protection structures, before subdivision, use and development occurs; and
 - (b) Requiring that consideration be given to appropriate mitigation to reduce any residual risk identified to acceptable levels; and
 - (c) Ensuring that any residual risk is not transferred to neighbouring sites; and
 - (d) Recognising the functional needs and operational needs of the National Grid.
- (2) Specify minimum setbacks for buildings and earthworks from stopbanks to:
 - (a) Protect the structural integrity of the stopbanks; and
 - (b) Provide a buffer to reduce the potential risk to life and damage to property from deep and fast-flowing flood waters in the event of a breach.

- NH-P12 New development that creates demand for new protection structures and works.
Avoid locating new subdivision, use and development in High risk flood, High risk coastal inundation and High risk coastal erosion areas where a demand or need for new structural protection works will be required to reduce the risk from natural hazards to acceptable levels.
- NH-P13 Reduce potential for flood damage to buildings located on the floodplains and flood ponding areas.
- (I) Reduce the potential for flood damage to buildings located on floodplains and flood ponding areas by ensuring that the minimum floor level of building development is above the design flood levels/ponding levels in a 1% AEP flood event, plus an allowance for freeboard, unless:
- (a) The building is of a type that is not likely to suffer material damage during a flood; or
 - (b) The building is a small-scale addition to an existing building; or
 - (c) The risk from flooding is otherwise avoided, remedied or mitigated.
- NH-P14 Control filling of land within the 1% AEP floodplain and flood ponding areas.
Control filling of land within the 1% AEP floodplain and flood ponding areas to ensure that the potential adverse effects on flood storage capacity, overland flows, run-off volumes on surrounding properties or infrastructure, are avoided or mitigated.
- NH-P15 Managing flood hazards through integrated catchment management.
- (I) Manage flood hazards by requiring new subdivision and development within floodplains, flood ponding areas and overland flow paths to adopt integrated catchment plan-based management methods which:
- (a) Maintain the function of natural floodplains, wetlands and ponding areas including flood storage capacity; and
 - (b) Retain the function and capacity of overland flow paths to convey stormwater run-off; and
 - (c) Do not transfer or increase risk elsewhere within the catchment; and
 - (d) Promote best practice stormwater management with reference to the Waikato Stormwater Management Guideline and the Regional Infrastructure Technical Specifications (RITS); and
 - (e) Minimise impervious surfaces.
- NH-P16 Development in the coastal sensitivity areas.
- (I) In coastal sensitive areas, control subdivision, use and development by ensuring that the subdivision, use and development is:
- (a) Supported by a detailed site specific risk assessment, which includes measures to address the effects of climate change; and
 - (b) Designed, constructed and located to minimise the level or risk to people, property and the environment.

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

- NH-P17 Setbacks from the coast.
- Avoid increasing the risk from coastal hazards by requiring new built development to be set back from the coastal edge, unless there is a functional or operational need for facilities to be located at or near the coast.
- NH-P18 Residential development and subdivision potentially subject to fire risk.
- (1) In areas assessed or identified as being potentially subject to elevated fire risk, ensure that an appropriate design and layout, including a buffer area or setback, is provided around for new residential subdivision and development, and the following matters are considered:
- (a) Access for emergency service vehicles;
 - (b) Provision of and access to emergency firefighting water supply;
 - (c) Separation and management of vegetation (with regard to slope, aspect, management regimes and use of less flammable vegetation); and
 - (d) The design and materials of any buildings.
- NH-P19 Development on land subject to instability or subsidence.
- Avoid locating new subdivision, use and development, including rezoning, on land assessed as being subject to, or likely to be subject to, instability or subsidence, unless appropriate mitigation is provided and the activity does not increase the risk to people, property or infrastructure.
- NH-P20 Development of land in the Mine subsidence risk area
- (1) On land identified within the Mine subsidence risk area, ensure that:
- (a) An assessment by an appropriately qualified engineer occurs before subdivision, use or development takes place to confirm that the land is suitable for development; and
 - (b) Buildings are designed and constructed, and uses appropriate materials, to effectively minimise the risk of damage to the buildings from ground subsidence.
- NH-P21 Stormwater management in areas subject to risk of land instability or subsidence.
- (1) Avoid discharge of stormwater directly to ground on land that is potentially at risk of land instability or subsidence unless:
- (a) An assessment has been undertaken by an appropriately qualified geotechnical specialist, indicating that the site is suitable for the proposed discharges; and
 - (b) Any adverse effects on the site and receiving environment can be appropriately mitigated.
- NH-P22 Liquefaction susceptible land risk assessment.
- (1) On land assessed as potentially susceptible to liquefaction, ensure that:
- (a) An assessment by a geotechnical specialist occurs before new subdivision, use or development takes place; and

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

- (b) The level of assessment reflects the type and scale of the subdivision, use or development and the overall vulnerability of the activity to the effects of liquefaction; and
- (c) The assessment confirms that the land is suitable for the proposed development.

NH-P23 Control activities on land susceptible to damage from liquefaction

Control subdivision, use and development on land assessed as being susceptible to liquefaction induced ground damage, to ensure that appropriate mitigation is provided so that the level of risk to people, property, infrastructure.

NH-P24 Natural hazard risk information.

- (I) Enable people to be informed and have access to information on the natural hazards affecting their properties and surrounding area, including through:
 - (a) Provision of Land Information Memoranda;
 - (b) Natural hazard technical information, including the projected effects of climate change, risk registers and mapping on the Council's website, the Waikato Regional Council Hazards Portal, this district plan and accompanying planning maps;
 - (c) Education, provision of information and community engagement; and
 - (d) Alignment with the work of other agencies including iwi and the Waikato Regional Council.

NH-P25 Awareness of Community Response Plans.

Improve response to and recovery from natural hazard events by encouraging community awareness and use of information and methods contained in Community Response Plans.

NH-P26 Effects of climate change on new subdivision and development.

- (I) Ensure that adequate allowances are made for the projected effects of climate change in the design and location of new subdivision and development including new urban zoning throughout the District, including undertaking assessments where relevant that provide for:
 - (a) The projected increase in rainfall intensity, as determined by national guidance, assuming a temperature increase of not less than 2.3°C by 2120;
 - (b) The projected increase in sea level, where relevant, as determined by national guidance and the best available information, but being not less than 1m by 2120;
 - (c) In respect to new urban zoning, stress testing under the RCP 8.5 scenario for rainfall¹ and RCP 8.5H+ for sea level rise²;

¹ Stress testing under the RCP 8.5 scenario for rainfall, see Ministry for the Environment, 2018: Climate Change Projections for New Zealand. September 2018. Publication No. MFE 1385.

² Stress testing under the RCP 8.5H+ scenario for sea level rise, see Ministry for the Environment, 2017: Coastal Hazards and Climate Change – Guidance for Local Government. December 2017. Publication No. ME 1341.

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

- (d) In respect to the coastal environment, increases in storm surge, waves and wind; and
- (e) The ability for natural systems to respond and adapt to the projected changes included in (a) to (d) above.

NH-P27 Future land use planning and climate change.

- (1) Increase the ability of the community to adapt to the effects of climate change when undertaking future land use planning by:
 - (a) Ensuring the potential environmental and social costs of climate change, including effects on indigenous biodiversity (inland migration), historic heritage, Sites and areas of Significance to Maaori, mahinga kai, public health and safety, public access to the coast and waterway margins, and the built environment are addressed;
 - (b) Encouraging the incorporation of sustainable design measures within new subdivision, land use and development, including:
 - (i) Low impact, stormwater management, urban design and green infrastructure;
 - (ii) Of relocatable buildings and structures in areas potentially at risk due to sea level rise or increased flood levels;
 - (iii) Efficient water storage;
 - (iv) Provision of renewable energy generation; and
 - (v) Transferring to activities with lower greenhouse gas emissions.
 - (c) Providing ongoing monitoring of changes to the environment due to climate change; and
 - (d) Facilitating community discussion on adaptive pathways to manage the risks associated with climate change and incorporating them, where appropriate, into the district plan through plan changes.

NH-P28 Precautionary approach for dealing with uncertainty.

In areas throughout the district likely to be affected by climate change over the next 100 years, adopt a precautionary approach towards new subdivision, use and development which may have potentially significant or irreversible adverse effects, but for which there is incomplete or uncertain information.

NH-P29 Provide sufficient setbacks for new development.

- (1) Protect people, property and the environment from the projected adverse effects of climate change, including sea level rise, by providing sufficient setbacks from water bodies and the coast when assessing new development.
- (2) Ensure that, in establishing development setbacks for new development, adequate consideration is given to:
 - (a) The protection of natural ecosystems, including opportunities for the inland migration of coastal habitats;
 - (b) The vulnerability of the community;

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

- (c) The maintenance and enhancement of public access to the coast and public open space;
- (d) The requirements of infrastructure; and
- (e) Natural hazard mitigation provision, including the protection of natural defences.

NH-P30 Assess the impact of climate change on the level of natural hazard risks.

- (1) For all new subdivision, use and development requiring rezoning or a resource consent, ensure that account is taken of the projected effects of climate change over the next 100 years when assessing any identified risks from natural hazards, and their effects on people, property, infrastructure and the environment.
- (2) Ensure that, when assessing the effects of climate change on the level of natural hazard risk in accordance with Policy NH-P30(1) above, the allowances in Policy NH-26(1)(a)-(d) are applied.
- (3) Where the assessment required by Policy NH-P30(1) indicates that natural hazards are likely to be exacerbated by climate change, ensure that subdivision and development are designed and located so that any increased and cumulative risk from natural hazards is managed to acceptable levels and any intolerable risks are avoided or reduced to tolerable or acceptable levels.

Rules

~~(1) The rules in this chapter apply alongside the National Environmental Standards for Electricity Transmission 2010 (NESETA).~~

- ~~(2)~~ (1) The rules in this chapter do not apply to:
- (b) Any activity which is a regulated activity under the National Environmental Standards for Telecommunication Facilities 2016 (NESTF);
 - (c) Plantation forestry activities regulated under the National Environmental Standards for Plantation Forestry (NESPF).

Flood plain management area and Flood ponding area

NH-RI	Construction of a new building, or reconstruction of or an addition to an existing building, unless specified in Rules NH-R2 – NH-R6	
Flood plain management area and Flood ponding area across all zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The minimum floor level is at least 0.5m above the 1% AEP flood level; and (b) Compliance with Standard NH-RI(1)(a) shall be demonstrated by a suitably qualified engineer with experience in hydrology. 	<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) Assessment of risk from the 1% AEP flood event; (b) Alternative locations within the site outside of the 1% AEP floodplain or flood ponding area; (c) The type of building development proposed and whether it is likely to suffer material damage during a flood;

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

		<p>(d) Ability to manage risk through building materials, structural or design work, engineering solutions or other appropriate measures; and</p> <p>(e) Other mitigation measures to reduce the potential for flood damage to buildings.</p>
NH-R2	Additions to an existing building that does not increase the ground floor area of the building by more than 15m ²	
Flood plain management area and Flood ponding area across all zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards: Nil</p>	(2) Activity status where compliance not achieved: n/a
NH-R3	Standalone garage with a gross floor area not exceeding 40m ²	
Flood plain management area and Flood ponding area across all zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards: Nil</p>	(2) Activity status where compliance not achieved: n/a
NH-R4	Construction of an accessory building without a floor	
Flood plain management area and Flood ponding area across all zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards: Nil</p>	(2) Activity status where compliance not achieved: n/a
NH-R5	Construction of a farm building without a floor	
Flood plain management area and Flood ponding area across all zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards: Nil</p>	(2) Activity status where compliance not achieved: n/a
NH-R6	Construction, replacement, repair, maintenance, minor upgrading or upgrading of utilities	
Flood plain management area and Flood ponding area across all zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards: Nil</p>	(2) Activity status where compliance not achieved: n/a
NH-R7	Earthworks associated with construction, replacement, repair, maintenance, minor upgrading or upgrading of utilities, including the formation and maintenance of access tracks.	

Flood plain management area and Flood ponding area across all zones	<p>(1) Activity status: PER Activity-specific standards: Nil</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
NH-R8	Earthworks to create a building platform for residential purposes	
Flood plain management area and Flood ponding area across all zones	<p>(1) Activity status: PER Activity-specific standards: (a) Filling height is only to the extent necessary to achieve compliance with Rule NH-R1(1)(a).</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Timing, location and scale of earthworks; (b) Adverse effects on: (i) Existing overland flow paths and surface drainage patterns; (ii) Flood storage capacity; (iii) Runoff volumes; (iv) Adjoining properties, including the transfer of risk; (v) Infrastructure and flood protection works; (vi) Consideration of soil types and potential for erosion; and (c) Mitigation including compensatory storage, or other flood management measures proposed.</p>
NH-R9	Earthworks not provided for under Rules NH-R7 or NH-R8	
Flood plain management area and Flood ponding area across all zones	<p>(1) Activity status: PER Activity-specific standards: (a) In the GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone and RLZ – Rural lifestyle zone, a maximum volume of filling above natural ground level of 10m³ per site, and a maximum cumulative volume of filling and excavation of 20m³; or (b) In the GRUZ – General rural zone – a maximum volume of filling above natural ground level of 100m³ per site, and a maximum cumulative volume of</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Timing, location and scale of earthworks; (b) Adverse effects on: (i) Existing overland flow paths and surface drainage patterns; (ii) Flood storage capacity; (iii) Runoff volumes; (iv) Adjoining properties, including the transfer of risk; (v) Infrastructure and flood protection works;</p>

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

	<p>filling and excavation of 200m³ per site; or</p> <p>(c) All other zones – a maximum volume of filling above natural ground level of 20m³ per site, and a maximum cumulative volume of filling and excavation of 50m³ per site; and</p> <p>(d) Height and depth of earthworks in all zones:</p> <p>(i) A maximum height of 0.2m of filling above natural ground level; and</p> <p>(ii) a maximum depth of excavation of 0.5m below natural ground level.</p> <p>Advice note: where a site is located partly within the flood plain management area or flood ponding area this rule only applies to that part of the site within the flood plain management area or flood ponding area.</p>	<p>(vi) Consideration of soil types and potential for erosion; and</p> <p>(c) Mitigation including compensatory storage, or other flood management measures proposed.</p>
NH-R10	Subdivision to create one or more additional vacant lot(s) other than a utility allotment, access allotment or subdivision to create a reserve allotment.	
Flood plain management area and Flood ponding area across all zones	(1) Activity status: DIS	

High risk flood area

NH-R11	Repair, maintenance or minor upgrading of existing utilities	
High risk flood area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R12	Construction, replacement or upgrading of telecommunication lines, poles, cabinets and masts/poles supporting antennas	
High risk flood area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R13	Construction, replacement or upgrading of electricity lines, poles, cabinets, and supporting structures	
High risk flood area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R14	Construction of an accessory building without a floor;	

High risk flood area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R15	Construction of a farm building without a floor.	
High risk flood area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R16	New utilities not provided for in Rules NH-R12 or NH-R13	
High risk flood area across all zones	(1) Activity status: RDIS Activity-specific standards: Nil. Council's discretion is restricted to the following matters: <ul style="list-style-type: none"> (a) Functional and operational requirements to be located in the High risk flood area; (b) The adverse effects on people and property from establishing or upgrading the utility in the High risk flood area; (c) The potential for the development to transfer/increase flood risk to neighbouring properties; (d) Consideration of alternative locations; (e) Consideration of the projected effects of climate change; (f) Any mitigation measures to reduce the risk to people's safety, well-being and property. 	(2) Activity status where compliance not achieved: n/a
NH-R17	Upgrading of existing utilities not provided for in Rule NH-R11	
High risk flood area across all zones	(1) Activity status: RDIS Activity-specific standards: Nil. Council's discretion is restricted to the following matters: <ul style="list-style-type: none"> (a) Functional and operational requirements to be located in the High risk flood area; (b) The adverse effects on people and property from establishing or upgrading the utility in the High risk flood area; (c) The potential for the development to 	(2) Activity status where compliance not achieved: n/a

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

	<p>transfer/increase flood risk to neighbouring properties;</p> <p>(d) Consideration of alternative locations;</p> <p>(e) Consideration of the projected effects of climate change;</p> <p>(f) Any mitigation measures to reduce the risk to people's safety, well-being and property.</p>	
NH-R18	One addition to a lawfully established building existing at 17 January 2022, where the addition does not increase the ground floor area of the existing building by more than 15m ² , unless provided for in Rules NH-R17 or NH-R18	
High risk flood area across all zones	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) The ability to manage flood risk through appropriate building materials, structural or design work or other engineering solutions;</p> <p>(b) The setting of an appropriate floor level for the addition, taking into consideration the location of the addition and the floor level of the existing building;</p> <p>(c) Any mitigation measures to reduce the risk to people's safety, well-being and property.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
NH-R19	<p>Subdivision that creates one or more additional vacant lot(s) where:</p> <p>(a) The additional lot(s) are located entirely outside the High risk flood area; or</p> <p>(b) The additional lot(s) are partially within the High risk flood area and each additional lot(s) contains an area capable of containing a complying building platform entirely outside the High risk flood area.</p> <p>This rule does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.</p>	
High risk flood area across all zones	(1) Activity status: DIS	
NH-R20	Construction of a new building or additions to an existing building, not provided for in Rules NH-R11 – NH-R18	
High risk flood area across all zones	(1) Activity status: NC	
NH-R21	Subdivision that does not comply with Rule NH-R19	

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

	This rule does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.
High risk flood area across all zones	(1) Activity status: NC
NH-R22	Emergency service facilities and hospitals
High risk flood area across all zones	(1) Activity status: NC

Defended area (Residual risk)

NH-R23	Activities are permitted activities within the Defended area identified on the planning maps, unless specified in Rules NH-R24 to NH-R26 below, or as otherwise specified in the relevant zone chapter or the Part 2 – District-wide matters chapters	
Defended area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R24	Subdivision that creates one or more additional vacant lot(s). This rule does not apply to subdivision for a utility allotment, an access allotment or subdivision to create a reserve allotment.	
Defended area across all zones	(1) Activity status: RDIS Activity-specific standards: Nil. Council's discretion is restricted to the following matters: <ul style="list-style-type: none"> (a) The actual level of service provided by the structural defence and associated flood protection works, including any change in the level of service anticipated due to climate change and sea level rise; (b) The impact of any planned improvements, maintenance or upgrading on the residual risk; (c) The effect of groundwater levels and variability in ground conditions on stop-bank security at and adjacent to the site to be subdivided; (d) The likely depth and duration of flooding as a result of a breach or overtopping event or flood ponding; (e) The location of the subdivision, including services such as wastewater, water supply and roading/access (including escape 	(2) Activity status where compliance not achieved: n/a

	<p>routes), in relation to potential breakout points (failure zone);</p> <p>(f) The adverse effects on:</p> <p>(i) People and property,</p> <p>(ii) Historic heritage and Sites and Areas of Significance to Maaori, and</p> <p>(iii) Overall vulnerability from potential failure or overwhelming of the structural defences and associated flood protection works relevant to the proposed new lot(s);</p> <p>(g) Potential for the development to transfer/increase flood risk/residual risk to neighbouring properties;</p> <p>(h) Any additional mitigation measures proposed or site features which reduce residual risk (e.g., natural high ground; evacuation plan).</p>	
NH-R25	Construction of a new building, or reconstruction of, or new accessory building, located within 50m of the toe of a stop-bank where the stop-bank is under the responsibility of the Council, the Waikato Regional Council or the Crown.	
Defended area across all zones	(1) Activity status: DIS	
NH-R26	Earthworks located within 50m of the toe of a stop-bank where the stop-bank is under the responsibility of the Council, the Waikato Regional Council or the Crown.	
	This rule does not apply to earthworks associated with utilities where the written approval of the authority managing the stop-bank has been obtained.	
Defended area across all zones	(1) Activity status: DIS	

Coastal sensitivity areas

NH-R27	Additions to an existing lawfully established building	
Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) The gross floor area of all additions to the building from 17 January 2022 do not exceed a total of 15m².</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 ability to manage coastal hazard risk through appropriate building materials, structural or design work, engineering solutions, and other appropriate mitigation measures, including</p>

		<p>the ability to relocate the building;</p> <p>(b) The setting of minimum floor levels where appropriate;</p> <p>(c) The application of mitigation through natural features and buffers where appropriate;</p> <p>(d) The ability to impose time limits or triggers to determine when the building and services to be removed or relocated;</p> <p>(e) The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment;</p> <p>(f) Suitability of the site for the proposed use, including the provision for servicing such as access, wastewater, stormwater, and water supply;</p> <p>(g) Adverse effects to people and property and overall vulnerability from the establishment of the new building or additions to an existing building</p> <p>(h) Any mitigation measures to reduce risk; and</p> <p>(i) Whether there is any suitable alternative location for the activity to locate within the site.</p>
NH-R28	Construction of an accessory building without a floor	
Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<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>
NH-R29	Construction of a farm building without a floor	
Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<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>
NH-R30	Construction, upgrading, minor upgrading, replacement, repair or maintenance of utilities excluding hard protection structures.	

<p>Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones</p>	<p>(1) Activity status: PER Activity-specific standards: Nil</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>NH-R31</p>	<p>Maintenance or repair of an existing lawfully established hard protection structure</p>	
<p>Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones</p>	<p>(1) Activity status: PER Activity-specific standards: Nil</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>NH-R32</p>	<p>Construction of a new building, or reconstruction of, or additions to existing buildings in the RPZ – Rangitahi Peninsula zone and Coastal sensitivity area (Erosion) on a certificate of title which was created by subdivision consent granted between 28 September 2015 and 17 January 2022</p>	
<p>Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones</p>	<p>(1) Activity status: PER Activity-specific standards:</p> <p>(a) Compliance with the requirements of any consent notice for the certificate of title pursuant to section 221 of the Resource Management Act 1991 containing specific design or location requirements for buildings.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) The ability to manage coastal hazard risk through appropriate building materials, structural or design work, engineering solutions, and other appropriate mitigation measures, including the ability to relocate the building;</p> <p>(b) The setting of minimum floor levels where appropriate;</p> <p>(c) The application of mitigation through natural features and buffers where appropriate;</p> <p>(d) The ability to impose time limits or triggers to determine when the building and services to be removed or relocated;</p> <p>(e) The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment;</p> <p>(f) Suitability of the site for the proposed use, including the provision for servicing such as</p>

		<p>access, wastewater, stormwater, and water supply;</p> <p>(g) Adverse effects to people and property and overall vulnerability from the establishment of the new building or additions to an existing building</p> <p>(h) Any mitigation measures to reduce risk; and</p> <p>(i) Whether there is any suitable alternative location for the activity to locate within the site.</p>
NH-R33	Construction of a new building or additions to an existing building not provided for in Rules NH-R27- NH-R30 and NH-R32	
<p>Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones</p>	<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 ability to manage coastal hazard risk through appropriate building materials, structural or design work, engineering solutions, and other appropriate mitigation measures, including the ability to relocate the building;</p> <p>(b) The setting of minimum floor levels where appropriate;</p> <p>(c) The application of mitigation through natural features and buffers where appropriate;</p> <p>(d) The ability to impose time limits or triggers to determine when the building and services to be removed or relocated;</p> <p>(e) The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment;</p> <p>(f) Suitability of the site for the proposed use, including the provision for servicing such as access, wastewater, stormwater, and water supply;</p> <p>(g) Adverse effects to people and property and overall vulnerability from the</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

	<p>establishment of the new building or additions to an existing building</p> <p>(h) Any mitigation measures to reduce risk; and</p> <p>(i) Whether there is any suitable alternative location for the activity to locate within the site.</p>	
<p>NH-R34</p>	<p>Any subdivision to create any additional vacant lots where the additional vacant lot(s) are located partially or entirely within the Coastal sensitivity area (Inundation), Coastal sensitivity area (Erosion).</p> <p>This rule does not apply to subdivision for a utility allotment, access allotment or subdivision creating a reserve allotment</p>	
<p>Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones</p>	<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) Whether the vacant lot(s) are capable of containing a complying building platform entirely outside the Coastal sensitivity area (Inundation), or the Coastal sensitivity area (Erosion); or</p> <p>(b) Where the vacant lot(s) are not capable of containing a complying building platform entirely outside of the Coastal sensitivity area (Inundation), or the Coastal sensitivity area (Erosion):</p> <p>(i) The degree to which coastal hazard risk, including the effects of climate change over a period to 2120, has been assessed in a site specific coastal hazard risk assessment;</p> <p>(ii) Suitability of the vacant lot for the likely future uses, including the provision for servicing such as access, wastewater, stormwater, and water supply;</p> <p>(iii) The degree to which alternative subdivision layout(s) have been investigated to avoid or mitigate coastal hazards;</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

	<p>(iv) Adverse effects to people, property and the environment and overall vulnerability from the likely future uses, including any mitigation measures to reduce risk; and</p> <p>(v) The setting of minimum floor levels in areas subject to inundation.</p>	
NH-R35	Construction of a new hard protection structure, or any extension to, or upgrade or replacement of an existing hard protection structure	
Coastal sensitivity area (Erosion) and the Coastal sensitivity area (Inundation) across all zones	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Whether structures have primarily a public and/or environmental benefit when located on public land; (b) The extent to which the structure is effective, considering a range of coastal hazard events including the effects of climate change and the activities or development they are designed to protect; (c) The extent to which economic, social and environmental benefits outweigh costs; (d) Whether risk to people, property, infrastructure, environment, historic heritage or sites and areas of significance to Maaori is not transferred or increased; (e) The extent to which structures are located as far landward as practicable; (f) Whether public access both to and along the coastal area and to the coastal marine area are provided for where the structure is located on public land; and (g) Whether an adaptive management strategy has been prepared to manage coastal hazards, and whether the 	<p>(2) Activity status where compliance not achieved: n/a</p>

	structure is consistent with that strategy.	
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High risk coastal erosion area

NH-R36	Construction of an accessory building without a floor	
High risk coastal erosion area across all zones	(1) Activity status: PER Activity-specific standards: (a) The gross floor area of the building does not exceed 40m ² .	(2) Activity status where compliance not achieved: NC
NH-R37	Construction of a farm building without a floor	
High risk coastal erosion area across all zones	(1) Activity status: PER Activity-specific standards: (a) The gross floor area of the building does not exceed 40m ² .	(2) Activity status where compliance not achieved: NC
NH-R38	Repair, maintenance or minor upgrading of existing utilities excluding hard protection structures	
High risk coastal erosion area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R39	Construction, operation, replacement or upgrading of telecommunications lines, poles, cabinets and masts/poles supporting antennas	
High risk coastal erosion area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R40	New electricity lines, poles, cabinets and masts/ poles supporting antennas	
High risk coastal erosion area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R41	Maintenance or repair of an existing lawfully established hard protection structure.	
High risk coastal erosion area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R42	Earthworks for an activity listed in Rules NH-R36 – NH-R41, including the maintenance and repair of access tracks	
High risk coastal erosion area across all zones	(1) Activity status: PER Activity-specific standards: (a) The maximum volume of filling does not exceed 10m ³ per site; and	(2) Activity status where compliance not achieved: DIS

	(b) The maximum depth of any excavation or filling does not exceed 0.5m above or below ground level.	
NH-R43	Construction of a new hard protection structure, or any extension to, or upgrade or replacement of an existing hard protection structure.	
High risk coastal erosion area across all zones	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Whether structures have primarily a public and/or environmental benefit when located on public land; (b) The extent to which the structure is effective, considering a range of coastal hazard events including the effects of climate change and the activities or development they are designed to protect; (c) The extent to which economic, social and environmental benefits outweigh costs; (d) Whether risk to people, property, infrastructure, environment, historic heritage or sites and areas of significance to Maaori is not transferred or increased; (e) The extent to which structures are located as far landward as practicable; (f) Whether public access both to and along the coastal area and to the coastal marine area are provided for where the structure is located on public land; and (g) Whether an adaptive management strategy has been prepared to manage coastal hazards, and whether the structure is consistent with that strategy. 	<p>(2) Activity status where compliance not achieved: n/a</p>
NH-R44	Earthworks not provided for in Rule NH-42	
High risk coastal erosion area	Activity status: DIS	

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

across all zones	
NH-R45	Relocation of an existing building within the same site where the building is relocated landward of its existing position
High risk coastal erosion area across all zones	Activity status: DIS
NH-R46	Replacement of an existing building within the same site where: (a) The replacement building is located landward of the existing building that it replaces; (b) The replacement building is relocatable on a suspended timber floor; and (c) The gross floor area of the replacement building is no larger than the existing building that it replaces
High risk coastal erosion area across all zones	Activity status: DIS
NH-R47	Construction of new utilities not provided for in Rules NH-R39 and NH-R40
High risk coastal erosion area across all zones	Activity status: DIS
NH-R48	Upgrading of existing utilities not provided for in Rules NH-R38 and NH-R39
High risk coastal erosion area across all zones	Activity status: DIS
NH-R49	Subdivision that creates one or more additional vacant lot(s) where the additional lot(s) are partially within the High risk coastal erosion area and each additional lot(s) contains a net site area capable of containing a complying building platform entirely outside the High risk coastal erosion area. This rule does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.
High risk coastal erosion area across all zones	Activity status: DIS
NH-R50	Construction of a new building or additions to an existing building, not provided for in Rules NH-R36 – NH-R40, NH-R45 – NH-R48
High risk coastal erosion area across all zones	Activity status: NC

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

NH-R51	Subdivision to create one or more additional lot(s) that does not comply with Rule NH-R49. This rule does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.
High risk coastal erosion area across all zones	Activity status: NC
NH-R52	Emergency service facilities and hospitals
High risk coastal erosion area across all zones	Activity status: NC

High risk coastal inundation area

NH-R53	Construction of an accessory building without a floor	
High risk coastal inundation area across all zones	(1) Activity status: PER Activity-specific standards: (a) The gross floor area of the building does not exceed 40m ² .	(2) Activity status where compliance not achieved: NC
NH-R54	Construction of a farm building without a floor	
High risk coastal inundation area across all zones	(1) Activity status: PER Activity-specific standards: (a) The gross floor area of the building does not exceed 40m ² .	(2) Activity status where compliance not achieved: NC
NH-R55	Repair, maintenance or minor upgrading of existing utilities excluding hard protection structures	
High risk coastal inundation area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R56	Construction, operation, replacement or upgrading of telecommunications lines, poles, cabinets and masts/poles supporting antennas	
High risk coastal inundation area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R57	New electricity lines, poles, cabinets and masts/ poles supporting antennas	
High risk coastal inundation area across all zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
NH-R58	Maintenance or repair of an existing lawfully established hard protection structure.	

High risk coastal inundation area across all zones	<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
NH-R59	Earthworks for an activity listed in Rules NH-R53 – NH-R57, including the maintenance and repair of access tracks	
High risk coastal inundation area across all zones	<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The maximum volume of filling does not exceed 10m³ per site; and (b) The maximum depth of any excavation or filling does not exceed 0.5m above or below ground level. 	<p>(2) Activity status where compliance not achieved: DIS</p>
NH-R60	Construction of a new hard protection structure, or any extension to, or upgrade or replacement of an existing hard protection structure.	
High risk coastal inundation area across all zones	<p>(1) Activity status: RDIS Activity-specific standards: Nil</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Whether structures have primarily a public and/or environmental benefit when located on public land; (b) The extent to which the structure is effective, considering a range of coastal hazard events including the effects of climate change and the activities or development they are designed to protect; (c) The extent to which economic, social and environmental benefits outweigh costs; (d) Whether risk to people, property, infrastructure, environment, historic heritage or sites and areas of significance to Maaori is not transferred or increased; (e) The extent to which structures are located as far landward as practicable; (f) Whether public access both to and along the coastal area and to the coastal marine area are provided for where the 	<p>(2) Activity status where compliance not achieved: n/a</p>

Part 2: District-wide matters / Hazards and risks / NH – Natural hazards and climate change

	<p>structure is located on public land; and</p> <p>(g) Whether an adaptive management strategy has been prepared to manage coastal hazards, and whether the structure is consistent with that strategy.</p>	
NH-R61	Earthworks not provided for in Rule NH-59	
High risk coastal inundation area across all zones	Activity status: DIS	
NH-R62	Construction of new utilities not provided for in Rules NH-R56 and NH-R57	
High risk coastal inundation area across all zones	Activity status: DIS	
NH-R63	Upgrading of existing utilities not provided for in Rules NH-R55 and NH-R56	
High risk coastal inundation area across all zones	Activity status: DIS	
NH-R64	<p>Subdivision that creates one or more additional vacant lot(s) where the additional lot(s) are partially within the High risk coastal inundation area and each additional lot(s) contains a net site area capable of containing a complying building platform entirely outside the High risk coastal inundation area.</p> <p>This rule does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.</p>	
High risk coastal inundation area across all zones	Activity status: DIS	
NH-R65	Construction of a new building or additions to an existing building, not provided for in Rules NH-R53 – NH-R57, NH-R62 – NH-R63	
High risk coastal inundation area across all zones	Activity status: DIS	
NH-R66	<p>Subdivision to create one or more additional lot(s) that does not comply with Rule NH-R64</p> <p>This rule does not apply to subdivision for a utility allotment, access allotment or subdivision to create a reserve allotment.</p>	
High risk coastal inundation	Activity status: NC	

area across all zones	
NH-R67	Emergency service facilities and hospitals
High risk coastal inundation area across all zones	Activity status: NC

Mine subsidence risk area

NH-R68	Additions to an existing building	
Mine subsidence risk area across all zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Additions do not increase the gross floor area of the building by more than 15m²; and (b) Additions do not result in the length of any wall of the building exceeding 20m. 	<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) Construction standards and materials; (b) Suitability of the site for development; and (c) The potential effects on health and safety.
NH-R69	Standalone garage	
Mine subsidence risk area across all zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The gross floor area of the building does not exceed 55m²; and (b) The maximum length of any wall does not exceed 20m. 	<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) Construction standards and materials; (b) Suitability of the site for development; and (c) The potential effects on health and safety.
NH-R70	Construction, replacement, repair, minor upgrading, upgrading or maintenance of utilities and associated earthworks	
Mine subsidence risk area across all zones	<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>
NH-R71	Earthworks	
Mine subsidence risk area across all zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The maximum volume of filling does not exceed 20m³ per site; and (b) The maximum depth of any excavation or filling does not exceed 1m above or below ground level. 	<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) Location and scale of earthworks; (b) Geotechnical and geological stability of the site following the completion of earthworks;

		<p>(c) Risk to people and property from subsidence as a result of earthworks; and</p> <p>(d) Any other mitigation measures to reduce risk.</p>
NH-R72	<p>The construction or alteration of a building that is not provided for under Rule Rules NH-R68 – NH-R71 where a Consent Notice is registered against the Record of Title confirming that a geotechnical assessment has been approved at the time of subdivision and the approved geotechnical report confirms that the ground is suitable for building development and the building development is in accordance with any recommendations of the geotechnical report.</p>	
Mine subsidence risk area across all zones	<p>(1) Activity status: CON</p> <p>Activity-specific standards: Nil.</p> <p>Council's control is reserved to the following matters:</p> <p>(a) The degree to which the requirements and recommendations of the geotechnical report approved at the time of subdivision have been incorporated in the building design; and</p> <p>(b) Whether confirmation is provided from a suitably experienced and qualified geotechnical engineer that confirms the proposed building development is consistent with the recommendations and requirements of the geotechnical report approved at the time of subdivision.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
NH-R73	<p>Construction of a building, or reconstruction of, or accessory building or the reconstruction of or additions to an existing building not provided for in Rules NH-R68 – NH-R70 or NH-R72</p>	
Mine subsidence risk area across all zones	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Construction standards and materials;</p> <p>(b) Suitability of the site for development; and</p> <p>(c) The potential effects on health and safety.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

NH-R74	Subdivision to create one or more additional vacant lot(s) other than a utility allotment, access allotment or subdivision to create a reserve allotment
Mine subsidence risk area across all zones	Activity status: DIS

Liquefaction

NH-R75	Overview of method
All zones	<p>(1) Areas in the District susceptible to liquefaction have not been identified on the planning maps as a natural hazard overlay as is the case with the other natural hazards in this chapter. Where specific land uses have already been identified as restricted discretionary activities in the activity status tables in the relevant zone, liquefaction risk has been added as a matter over which the Council will reserve its discretion, where it is considered relevant for that activity. To satisfy the requirements of sections 104 and 106 of the RMA, identification of appropriate mitigation may be required where the site and proposed development are considered vulnerable to liquefaction based on site-specific characteristics. It is expected that best practice geotechnical and engineering methods will be used to ensure that the site is suitable for the intended use.</p> <p>(2) Where potential liquefaction risk is identified as a matter that the Council restricts its discretion to, the additional matters outlined in Rules NH-R76 and NH-R77 below apply where relevant.</p>
NH-R76	Additional matters of restricted discretion for subdivision to create one or more additional vacant lots – liquefaction risk
All zones	<p>(1) Where potential liquefaction risk is identified as a matter that the Council will restrict its discretion to in a subdivision rule elsewhere in this Plan, and where that proposal involves subdivision to create one or more additional vacant lots, the Council restricts its discretion to the following additional matters (note: these matters will also be relevant to the assessment of a discretionary or non-complying resource consent application where a potential liquefaction hazard has been identified on a site):</p> <p>(a) Geotechnical assessment and/or investigation of any potential liquefaction hazard on the site at a level sufficient to confirm the level of risk and its suitability for the proposed activity (refer to the information requirements in section below);</p> <p>(b) Measures proposed to mitigate the effects of liquefaction hazard if present including:</p> <p>(i) Location, size, layout and design of allotments, structures, and building platforms, including consideration given to alternative siting away from where liquefaction risk is greatest;</p> <p>(ii) Location, timing, scale and nature of earthworks;</p> <p>(iii) Provision for ground strengthening and foundation design;</p> <p>(iv) Provision for resilient services and infrastructure, including wastewater, water supply, roads and access;</p> <p>(v) Setbacks in relation to waterways, waterbodies or any steep change in ground elevation, sloping ground or free face, or alternative geotechnical measures to address any identified potential for lateral spread; and</p>

	(vi) Effects on adjoining properties.
NH-R77	Additional matters of restricted discretion for new land use (e.g., multi-unit development) – liquefaction risk
All zones	<p>(I) Where potential liquefaction risk is identified as a matter that the Council will restrict its discretion to in a rule elsewhere in this Plan for new land use, the Council restricts its discretion to the following additional matters (note: these matters will also be relevant to the assessment of a discretionary or non-complying resource consent application where a potential liquefaction hazard has been identified on a site):</p> <p>(a) Geotechnical assessment and/or investigation of any potential liquefaction hazard on the site at a level sufficient to confirm the level of risk and its suitability for the proposed activity (refer to the information requirements in section below);</p> <p>(b) Measures proposed to mitigate the effects of liquefaction hazard, if present, including:</p> <p>(i) Location, size, layout and design of buildings, structures, car parking areas, access and provision for resilient infrastructure and services, including wastewater, stormwater and water supply;</p> <p>(ii) Location, timing, scale and nature of earthworks;</p> <p>(iii) Provision for ground strengthening and foundation design;</p> <p>(iv) Setbacks in relation to waterways, waterbodies or any steep change in ground elevation, sloping ground (or free face, or alternative geotechnical measures to address any identified potential for lateral spread);</p> <p>(v) Consideration given to ease of repair (including access to repair damaged structures) of liquefaction-induced damage; and</p> <p>(vi) Effects on adjoining properties.</p>

Advice note:

Effects on archaeological sites, both recorded (identified by the New Zealand Archaeological Association) and unrecorded, are regulated under the Heritage New Zealand Pouhere Taonga Act 2014. Heritage New Zealand Pouhere Taonga must be contacted regarding development and the need to undertake an archaeological assessment to determine the need for an archaeological authority. In the event of an accidental discovery, the Heritage New Zealand Pouhere Taonga Lower Northern Office must be contacted immediately.

Information Requirements for all resource consent applications addressing natural hazards

NH-INFO1 – General

- (I) The following documents, to the extent relevant to the proposal:
- (a) Geotechnical assessment, including identification and assessment of any potentially liquefaction prone land and land subject to slope instability;
 - (b) An assessment of natural hazard risk, including the type of natural hazards present, such as flooding, slope stability, liquefaction, subsidence and coastal hazards. The assessment shall include the level of risk and any increase in risk as a result of the proposal associated with each hazard. Where applicable, the projected effects of climate change over the period to 2120 must be included;

- (c) Remediation and mitigation measures necessary to make the site and any proposed buildings suitable for the proposed use, such as minimum floor levels, foundation design for relocatability, and appropriate time limits and/or triggers for the removal of any building and onsite wastewater disposal systems.
- (2) Plans identifying:
 - (a) Topographical features within the site and surrounding area; and
 - (b) The location of natural hazards on all or part of the site.
- (3) Consideration of the information contained in the following stormwater catchment management plans, or any approved updated version, where relevant:
 - (a) Ngaruawahia Catchment Management Plan, March 2015;
 - (b) Tamahere Stormwater Catchment Management Plan and Report, 2011
 - (c) Port Waikato Stormwater Catchment Management Plan and Report, 2004;
 - (d) Pokeno Catchment Management Plan, 2010;
 - (e) Te Kauwhata Catchment Management Plan, 2009; or
 - (f) Tuakau Catchment Management Plan, Draft 2014.

NH-INFO2 – Liquefaction potential

- (1) For land use resource consent applications where the additional matters the Council will restrict its discretion to include liquefaction, as per Rule NH-R77, the following information is required:
 - (a) A preliminary geotechnical assessment in sufficient detail to determine:
 - (i) The liquefaction vulnerability category, being either “liquefaction damage is unlikely” or “liquefaction damage is possible”, as shown in Table 4.4 in “Preliminary Document: Planning and engineering guidance for potentially liquefaction prone land – Resource Management Act and Building Act aspects. Pub MfE and MBIE, September 2017”; or
 - (ii) Whether or not the site is susceptible to liquefaction using an alternative accepted method, observation, or desktop study.
 - (b) Where a “liquefaction damage is possible” category has been identified for the site as per NH-INFO2(1)(a)(i) above, or an alternative accepted method, observation or desktop study indicates that the site is susceptible to liquefaction as per NH-INFO2(1)(a)(ii) above, the assessment will be required to determine the liquefaction vulnerability in more detail, and in proportion to the scale and significance of the liquefaction hazard, and must:
 - (i) Identify any areas which require particular ground strengthening or other mitigation measures, and recommendations for such mitigation; and
 - (ii) Identify areas to be excluded from built development, due to liquefaction hazard constraints (which includes lateral spread), or which require geotechnical setbacks; and
 - (iii) Indicate options and recommended locations for the proposed activities and infrastructure recommended by the geotechnical engineer.
 - (c) All geotechnical assessments in respect of liquefaction risk are to be prepared by a suitably qualified and experienced engineer with experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered).
- (2) For subdivision consent applications that create one or more additional vacant lots as per Rule NH-R76:
 - (a) An assessment in accordance with NH-INFO2(1)(a) above will be required to be provided.
 - (b) Where a “liquefaction damage is possible” category has been identified for the site as per 15.13.2(1)(a)(i) above, or an alternative accepted method, observation, or desktop study indicates that the site is susceptible to liquefaction as per NH-INFO2(1)(a)(ii) above, the subdivision application will be required to include sufficient information and proposed measures to satisfy that liquefaction risk can be adequately avoided, remedied or mitigated, including the potential effects of lateral spread.

- (c) Subdivision plans shall show, to the extent relevant or appropriate to the scale and significance of the liquefaction hazard identified:
 - (i) Any areas which require particular ground strengthening or other mitigation
 - (ii) Measures, and recommendations for such mitigation; and
 - (iii) Any areas which should be excluded from built development due to geotechnical constraints, or which require geotechnical setbacks; and
 - (iv) Any features of subdivision layout recommended by the geotechnical engineer, for example any recommended locations for proposed activities and other infrastructure as a result of geotechnical constraints.
- (d) All geotechnical reports in respect of liquefaction potential are to be prepared by a suitably qualified and experienced engineer with experience in geotechnical engineering or Professional Engineering Geologist (IPENZ registered).

NH-INFO3 – RLZ – Rural lifestyle zone in Tamahere

- (1) Any resource consent in relation to land located in the RLZ – Rural lifestyle zone in Tamahere will be required to include details of ponding of stormwater and overland flow paths as a result of a 1% AEP storm event (with rainfall events adjusted for climate change), as well as mitigation measures taking account of information that the Council holds in respect to the Tamahere stormwater catchment area.

NH-INFO3 – Defended areas

- (1) For any Restricted Discretionary Activity land use and subdivision applications within the Defended Area, the following information is required to the extent relevant to the scale of the proposal:
 - (a) A risk assessment, carried out by a suitably-qualified and experienced risk assessment practitioner, which identifies the nature and level of residual risk, and details of appropriate methods to further reduce residual risk, where appropriate.

SUB – Subdivision

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

Objective

SUB-O1 Subdivision.

Subdivision layout and design promotes the land use outcomes sought for the residential, business, industrial, open space and special purpose zones.

SUB-O2 Subdivision and development in the MTZ – Matangi zone.

Subdivision, layout and design maximises efficient use of the land and minimises any adverse effects.

Policies

SUB-PI Subdivision location and design.

(I) Ensure subdivision, is located and designed to:

- (a) Be sympathetic to the natural and physical qualities and characteristics of the surrounding environment;
- (b) Establish boundaries that minimises, to the extent practicable, buildings and structures dominating adjoining land or public places, the coast, or fresh waterbodies;
 - (i) Arrange allotments to promote view sharing
 - (ii) Promote safe communities through quality urban design;
 - (iii) Accommodate safe and stable building platforms and vehicle accesses; and
 - (iv) Promote consistent grid layout.

SUB-P2 Residential subdivision.

(I) Promote residential subdivision and development that:

- (a) Integrates staging to ensure multi-modal connectivity;
- (b) Limits the number and length of cul-de-sacs;
- (c) Ensures pedestrian access is consistent with the Crime Prevention through Environmental Design (CPTED) principles;
 - (i) Discourages the creation of rear lots;
 - (ii) Includes adequate lighting levels in publicly accessible spaces;
 - (iii) Reflects local characteristics;
 - (iv) Orientates lots are orientated in a way that:
 - (1) Maximizes solar access; and
 - (2) Addresses the street frontage and public places.

Part 2: District-wide matters / Subdivision / SUB – Subdivision

- (v) Creates lots that can accommodate a variety of density with a mix of usable lot types; and
- (vi) Designs infrastructure to manage stormwater in a sustainable manner by:
 - (1) Minimising environmental impacts and maintenance costs, and reducing stormwater discharging to existing reticulated networks; and
 - (2) Promoting and maintaining riparian margins.

SUB-P3 Lot sizes.

- (1) 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.

SUB-P4 Servicing requirements.

- (1) Require subdivision and development in all zones except for GRUZ – General rural zone and RLZ – Rural lifestyle zone to be serviced to a level that will provide for the anticipated activities in a structure plan, or otherwise anticipated within the zone, including through the provision of:
 - (a) Reserves for community, active and passive recreation; grid
 - (b) Pedestrian and cycle connections;
 - (c) Roads;
 - (d) Public transport infrastructure, e.g. bus stops;
 - (e) Telecommunications;
 - (f) Electricity;
 - (g) Stormwater collection, treatment and disposal;
 - (h) Wastewater treatment and reticulation, water provision for domestic and fire fighting purposes; and
 - (i) Connections to identified adjacent future growth areas.

SUB-P5 Co-ordination between servicing and development and subdivision

- (1) Ensure development and subdivision:
 - (a) Is located in areas where infrastructure capacity has been planned and able to be funded;
 - (b) Where located in areas subject to an approved structure plan, provides sufficient infrastructure capacity to meet the demand identified in the structure plan;
 - (c) Achieves the lot yield anticipated in an approved structure plan; and
 - (d) Includes infrastructure provision for both the strategic infrastructure network and local infrastructure connections.

Part 2: District-wide matters / Subdivision / SUB – Subdivision

- SUB-P6 Achieving sufficient development density to support the provision of infrastructure services in areas without a structure plan.
- In areas where there is no structure plan, ensure that the land is developed efficiently to support the provision of infrastructure services.
- SUB-P7 Staging of subdivision.
- Require any staging of subdivision to be undertaken in a manner that promotes efficient development and integration of infrastructure and community facilities.
- SUB-P8 Connected neighbourhoods.
- (1) Design subdivision to support the creation of a liveable, walkable and connected neighbourhood by having:
- (a) A road network that achieves all of the following:
 - (i) Easy and safe to use for pedestrians and cyclists;
 - (ii) Accessible for emergency and other services;
 - (b) Connected with a variety of routes within the immediate neighbourhood and between adjacent land areas; and
 - (c) Connected to public transport, shops, schools, employment, open spaces and other amenities; and
- (2) Vehicle crossings and associated access are designed and located to provide for safe and efficient movement to and from sites and minimising potential conflict between vehicles, pedestrians, and cyclists on the adjacent road network.
- SUB-P9 Recreation and access.
- (1) Provide for the recreation and amenity needs of residents by:
- (a) Encouraging open spaces which are prominent and accessible by pedestrians;
 - (b) Requiring the location, number and size of open spaces to be in proportion to the future density of the neighbourhood and provide for a range of different activities and users; and
 - (c) Enabling pedestrian and/or cycle linkages.
- SUB-PI0 Reverse sensitivity
- (1) Other than in the GIZ – General industrial zone and HIZ – Heavy industrial zone, development and subdivision design minimises the potential for reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and
- (2) Avoid, to the extent possible, and otherwise minimise, potential reverse sensitivity effects of locating new sensitive land uses in the vicinity of an intensive farming, extraction industry or industrial activity and regionally significant infrastructure.
- SUB-PI1 Boundary adjustments and relocations.
- Boundary adjustments and boundary relocations are designed to provide for more the efficient use of land.

Part 2: District-wide matters / Subdivision / SUB – Subdivision

- SUB-PI2 GRZ – General residential zone Te Kauwhata Ecological Area.
- (1) Subdivision in the Te Kauwhata Ecological Residential Area is designed and located to:
- (a) Promote the natural features and landscapes of the Whangamarino Wetland and Lake Waikare; and
 - (b) Achieve the minimum lot size.
- SUB-PI3 Structure and master planning.
- Ensure that development and subdivision within approved structure or master plan areas is consistent with the development pattern and infrastructure provisions in the approved structure or master plan.
- SUB-PI4 Future development – Tuakau, Pokeno, and Te Kowhai within the LLRZ – Large lot residential zone.
- In Tuakau, Pokeno, and Te Kowhai, buildings, access, and lot boundaries are located to enable future subdivision and development in the event that reticulated water, stormwater, and wastewater infrastructure become available and a plan change to rezone to a higher density is in place.
- SUB-PI5 Effects of subdivision and development on soils in the GRUZ – General rural zone.
- Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.
- SUB-PI6 Rural subdivision in the GRUZ – General rural zone.
- (1) Protect the productive capacity of land and soils.
- (2) Maintain an open and spacious rural character.
- (3) Minimise adverse effects on the safe and efficient operation of infrastructure; by:
- (a) Avoiding subdivision that creates lots smaller than 0.8ha;
 - (b) Avoiding the creation of new lots that are wholly located on high class soils. For sites that are partially located on high class soils, new lots are to be located primarily on that part of the site that does not include high class soils;
 - (c) Limiting potential reverse sensitivity effects on productive rural activities, intensive farming, rural industry, infrastructure, or extractive activities by ensuring new lots provide adequate setbacks from potential sensitive activities;
 - (d) Ensuring that the subdivision does not compromise public access to rivers and water bodies or the quality of these environments; and
- (4) Make only limited provision for small rural lifestyle lots, where in addition to the matters set out in (1), (2), and (3), the subdivision:
- (a) Provides public parks and reserves, located in accordance with a Council Parks Strategy; or
 - (b) Provides a balance lot greater than 40ha; or
 - (c) Involves a boundary relocation to create the same number of lots formed as a large balance lot greater than 40ha and a number of small rural lifestyle lots that are clustered to form a hamlet; and

Part 2: District-wide matters / Subdivision / SUB – Subdivision

- (d) Where (4)(b) and (c) applies, avoids ribbon development and the cumulative effects of multiple small rural residential lots locating on the same road frontage.

SUB-P17 Subdivision in the RLZ – Rural lifestyle zone.

(1) Subdivision within the zone ensures that:

- (a) The creation of undersized lots is avoided;
- (b) New lots are of a size and shape to enable sufficient building setbacks from any boundary;
- (c) Building platforms are sited to maintain the character of the zone and are appropriately positioned to enable future development;
- (d) Existing infrastructure is not compromised;
- (e) Character and amenity are not compromised.

SUB-P18 Subdivision in the BTZ – Business Tamahere zone.

Subdivision of leasable units provides for the ongoing management and use of common facilities.

SUB-P19 Manage subdivision and activities within the FUZ – Future urban zone.

(1) Manage activities to ensure that the ability to develop the area for urban purposes is not compromised; and

(2) Manage subdivision to ensure that future urban development is not compromised. This can include:

- (a) Avoiding the creation of additional lots that are smaller than 40ha, except where directly associated with utilities, network infrastructure, or a development consolidation lot;
- (b) Enabling subdivision boundary adjustments and relocations; and
- (c) Encouraging the consolidation of landholdings into single ownership to facilitate long-term comprehensive urban development by enabling the subdivision of an existing Record of Title to create one new title around an existing dwelling where the balance of the existing lot is subject to a consent notice on the Record of Title preventing further dwellings until such time as the FUZ – Future urban zone is rezoned to a long-term urban zoning.
- (d) By

SUB-P20 Subdivision in the HOPZ – Hopuhopu zone.

Avoid subdivision except where it is necessary for infrastructure, utilities, reserves, or road vesting.

SUB-P21 Subdivision development and design in the MTZ – Matangi zone.

(1) Avoid subdivision that does not connect to public reticulated services;

(2) Ensure subdivision and development provides integrated three waters infrastructure and services to each allotment;

(3) Ensure subdivision and development maintains the setting of heritage items; and

- (4) Adverse effects of subdivision, use and development activities on the transport network are minimised with particular regard to:
- (a) Reverse sensitivity effects of land uses sensitive to adverse transport effects (e.g. noise);
 - (b) Protecting strategic and arterial transport networks, rail crossings and associated intersections; and
 - (c) Maintaining the safety of pedestrians and cyclists.

Rules

Subdivision (zone specified in first column)

LLRZ – Large lot residential zone

SUB-RI	Subdivision – general	
LLRZ – Large lot residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Proposed lots must have a minimum net site area (excluding access legs) of 2,500m², except where the proposed lot is an access allotment, utility allotment or reserve to vest. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Shape, location and orientation of proposed lots; (c) Matters referred to in the infrastructure chapter; (d) Impacts on stormwater and wastewater disposal; (e) Impacts on Significant Natural Areas; (f) Impacts on identified Maaori Sites of Significance; and (g) Roads and pedestrian networks.; (h) The provision of water supply for firefighting where practicable; (i) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of regionally significant infrastructure assets, or give rise to reverse sensitivity effects on existing land transport networks; and (j) Within Tuakau, Pokeno, and Te Kowhai, whether indicative future lot boundaries demonstrate how the proposed lots can be subdivided in the future to achieve a gross density of a minimum of 10 households per hectare. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R2	Subdivision – boundary adjustments	

Part 2: District-wide matters / Subdivision / SUB – Subdivision

<p>LLRZ – Large lot residential zone</p>	<p>(1) Activity status: CON Activity specific standards: (a) Boundary adjustments must comply with all of the following standards: (i) The standards specified in: (1) Rule SUB-R1 (Subdivision – General); (ii) Proposed lots must not generate any additional building infringements to those which legally existing prior to the boundary adjustment.</p> <p>Council’s control is reserved over the following matters: (b) Subdivision layout; (c) Shape of lots and variation in lot sizes.; and (d) The provision of access to existing network infrastructure.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>SUB-R3 Subdivision – amendments to cross lease and flats plans and conversions</p>		
<p>LLRZ – Large lot residential zone</p>	<p>(1) Activity status: CON Activity specific standards: (a) Conversion of a cross lease and flats plan to fee simple.</p> <p>Council’s control is reserved over the following matters: (b) Effect on existing buildings; (c) Site layout and design; and (d) Compliance with building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>SUB-R4 Subdivision – amendments to cross lease and flats plans and conversions</p>		
<p>LLRZ – Large lot residential zone</p>	<p>(1) Activity status: CON Activity specific standards: (a) Amendment or update to a cross lease flats plan including additions or alterations to any buildings, and areas for exclusive use by an owner or owners.</p> <p>Council’s control is reserved over the following matters: (b) Purpose of the boundary adjustment; (c) Effect on existing buildings; (d) Site layout and design of a cross lease or flats plan; and (e) Compliance with permitted building rules.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>SUB-R5 Title boundaries – existing buildings</p>		
<p>LLRZ – Large lot residential zone</p>	<p>(1) Activity status: RDIS Activity specific standards: (a) The boundaries of every proposed lot with existing buildings must demonstrate compliance with the following building rules</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(other than where any non-compliance existed lawfully prior to the subdivision) relating to:</p> <ul style="list-style-type: none"> (i) Daylight admission (LLRZ-S5); (ii) Building coverage (LLRZ-S6 – LLRZ-S7); (iii) Building setbacks (LLRZ-S8 – LLRZ-S10). <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Landscape values; (c) Amenity values and character; (d) Reverse sensitivity; and (e) Effects on existing buildings. 	
SUB-R6	Road frontage	
LLRZ – Large lot residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed lot must have at least 20m frontage to a road boundary, except where the proposed lot is an access allotment, utility allotment, or a right of way or access leg is provided. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Safety and efficiency of vehicle access and road network; and (b) Amenity values and low density village character. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R7	Building platform	
LLRZ – Large lot residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed lot, other than an access allotment, utility allotment, or reserve allotment, must be capable of containing a building platform upon which a dwelling could be sited as a permitted activity, with the building platform being contained within either of the following dimensions: <ul style="list-style-type: none"> (i) A circle with a diameter of at least 15m exclusive of the boundary setbacks required in LLRZ-S8; or (ii) A rectangle of at least 200m² with a minimum dimension of 12m exclusive of the boundary setbacks required in Rule LLRZ-S8. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Shape of allotments; 	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<ul style="list-style-type: none"> (d) Ability of allotments to accommodate a practical building platform; (e) Likely location of future buildings and their potential effects on the environment; (f) Avoidance or mitigation of natural hazards; (g) Geotechnical suitability for building; and (h) Ponding areas and primary overland flow paths. 	
SUB-R8	Subdivision creating reserves	
LLRZ – Large lot residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every reserve, including where a reserve is identified within a structure plan or master plan, and is proposed for vesting for recreation purposes as part of the subdivision, must be bordered by roads along at least 20% of its boundaries (other than an esplanade reserve or local purpose reserve for walkway purposes). <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The extent to which the proposed reserve aligns with the principles of Council's Parks Strategy, Playground Strategy, Public Toilets Strategy and Trails Strategy; (c) Consistency with any relevant structure plan or master plan; (d) Reserve size and location; (e) Proximity to other reserves; (f) The existing reserve supply in the surrounding area; (g) Whether the reserve is of suitable topography for future use and development; (h) Measures required to bring the reserve up to Council standard prior to vesting; (i) The type and standard of boundary fencing; and (j) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R9	Subdivision of Esplanade Reserves and Esplanade Strips	
LLRZ – Large lot residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in APP7 – Esplanade priority areas) that is required to be created from every proposed 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>lot shall vest in Council where any of the following situations apply:</p> <p>(i) Within 20m of:</p> <ol style="list-style-type: none"> (1) Mean high water springs; (2) The bank of any river whose bed has an average width of 3m or more; or (3) A Lake whose bed has an area of 8ha or more <p>Council's discretion is restricted to the following matters:</p> <p>(b) The type of esplanade provided-reserve or strip;</p> <p>(c) Width of the esplanade reserve or strip;</p> <p>(d) Provision of legal access to the esplanade reserve or strip;</p> <p>(e) Matters provided for in an instrument creating an esplanade strip or access strip;</p> <p>(f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris;</p> <p>(g) Layout and design in regard to effects on the operation, maintenance, upgrading and development of existing infrastructure assets; and</p> <p>(h) Topography, the location of existing buildings, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or strips to be taken.</p>	
SUB-R10	Subdivision within the National Grid <u>Subdivision</u> Corridor	
LLRZ – Large lot residential zone	<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>(2) Activity status where compliance not achieved: NC</p>

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) 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; (b) The ability to provide a complying building platform outside of the National Grid Yard; (c) The risk of electrical hazards affecting public or individual safety, and the risk of property damage; (d) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid; (e) The risk to the structural integrity of the National Grid; (f) 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><u>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</u></p>	
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GRZ – General residential zone

<p>SUB-RI I</p> <p>GRZ – General residential zone</p>	<p>Subdivision – general</p> <p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision shall comply with all of the following: <ul style="list-style-type: none"> (i) Proposed lots must have a minimum net site area (excluding access legs) of 450m², except where the proposed lot is an access allotment or utility allotment or reserve to vest; (ii) Proposed lots must be able to connect to public-reticulated water supply and wastewater; (iii) Where the subdivision is within a structure plan area, neighbourhood centres within the site are provided in accordance with that structure plan document. <p>Council's discretion is restricted to the following matters:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
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Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<ul style="list-style-type: none"> (b) Subdivision layout including the grid layout of roads and the number of rear lots; (c) Shape of lots and variation in lot sizes; (d) Ability of lots to accommodate a practical building platform including geotechnical stability for building; (e) Likely location of future buildings and their potential effects on the environment; (f) Avoidance or mitigation of natural hazards; (g) Amenity values; and (h) Potential for reverse sensitivity effects; (i) Streetscape landscaping; (j) Vehicle and pedestrian networks; (k) Consistency with any relevant structure plan or master plan included in the plan, including the provision of neighbourhood parks, reserves and neighbourhood centres; and (l) Avoidance or mitigation of conflict with gas transmission infrastructure and the ability to inspect, maintain and upgrade the infrastructure; and (m) Provision for new infrastructure and the operation, maintenance, upgrading and development of existing infrastructure including water supply for firefighting purposes. 	
SUB-R12	Subdivision – Te Kauwhata Ecological Residential Area	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Proposed lots, except where the proposed lot is an access allotment, utility allotment or reserve to vest, in the Te Kauwhata Ecological Residential Area identified on the planning maps shall comply with all of the following standards: <ul style="list-style-type: none"> (i) Have a minimum net site area (excluding access legs) of 750m²; (ii) Have a minimum average net site area (excluding access legs) of 875m²; (iii) Must be able to be connected to public-reticulated water supply and wastewater. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout including the grid layout of roads and the number of rear lots; (c) Shape of lots and variation in lot sizes; (d) Ability of lots to accommodate a practical building platform including geotechnical stability for building; 	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<ul style="list-style-type: none"> (e) Likely location of future buildings and their potential effects on the environment; (f) Avoidance or mitigation of natural hazards; (g) Amenity values and streetscape landscaping; (h) Vehicle and pedestrian networks; (i) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and (j) Provision of infrastructure, including water supply for firefighting purposes. 	
SUB-R13	Subdivision – boundary adjustments	
GRZ – General residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Boundary adjustments shall comply with all of the following standards: <ul style="list-style-type: none"> (i) Rule SUB-R11 Subdivision - General; or (ii) Rule SUB-R12 Subdivision in the Te Kauwhata Ecological Residential Area. (b) Proposed lots shall not generate any additional building infringements to those which legally existed prior to the boundary adjustment. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (c) Subdivision layout; and (d) Shape of titles and variation in lot sizes. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision; and (b) Shape of title and variation in title size.
SUB-R14	Subdivision – amendments and updates to cross lease flats plans and conversion to freehold	
GRZ – General residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Conversion of a cross lease flats plan to a fee simple title. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (b) Effects on existing buildings; (c) Site layout and design; and (d) Compliance with permitted building rules. 	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R15	Subdivision – amendments and updates to cross lease flats plans and conversion to freehold	
GRZ – General residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Amendment or update of a cross lease flats plan. <p>Council's control is reserved over the following matters:</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

	<p>(b) Effects on existing buildings;</p> <p>(c) Site layout and design of cross lease or flats plan; and</p> <p>(d) Compliance with permitted building rules.</p>	
SUB-RI6	Title boundaries – contaminated land, intensive farming and aggregate extraction areas	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of land containing contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use), intensive farming and Aggregate Extraction Areas must comply with all of the following standards:</p> <p>(i) Where an existing building is contained within the boundaries of any proposed lot, compliance is required with the following building rules (other than where any non-compliance existed lawfully prior to the subdivision) relating to:</p> <ul style="list-style-type: none"> (1) Height in relation to boundary (GRZ-S9); (2) Building coverage (GRZ-S10 – GRZ-S12); (3) Building setbacks (GRZ-S17 – GRZ-S23). <p>(ii) Where any proposed subdivision contains one or more of the features listed in (1) – (2), the boundaries shall not divide the following:</p> <ul style="list-style-type: none"> (1) A natural hazard area; (2) Contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use); <p>(iii) The boundaries of every proposed lot containing, adjoining or adjacent to the activities listed in (1) – (3) below, shall provide the following setbacks:</p> <ul style="list-style-type: none"> (1) 300m from any intensive farming activity; (2) 500m from the boundary of an Aggregate Extraction Area for rock extraction; and (3) 200m from the boundary of an Aggregate Extraction Area for sand excavation. 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Landscape values; (c) Amenity values and character; (d) Reverse sensitivity effects; (e) Effects on existing buildings; (f) Effects on natural hazard areas; (g) Effects on contaminated land; and (h) Effects on an intensive farming activity. 	
SUB-R17	Subdivision – road frontage	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed lot with a road boundary, other than an access allotment, utility allotment, or a proposed lot containing a ROW or access leg, shall have a width along the road boundary of at least 15m. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Safety and efficiency of vehicle access and road network; and (b) Amenity values and residential character. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R18	Subdivision – building platform	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed lot, other than one designed specifically for access, or is a utility allotment 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 either of the following dimensions: <ul style="list-style-type: none"> (i) A circle with a diameter of at least 18m exclusive of yards; or (ii) A rectangle of at least 200m² with a minimum dimension of 12m exclusive of yards. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Shape of allotments; (d) Ability of allotments to accommodate a practical building platform; (e) Likely location of future buildings and their potential effects on the environment; (f) Avoidance or mitigation of natural hazards; 	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	(g) Geotechnical suitability for building; and (h) Ponding areas and primary overland flow paths.	
SUB-R19	Subdivision – building platform within PREC – Havelock precinct	
PREC4 – Havelock precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision within PREC4 – Havelock precinct where every proposed lot, other than one designed specifically for access, or is a utility allotment, is capable of containing a building platform complying with SUB-R18(1) located outside the Pōkeno Industry Buffer illustrated on the planning maps.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Subdivision layout; (b) Shape of allotments; (c) Ability of allotments to accommodate a practical building platform; (d) Likely location of future buildings and their potential effects on the environment; (e) Avoidance or mitigation of natural hazards; (f) Geotechnical suitability for building; and (g) Ponding areas and primary overland flow paths.</p>	<p>(2) Activity status where compliance not achieved: NC</p>
SUB-R20	Subdivision – PREC4 – Havelock precinct (Slope Residential Area)	
PREC4 – Havelock precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision within PREC4 – Havelock Precinct (Slope Residential Area) where proposed lots (except where the proposed lot is an access allotment, utility allotment or reserve to vest) comply with all of the following standards:</p> <p>(i) Have a minimum net site area (excluding access legs) of 2500m²; and (ii) Are connected to public-reticulated water supply and wastewater.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Ability of lots to accommodate a practical building platform, including geotechnical stability for building; (b) Likely location of future buildings and their potential effects on the environment; (c) Avoidance or mitigation of natural hazards; (d) Amenity values and streetscape landscaping;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(e) Landscaping of steeper slopes to manage erosion and stability;</p> <p>(f) Vehicle and pedestrian networks;</p> <p>(g) Consistency with the Havelock Precinct Plan; and</p> <p>(h) Provision of infrastructure, including water supply for firefighting purposes.</p>	
SUB-R21	Subdivision – PREC4 – Havelock precinct	
PREC4 – Havelock precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision within the PREC4 – Havelock precinct that complies with all of the following standards:</p> <p>(i) The first subdivision to create residential lots includes the indicative road connections from Hitchen Road and Yashili Drive as a road to vest.</p> <p>(ii) The proposal includes the indicative roads as roads to vest, provided that this can be constructed and vested in stages.</p> <p>(iii) The proposal includes the provision of the Hilltop Park and the creation of the Pōkeno Industry Buffer areas and Environmental Protection Areas (all as shown on the planning maps).</p> <p>(iv) The proposal includes legal mechanisms to retain Environmental Protection Areas in perpetuity and which prevent further subdivision of them (such as via covenants, consent notice or vesting).</p> <p>(v) Either prior to or concurrent with subdivision in Lot 2 DPI99997, an acoustic barrier (being a bund, building or structure, or any combination thereof) is constructed within the Havelock Precinct’s GIZ - General industrial zone which is designed so as to:</p> <p>(1) Achieve noise levels no greater than 45 dB L_{Aeq} between 10pm and 7am in the PREC4 – Havelock precinct and GRZ – General residential zone; and</p> <p>(2) Be at a height of no less than that illustrated on Figure 20 below and a length along the entire common boundary between Lot 2 DPI99997 and Lots 3 and 4 DP 492007 (excluding the Collector Road on the Havelock Precinct Plan and 5m front yard setback – Rule GIZ-S6(1)(a)(1)).</p>	<p>(2) Activity status: DIS</p> <p>Where:</p> <p>(a) Subdivision that does not comply with Rule SUB-R21(1)(a)(i) – (iv)</p> <p>(3) Activity status: NC</p> <p>Where:</p> <p>(a) Subdivision that does not comply with Rule SUB-R21(1)(a)(v).</p>

	<p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Consistency with the Havelock Precinct Plan (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 of the Hilltop Parks and adjoining park edge roads; (g) Avoidance, minimisation or mitigation of visual and physical disturbance to the upper flanks of Transmission and Potters Hills (where the hilltop parks are located) resulting from road design and alignment; (h) Potential effects on the safe and efficient operation of Bluff and Pioneer Roads (including where these intersect with State Highway 1) from roading connections to Cole Road; (i) The design of, and potential effects on, the safe and efficient operation of the intersections of: <ul style="list-style-type: none"> (i) Yashili Drive and Gateway Park Drive; (ii) Gateway Park Drive and Hitchen Road; and (iii) Gateway Park Drive and McDonald Road. (j) Potential effects on the safe and efficient operation of the McDonald Road railway crossing; (k) Accessible, safe and secure pedestrian and cycling connections within the Precinct and to the existing transport network and public facilities; (l) Provision within the Precinct design for future public transport; (m) Provision of planting, management plans for weed and pest control and their implementation, ownership and ongoing management of the Environmental Protection Area; 	
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Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(n) Design of earthworks (contours and aspect), lot size and orientation, fencing and landscape treatment between the 40 dba noise contour and the Pōkeno 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</p> <p>(o) Cultural effects.</p>	
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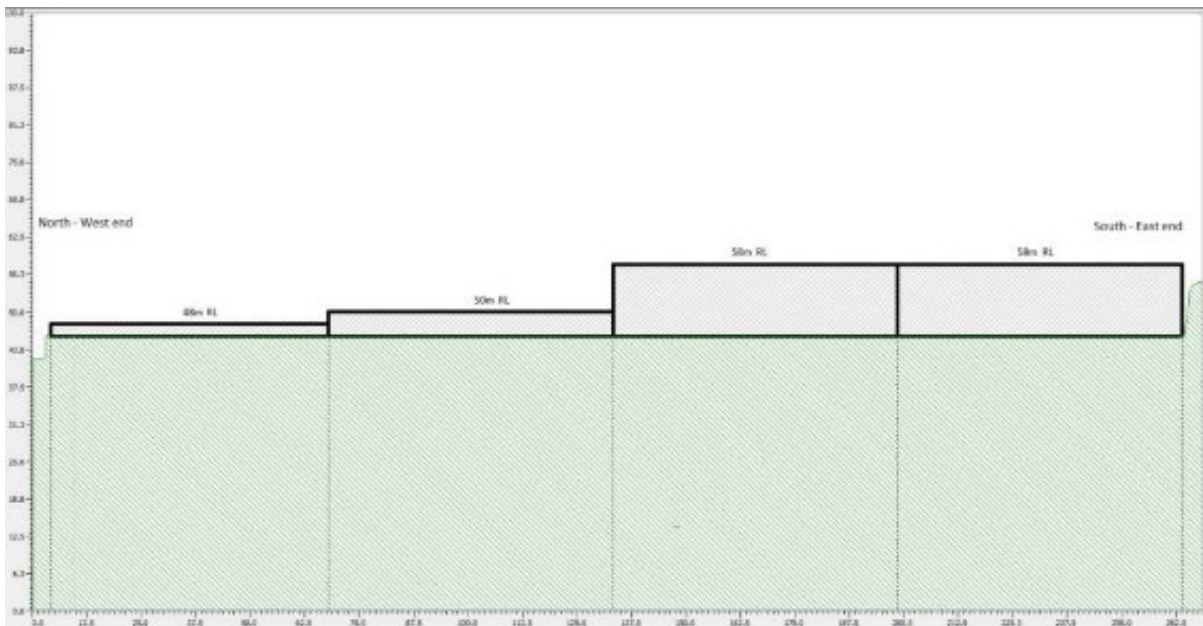


Figure 20 – Havelock precinct

SUB-R22	Subdivision – Munro Block, Pōkeno	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Any subdivision within the Munro Block, Pōkeno (see Figure 21 below)</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Type, density and scale of riparian planting of the margins of permanent and intermittent streams.</p> <p>(c) Consistency with the layout of the green network in Figure 22 below.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

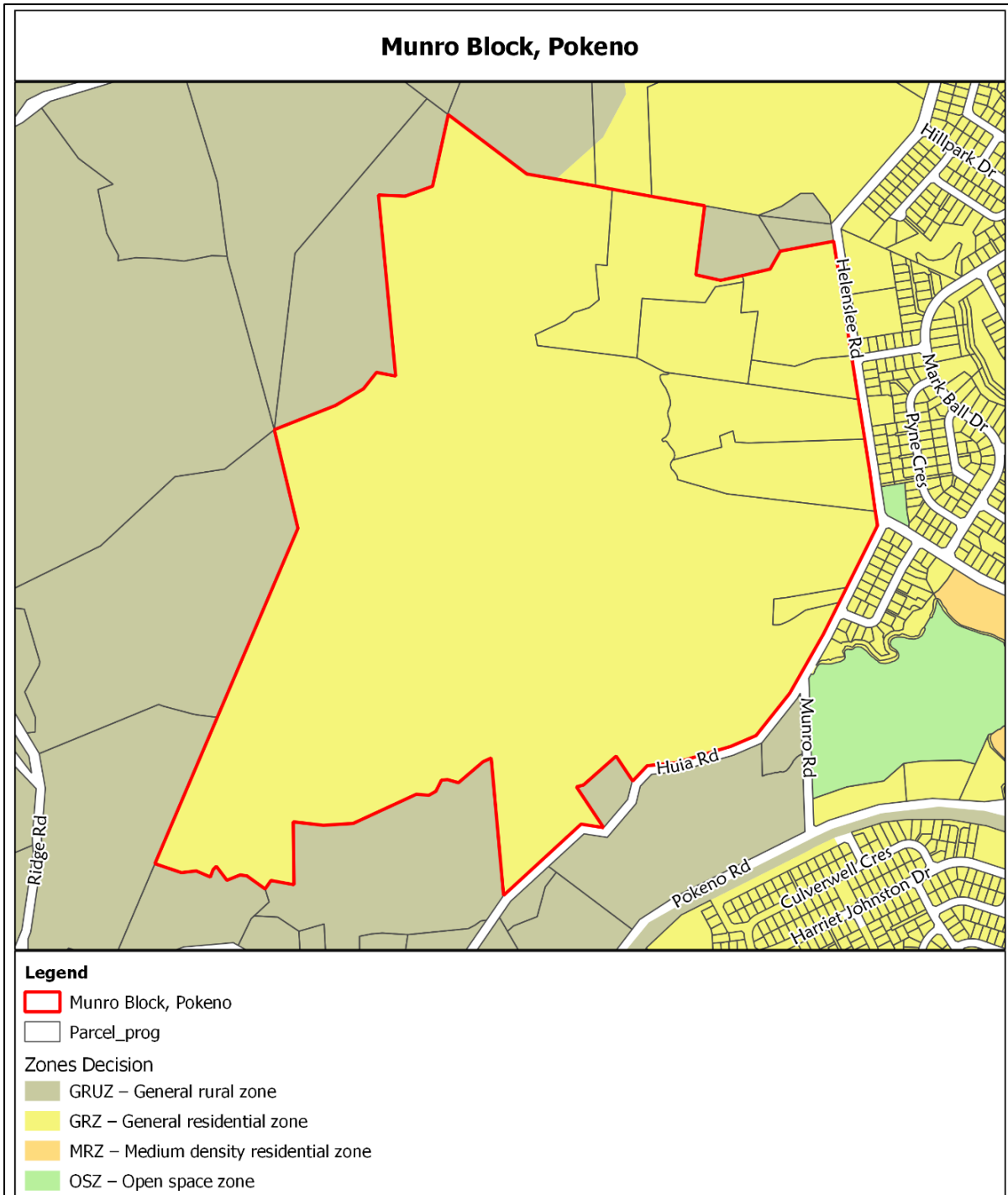


Figure 21 – Munro Block, Pōkeno



Figure 22 – Munro Block green network

<p>SUB-R23 GRZ – General residential zone</p>	<p>Subdivision creating reserves</p> <p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every reserve, including where a reserve is identified within a structure plan or master plan (other than an esplanade reserve), proposed for vesting as part of the subdivision, shall be bordered by roads along at least 50% of its boundaries.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The extent to which the proposed reserve aligns with the principles of Council's Parks Strategy, Playground Strategy, Public Toilets Strategy and Trails Strategy;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
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Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<ul style="list-style-type: none"> (c) Consistency with any relevant structure plan or master plan included in the plan; (d) Reserve size and location; (e) Proximity to other reserves; (f) The existing reserve supply in the surrounding area; (g) Whether the reserve is of suitable topography for future use and development; (h) Measures required to bring the reserve up to Council standard prior to vesting; and (i) The type and standard of boundary fencing. 	
SUB-R24	Subdivision of esplanade reserves and esplanade strips	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in APP7 – Esplanade priority areas) that is required to be created shall vest in Council where the following situations apply: <ul style="list-style-type: none"> (i) The proposed lot is less than 4ha and within 20m of: <ul style="list-style-type: none"> (1) mean high water springs; (2) the bank of any river whose bed has an average width of 3m or more; or (3) a lake whose bed has an area of 8ha or more; or (ii) The proposed lot is more than 4ha or more than 20m from mean high water springs or a water body identified in APP7 – Esplanade priority areas. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; (c) Width of the esplanade reserve or strip; (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument creating an esplanade strip or access strip; and (f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris. 	<p>(2) Activity status where compliance not achieved: DIS</p>

SUB-R25	Subdivision of land containing an Environmental Protection Area	
GRZ – General residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Subdivision of land containing an Environmental Protection Area.</p> <p>Council’s control is reserved over the following matters:</p> <p>(a) Effects on amenity and ecological values;</p> <p>(b) Measures proposed in the planting and management plan; and</p> <p>(c) Vesting of reserve land in Council if appropriate.</p>	<p>(2) Activity status where compliance not achieved:</p> <p>n/a</p>
SUB-R26	Subdivision within the National Grid <u>Subdivision</u> Corridor	
GRZ – General residential zone	<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>(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</p>	<p>(2) Activity status where compliance not achieved:</p> <p>NC</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>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>	
<p>SUB-R27</p>	<p>Subdivision – general within PREC31 – Lakeside Te Kauwhata precinct</p>	
<p>PREC31 – Lakeside Te Kauwhata precinct within the GRZ – General residential zone</p>	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) Subdivision is for an existing or approved housing development.</p> <p>(ii) Every allotment, other than a utility allotment or access allotment, has a net site area of at least:</p> <p>(1) Lakeside Te Kauwhata medium density area (refer planning maps) – a minimum site size of 300m² with an average site size of 450m², subject to (B) below;</p> <p>(2) Lakeside Te Kauwhata high density area (refer planning maps) – a minimum site size of 225m², with a minimum average site size of 250m². Where a site has legal access to private communal open space, then the percentage of that open space related to the number of properties with legal rights to use the private communal open space, will count towards the average site size (but not minimum site size); or</p> <p>(3) 2500m² in the case of any new allotment that is not connected to a reticulated wastewater system. For the avoidance of doubt this rule does not apply to any allotment created prior to 1 January 2017.</p> <p>(iii) No allotment adjoining Lot 2 DPS 83606 included in SA66B/985 and/or Lot 4 DPS 83606 included in</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Subdivision layout;</p> <p>(b) Shape and orientation of allotments;</p> <p>(c) Ability of allotments to accommodate a practical building platform;</p> <p>(d) Variation in allotment size;</p> <p>(e) Likely location of future buildings and their potential effects on the environment;</p> <p>(f) Avoidance or mitigation of natural hazards</p> <p>(g) Geotechnical suitability for building;</p> <p>(h) Road efficiency and safety;</p> <p>(i) Vehicle and pedestrian networks;</p> <p>(j) Connection to open spaces;</p> <p>(k) Amenity and streetscape;</p> <p>(l) Drainage;</p> <p>(m) Land stability;</p> <p>(n) Amenity matters including batter slopes;</p>

	<p>SA66B/987 shall be smaller than 450m² net site area.</p> <p>(iv) Every allotment with a road boundary, other than an access allotment, access leg or utility allotment, has a width along the road boundary of at least:</p> <p>(1) 12m in the Medium Density Precinct shown on Plan in Figure 26 or</p> <p>(2) 9m in the Higher Density Precinct shown on Plan in Figure 26 or</p> <p>(v) Every allotment, other than a utility or access allotment, is capable of containing a building platform:</p> <p>(1) Upon which residential unit and outdoor living space could be sited as a permitted activity or, in the Higher Density Precinct, outdoor living space meets the communal open space PREC31-S10, or</p> <p>(2) In the case of vacant sites with no associated building proposal:</p> <p>(3) A rectangle of at least 200m² with a minimum dimension of 12m exclusive of yards, and</p> <p>(4) No part of the rectangle is located in an area identified as a stream or flood plain.</p> <p>(vi) Every allotment other than a utility, access or open space allotment meets the infrastructure requirements as below:</p> <p>(1) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements; and</p> <p>(2) Demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (1) above; and</p> <p>(3) Demonstrate how it will provide land drainage and stormwater disposal either through a reticulated network or in</p>	<p>(o) Health and safety;</p> <p>(p) Easements to facilitate development beyond the site.</p>
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	<p>accordance with the EIT – Energy, infrastructure and transport section.</p> <p>(vii) Any allotment that creates a walkway or cycle way or any walkway or cycle way forming part of a subdivision is:</p> <ol style="list-style-type: none"> (1) At least 3 metres wide; (2) Designed for shared pedestrian and cycle use; (3) For connections between roads, has unimpeded visibility along the entire length; (4) Generally in accordance with the walkway route shown on the Precinct Plan in Figure 28 (recognising that the detailed alignment is indicative only). <p>Council’s control is reserved over the following matters:</p> <ol style="list-style-type: none"> (b) Subdivision layout; (c) Shape and orientation of allotments; (d) Ability of allotments to accommodate a practical building platform; (e) Variation in allotment size; (f) Likely location of future buildings and their potential effects on the environment; (g) Avoidance or mitigation of natural hazards geotechnical suitability for building; (h) Road efficiency and safety; (i) Vehicle and pedestrian networks; (j) Connection to open spaces; (k) Amenity and streetscape; (l) Drainage; (m) Land stability; (n) Amenity matters including batter slopes; (o) Health and safety; (p) Easements to facilitate development beyond the site 	
<p>SUB-R28</p>	<p>Lakeside Comprehensive Subdivision Consent within PREC31 – Lakeside Te Kauwhata precinct</p>	
<p>PREC31 – Lakeside Te Kauwhata precinct within the GRZ – General</p>	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ol style="list-style-type: none"> (a) A Comprehensive Subdivision Consent that meets all of the following standards: <ol style="list-style-type: none"> (i) Is in accordance with Te Kauwhata Lakeside Precinct Plan in Figure 26; 	<p>(2) Activity status: DIS</p> <p>Where:</p> <ol style="list-style-type: none"> (a) A Comprehensive Subdivision Consent that does not comply with Rule SUB-R28(1) and meets all of the

<p>residential zone</p>	<p>cycleways shown on the Precinct Plan in Figure 27 and the open space shown on the Precinct Plan in Figure 28 as set out in the precinct parameters below; and</p> <p>(ii) A Comprehensive Subdivision Consent is in accordance with the Lakeside Precinct Plans identified above if:</p> <p>(1) Primary roads are within 50m of the location shown on the Precinct Plan in Figure 27;</p> <p>(2) Bus route is either on the alignment shown on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation;</p> <p>(3) The external boundary of the high density area within the GRZ - General residential zone is within 10m of the location shown on the Precinct Plan in Figure 26;</p> <p>(iii) Indicative walkways/cycleways are within 100m of the location shown on the Precinct Plan in Figure 28 provided connections are retained between the Lakeside Walkway and the residential development;</p> <p>(iv) The Lakeside Walkway is within 30m of the location shown on the Precinct Plan in Figure 28;</p> <p>(v) Retirement village boundaries are within 50m of the location shown on the Precinct Plan in Figure 27; and</p> <p>(vi) Indicative areas of open space are within 200m of the location shown on the Precinct Plan in Figure 28.</p> <p>(vii) A secondary road access into the Lakeside Precinct Plan Area (as shown on Lakeside Precinct Plan in Figure 27) must be opened for traffic before the number of residential allotments in the Lakeside Precinct Plan Area exceeds 400 provided that:</p> <p>(1) Each independent living unit in a retirement village shall count as one allotment;</p> <p>(2) For the purpose of this rule, exceedance of 400 residential allotments shall occur at the time of issue of 224C certificate under the Resource Management Act,</p>	<p>following standards and standards SUB-R28(1)(a)(vii) and (viii) relating to secondary access and infrastructure:</p> <p>(i) Primary roads are within 50m-100m of the location shown on the Precinct Plan in Figure 27;</p> <p>(ii) Bus route is either on the alignment shown on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation;</p> <p>(iii) The external boundary of the high density area within the GRZ - General residential zone is within 10m-20m of the location shown on the Precinct Plan in Figure 26;</p> <p>(iv) Indicative walkways/cycleways are within 100m-200m of the location shown on the Precinct Plan in Figure 28 provided that connections are retained between the Lakeside Walkway and the residential development;</p> <p>(v) Lakeside Walkway is within 30m – 50m of the location shown on the Precinct Plan in Figure 28;</p> <p>(vi) Retirement village boundaries are within 50m-100m of the location shown</p>
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	<p>and exceedance of independent living unit shall occur at the time of issue of building consent for that unit.</p> <p>(viii) The following infrastructure requirements are met:</p> <p>(1) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements; and</p> <p>(2) Any wastewater disposal into Lake Waikare shall be from a new membrane bioreactor treatment plant (or plant of equal or better functionality), provided that wastewater disposal from up to 400 residential allotments may be connected to the existing Te Kauwhata wastewater treatment plant on a temporary basis until a long-term wastewater disposal system is implemented. Where a retirement village is included as part of the first 400 residential allotments, then each independent living unit shall count as one allotment; and</p> <p>(3) Every allotment other than a utility allotment, access allotment or open space allotment, must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (viii) above; and</p> <p>(4) Every allotment other than a utility allotment, access allotment or open space allotment, must be able to demonstrate how it will provide land drainage and stormwater disposal either through a reticulated network or in accordance with EIT – Energy, infrastructure, transport;</p> <p>(5) and prior to the issue of any 224C approval, the infrastructure requirements detailed in (viii) 1-4</p>	<p>on the Precinct Plan in Figure 26;</p> <p>(vii) Indicative areas of open space are within 200-400m of the location shown on Precinct Plan in Figure 28.</p> <p>(viii) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.</p> <p>(3) Activity status: NC Where: (a) A Comprehensive Subdivision Consent that does not meet the requirements of Rule SUB-R28(1)(a) (vii) and (viii) relating to Secondary Road Access Control and/or the Infrastructure Requirements.</p> <p>(4) Activity status: NC Where: (a) A Comprehensive Subdivision Consent that does not meet any of the parameters for a discretionary activity outlined in Rule SUB-R28(2)(a)(i) to (vii).</p>
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	<p>above shall be implemented and operational.</p> <p>(ix) Individual site sizes shall not be less than the following for the identified areas on the Te Kauwhata Lakeside Precinct Plan in Figure 26.</p> <p>(1) Lakeside Te Kauwhata medium density area (refer planning maps) – a minimum site size of 300m² with a minimum average site size of 450m², subject to E below.</p> <p>(2) Lakeside Te Kauwhata high density area (refer planning maps) – a minimum site size of 225m² with a minimum average site size of 250m². Where a site has legal access to private communal open space, the percentage of that open space related to the number of properties with legal rights to use the private communal open space, will count towards average site size (but not minimum site size).</p> <p>(3) Retirement village – (Lakeside Te Kauwhata medium density area) – a minimum exclusive area for an independent residential unit of 120m².</p> <p>(4) Retirement village – Higher Density precinct – no density limit.</p> <p>(5) No allotment adjoining Lot 2 DPS 83606 included in SA66B/985 and/or Lot 4 DPS 83606 included in SA66B/987 shall be smaller than 450m² net site area.</p> <p>(6) Where the averaging rule applies in A and B above this shall be calculated as the average of all sites zoned GRZ - General residential, intended for residential purposes, and less than 2000m². Any allotment greater than 2000m² or any allotment primarily intended for roading or public infrastructure shall not be included within the average calculation.</p> <p>(x) A Comprehensive Subdivision Consent can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages, provided that an individual stage must be 5ha or more.</p>	
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	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Consistency with the Te Kauwhata Lakeside Precinct Plan in Figures 26, Figure 27, Figure 28. (b) Managing the effects of wastewater and stormwater; (c) Extent of any non-compliance with site density control; (d) Roading network (including the Te Kauwhata Road level crossing safety); (e) Compliance with a Council approved roading standard; (f) Protection, restoration or enhancement of ecological features; (g) Provision and location of existing and future utilities and connections; (h) Location of roads and their connections; (i) Provision for public access to Lake Waikare; (j) Provision of open space, including linkages between residential areas, open space and Lake Waikare; (k) Effects of natural hazards (including flooding), geotechnical and land contamination; (l) Provision of the historic Iwi overlay area shown on the Precinct Plan in Figure 28. <p>Applications for approval of a Comprehensive Subdivision Consent as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>Advice note: Comprehensive Subdivision Consent approval does not constitute authorisation by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from the Waikato District Council prior to any works commencing that affect public roads.</p>	
SUB-R29	Subdivision – Sites less than 5ha within PREC31 – Lakeside Te Kauwhata precinct	
PREC31 – Lakeside Te Kauwhata precinct within the GRZ –	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision on sites less than 5 ha that complies with the standards as set out below: 	<p>(2) Activity status where compliance not achieved:</p> <p>n/a</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

<p>General residential zone</p>	<p>(i) it is in accordance with the Te Kauwhata Lakeside Precinct Plan in Figure 26, Figure 27 and Figure 28;</p> <p>(ii) Environmental improvements required by the Te Kauwhata Lakeside Precinct Plan (including, but not limited to landscaping and provision of walkways and cycleways shown on the Precinct Plan in Figure 28) have been implemented to the extent required; or</p> <p>(iii) the requisite environmental improvements in (ii) above are proposed to be implemented as a standard of subdivision consent to be completed or bonded prior to the issue of a section 224(c) certificate for the subdivision.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Consistency with the Te Kauwhata Lakeside Precinct Plans in Figure 26, Figure 27 and Figure 28;</p> <p>(c) Managing the effects of wastewater and stormwater;</p> <p>(d) Extent of any non-compliance with site density control;</p> <p>(e) Roothing network and compliance with a Council approved roading standard;</p> <p>(f) Provision and location of existing and future utilities and connections;</p> <p>(g) Location of roads and their connections;</p> <p>(h) Effects of natural hazards (including flooding), geotechnical and land contamination.</p>	
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MRZ – Medium density residential zone

<p>SUB-R30</p> <p>MRZ – Medium density residential zone</p>	<p>Subdivision – general</p> <p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Any subdivision in accordance with an approved land use resource consent must comply with that resource consent.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Subdivision layout;</p> <p>(c) Compliance with the approved land use consent; and</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
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	(d) Provision of infrastructure.	
SUB-R31	Subdivision – general	
MRZ – Medium density residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) Proposed vacant lots must have a minimum net site area (excluding access legs) of 200m², except where the proposed lot is an access allotment, utility allotment or reserve to vest; and</p> <p>(ii) Proposed vacant lots must be able to connect to public-reticulated water supply and wastewater.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Subdivision layout;</p> <p>(b) Shape of lots and variation in lot sizes;</p> <p>(c) Ability of lots to accommodate a practical building platform including geotechnical stability for building;</p> <p>(d) Likely location of future buildings and their potential effects on the environment;</p> <p>(e) Avoidance or mitigation of natural hazards;</p> <p>(f) Opportunities for streetscape landscaping;</p> <p>(g) Vehicle and pedestrian networks;</p> <p>(h) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and</p> <p>(i) Provision of infrastructure.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R32	Subdivision – general	
MRZ – Medium density residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every proposed vacant lot, other than one designed specifically for access or a utility allotment, must be capable of containing a building platform upon which a dwelling and living court could be sited as a permitted activity, with the building platform being contained within the following dimension:</p> <p>(i) A rectangle of at least 100m² with a minimum dimension of 6m, exclusive of yards.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Subdivision layout;</p> <p>(b) Shape of allotments;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<ul style="list-style-type: none"> (c) Ability of allotments to accommodate a practical building platform; (d) Likely location of future buildings and their potential effects on the environment; (e) Avoidance or mitigation of natural hazards; (f) Geotechnical suitability for building; and (g) Ponding areas and primary overland flow paths. 	
SUB-R33	Subdivision – boundary adjustments	
MRZ – Medium density residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Boundary adjustments must comply with all of the following standards: (b) The standards specified in: <ul style="list-style-type: none"> (i) Rules SUB-R31 to SUB-R32 Subdivision - General; (c) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary adjustment. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (d) Subdivision layout; and (e) Shape of titles and variation in lot sizes. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision layout; and (b) Shape of titles and variation in lot sizes.
SUB-R34	Subdivision – amendments and updates to Cross Lease Flats Plans and Conversion to Freehold	
MRZ – Medium density residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Conversion of a cross lease flats plan to a fee simple title. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (b) Effects on existing buildings; (c) Site layout and design; and (d) Compliance with permitted building rules. 	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R35	Subdivision – amendments and updates to Cross Lease Flats Plans and Conversion to Freehold	
MRZ – Medium density residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Amendment or update of a cross lease flats plan. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (b) Effects on existing buildings; (c) Site layout and design of cross lease or flats plan; and 	<p>(2) Activity status where compliance not achieved: n/a</p>

	(d) Compliance with permitted building rules.	
SUB-R36	Title Boundaries – contaminated land	
MRZ – Medium density residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of land containing contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use) must comply with all of the following standards:</p> <p>(i) Where an existing building is to be contained within the boundaries of any proposed lot (other than where any non-compliance existed lawfully prior to the subdivision), compliance is required with the following building rules relating to:</p> <ol style="list-style-type: none"> (1) Height in relation to boundary (MRZ-S4); (2) Building coverage (MRZ-S6 – MRZ-S7); and (3) Building setbacks (MRZ-S11 – MRZ-S12). <p>(b) Where any proposed subdivision contains one or more of the features listed in 1 – 2, the subdivision must not divide the following:</p> <ol style="list-style-type: none"> (1) A natural hazard area; (2) Contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use); and <p>(ii) The boundaries of every proposed lot containing, adjoining or adjacent to the activities listed in 1 – 3 below, must provide the following setbacks:</p> <ol style="list-style-type: none"> (1) 300m from any intensive farming activity; (2) 550m from the boundary of an Aggregate Extraction Area for rock extraction; and (3) 200m from the boundary of an Aggregate Extraction Area for sand excavation. <p>Council’s discretion is restricted to the following matters:</p> <ol style="list-style-type: none"> (c) Landscape values; (d) Amenity values and character; (e) Reverse sensitivity effects; (f) Effects on existing buildings; (g) Effects on natural hazard areas; 	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	(h) Effects on contaminated land; (i) Effects on an intensive farming activity.	
SUB-R37	Subdivision – road frontage	
MRZ – Medium density residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every proposed vacant lot with a road boundary, other than an access allotment, utility allotment, or a proposed vacant lot containing a ROW or access leg, must have a width along the road boundary of at least 10m.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Safety and efficiency of vehicle access and road network.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R38	Subdivision creating reserves	
MRZ – Medium density residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every reserve, including where a reserve is identified within a structure plan or master plan (other than an esplanade reserve), proposed for vesting as part of the subdivision, must be bordered by roads along at least 50% of its boundaries.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The extent to which the proposed reserve aligns with the principles of Council's Parks Strategy, Playground Strategy, Public Toilets Strategy and Trails Strategy;</p> <p>(c) Consistency with any relevant structure plan or master plan;</p> <p>(d) Reserve size and location;</p> <p>(e) Proximity to other reserves;</p> <p>(f) The existing reserve supply in the surrounding area;</p> <p>(g) Whether the reserve is of suitable topography for future use and development;</p> <p>(h) Measures required to bring the reserve up to Council standard prior to vesting; and</p> <p>(i) The type and standard of boundary fencing.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R39	Subdivision of Esplanade Reserves and Esplanade Strips	
MRZ – Medium density residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in APP7 – Esplanade priority areas) that is</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>required to be created shall vest in Council where the following situations apply:</p> <ul style="list-style-type: none"> (i) The proposed lot is less than 4ha and within 20m of: (ii) mean high water springs; (iii) the bank of any river whose bed has an average width of 3m or more; or (iv) a lake whose bed has an area of 8ha or more; or (v) The proposed lot is more than 4ha or more than 20m from mean high water springs or a water body identified in APP7 – Esplanade priority areas. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; (c) Width of the esplanade reserve or strip; (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument creating an esplanade strip or access strip; and (f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris. 	
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GRUZ – General rural zone

SUB-R40	Prohibited subdivision	
GRUZ – General rural zone	<p>(1) Activity status: PR</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of land for which a Record of Title was issued prior to 6 December 1997, which results in the land comprised in more than one additional Record of Title being located on any high class soil. (b) Exceptions to SUB-R40(1)(a) are where an additional allotment is created by any of the following rules: <ul style="list-style-type: none"> (i) Reserve lot subdivision (Rule SUB-R50); (ii) Access allotment or utility allotment using the rules in EIT – Energy, infrastructure and transport; (iii) Subdivision of Maaori Freehold Land (Rule SUB-R45); (iv) A boundary relocation (Rules SUB-R46 – SUB-R47, including D2 within the Urban Expansion Area) or rural hamlet 	<p>(2) Activity status where compliance not achieved:</p> <p>n/a</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	subdivision (Rules SUB-R48 – SUB-R49), where the subdivision creates any additional allotments on land comprised in one Record of Title which existed prior to the subdivision and where there are no additional Records of Title created overall as a result of the subdivision.	
SUB-R41	Prohibited subdivision	
GRUZ – General rural zone	<p>(1) Activity status: PR</p> <p>Activity specific standards:</p> <p>(a) Subdivision of land for which a Record of Title was issued after 6 December 1997, which results in the land comprised in any additional allotment being located on any high class soil.</p> <p>(b) Exceptions to SUB-41(1)(a) are where an additional lot allotment is created by any of the following:</p> <p>(i) Reserve lot subdivision (Rule SUB-R50);</p> <p>(1) Access allotment or utility allotment using the rules in EIT – Energy, infrastructure and transport</p> <p>(2) Subdivision of Maori Freehold land (Rule SUB-R45);</p> <p>(3) A boundary relocation (Rules SUB-R46 – SUB-R47, including D2 within the Urban Expansion Area) or rural hamlet subdivision (Rules SUB-R48 – SUB-R49), where the subdivision creates any additional allotment on land comprised in one Record of Title which existed prior to the subdivision and where there are no additional Records of Title created overall as a result of the subdivision.</p> <p>(c) Rule SUB-41(1)(a) does not apply to the following:</p> <p>(i) A boundary relocation or adjustment between Records of Title that existed prior to 6 December 1997; (refer to Rules SUB-R46 – SUB-R47); or</p> <p>(ii) A process other than subdivision under the Resource Management Act 1991</p>	<p>(2) Activity status where compliance not achieved:</p> <p>n/a</p>
SUB-R42	Prohibited subdivision	
GRUZ – General rural zone	<p>(1) Activity status: PR</p> <p>Activity specific standards:</p>	<p>(2) Activity status where compliance not achieved:</p> <p>n/a</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(a) Notwithstanding rule SUB-R41(1)(c)(ii) any proposed subdivision of any record of title that has been used as a donor lot for the purpose of a transferable rural lot right subdivision under the provisions of the previous Operative Waikato District Plan – Franklin Section, except where the historical transfer of any consented environmental lots has not resulted in-situ. Exceptions to PR4(a) are where an additional allotment is created by any of the following:</p> <ul style="list-style-type: none"> (i) Reserve lot subdivision (Rule SUB-R50); (ii) Access allotment or utility allotment using the rules in EIT – Energy, infrastructure and transport; (iii) Subdivision of Maori Freehold land (Rule SUB-R45); (iv) A boundary relocation (Rules SUB-R46 – SUB-R47) or rural hamlet subdivision (Rules SUB-R48 – SUB-R49), where the subdivision creates an additional allotment on land comprised in one Record of Title which existed prior to the subdivision and where there are no additional Records of Title created overall as a result of the subdivision. 	
SUB-R43	General subdivision	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision must comply with all of the following standards: <ul style="list-style-type: none"> (i) The Record of Title to the allotment to be subdivided must have issued prior to 6 December 1997; (ii) The Record of Title to be subdivided is not a Record of Title created by section 14 of the Land Transfer Act 2017 and must be at least 40 hectares in area; (iii) The proposed subdivision must create no more than one additional allotment, excluding an access allotment or utility allotment for every complying record of title; (iv) The additional allotment must have a proposed area of between 8,000m² and 1.6 ha; (v) Where the land to be subdivided contains high class soil (as determined by a property scale site specific assessment Land Use Capability 	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>Classification prepared by a suitably qualified person), the additional allotment created by the subdivision, exclusive of the balance area, must not contain more than 15% of its total land area as high class soils within the allotment.</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision layout and design including dimensions, shape and orientation of the proposed allotment; (b) Effects on rural character and amenity values; (c) Effects on landscape values; (d) Potential for subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity; (e) Extent of earthworks including earthworks for the location of building platforms and accessways; (f) Effects on rural productivity and the availability of high class soils; (g) The provision of infrastructure, including water supply accessible for firefighting; (h) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of infrastructure assets, or give rise to reverse sensitivity effects on existing land transport networks. <p>Advice note: some subdivision is a prohibited activity in accordance with SUB-R40 – SUB-R42. Subdivision to create a reserve in as set out in Rule SUB-R50 is not subject to this rule.</p>	
SUB-R44	General subdivision	
GRUZ – General rural zone	<p>(1) Activity status: DIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Any subdivision within the Urban Expansion Area where the following standards are met: <ul style="list-style-type: none"> (i) The Record of Title to be subdivided must have been issued prior to 18 July 2018; (ii) The Record of Title must be at least 1.6 hectares in area; (iii) The additional Record of Title must contain a lawfully established dwelling existing as of 18 July 2018; 	<p>(2) Activity status where compliance not achieved: NC</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(iv) The additional Record of Title must have a net site area (excluding access legs) between 3,000m² and 1 hectare;</p> <p>(v) A consent notice must be registered on the Record of Title for the balance lot stating that no additional residential units are permitted until such time as the lot has a residential zoning.</p>	
SUB-R45	Subdivision of Maaori Freehold Land	
GRUZ – General rural zone	<p>(1) Activity status: DIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision for a full partition of Maaori Freehold Land under Te Ture Whenua Maori Act 1993.</p>	<p>(2) Activity status where compliance not achieved: NC</p>
SUB-R46	Boundary relocation	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) The boundary relocation must:</p> <p>(i) Relocate a common boundary or boundaries between two existing Records of Title.</p> <p>(ii) All Records of Title used in the boundary relocation subdivision must:</p> <p>(1) Contain an area of at least 5,000m²;</p> <p>(2) Not be a road severance or stopped road;</p> <p>(3) Not created by section 14 of the Land Transfer Act 2017;</p> <p>(4) Be able to accommodate a suitable building platform in accordance with Rule SUB-R56 (subdivision rule for building platform</p> <p>(iii) The Records of Title must form a continuous landholding;</p> <p>(iv) Not result in any additional Records of Title created overall as a result of subdivision;</p> <p>(v) Create one allotment of at least 8000m² in area;</p> <p>(vi) Where the land to be subdivided contains high class soil (as determined by a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person), any new allotment created by the boundary relocation less than 4ha in area, must not contain more than 15% of its total land area as high class soils within the allotment; and</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(vii) No additional potential for permitted activity residential units and no additional subdivision potential is created beyond that which already existed prior to the subdivision occurring.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Subdivision layout and design including dimension, shape and orientation of the proposed allotments;</p> <p>(c) Effects on rural character and amenity values;</p> <p>(d) Effects on landscape values; and</p> <p>(e) Potential for subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity;</p> <p>(f) Effects on rural productivity and fragmentation of high class soils;</p> <p>(g) Effects on high class soils, farm management and productivity;</p> <p>(h) The subdivision layout and design having regard to the operation, maintenance, upgrading and development of existing infrastructure assets.</p>	
SUB-R47	Boundary relocation	
GRUZ – General rural zone	<p>(1) Activity status: NC</p> <p>Activity specific standards:</p> <p>(a) A boundary relocation within the Urban Expansion Area that is located within areas HTI and WA.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R48	Rural Hamlet Subdivision	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision to create a Rural Hamlet must comply with all of the following standards:</p> <p>(i) Land contained within a maximum number of 5 Records of Title may be relocated into a Rural Hamlet resulting in a single cluster of 3 to 4 proposed allotments and one balance allotment;</p> <p>(ii) All Records of Title used in the Rural Hamlet subdivision must:</p> <p>(1) Contain an area of at least 5,000m²;</p> <p>(2) Not be a road severance or stopped road;</p> <p>(3) Not be created by section 14 of the Land Transfer Act 2017; and</p>	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>(4) Be able to accommodate a suitable building platform in accordance with Rule SUB-R56 (subdivision rule for building platform);</p> <p>(iii) All existing Records of Title form one continuous landholding;</p> <p>(iv) Each proposed allotment, with the exception of the balance area, has a minimum area of 8,000m;</p> <p>(v) Each proposed allotment, with the exception of the balance area, has a maximum area of 1.6ha;</p> <p>(vi) The proposed balance lot allotment has a minimum area of 40ha;</p> <p>(vii) It does not create any additional Records of Title beyond the number of existing Records of Title; and</p> <p>(viii) Where the land to be subdivided contains high class soil (as determined by a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person), the new allotments created by the rural hamlet subdivision, exclusive of the balance area, must not contain more than 15% of its total land area as high class soils within the allotment.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Subdivision layout and design including dimension, shape and orientation of the proposed allotments;</p> <p>(b) Effects on rural character and amenity values;</p> <p>(c) Effects on landscape values;</p> <p>(d) Potential for subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity;</p> <p>(e) Extent of earthworks including earthworks for the location of building platforms and access ways;</p> <p>(f) Effects on rural productivity and fragmentation of high class soils;</p> <p>(g) The provision of infrastructure, including water supply for firefighting purposes where practicable, wastewater services and stormwater management; and</p> <p>(h) The subdivision layout and design having regard to the operation, maintenance,</p>	
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Part 2: District-wide matters / Subdivision / SUB – Subdivision

	upgrading and development of existing infrastructure assets.	
SUB-R49	Rural Hamlet Subdivision	
GRUZ – General rural zone	(1) Activity status: NC Activity specific standards: (a) A rural hamlet subdivision within the Urban Expansion Area.	(2) Activity status where compliance not achieved: n/a
SUB-R50	Subdivision to create a reserve and incentive lot	
GRUZ – General rural zone	(1) Activity status: RDIS Activity specific standards: (a) Subdivision to create a reserve must comply with all of the following standards: (i) The land being subdivided must contain an area that is identified in a Waikato District Council Parks Strategy as being required for permanent public access or for reserve purposes; (ii) The area identified in the Parks Strategy as being required for permanent public access or for reserve purposes is to be vested in Council; (iii) No more than one additional allotment in addition to the balance allotment is created, excluding any land vested in Council; (iv) The proposed additional allotment, excluding the reserve, has a minimum size of 8,000m ² . Council's discretion is restricted to the following matters: (b) Size and location of area for which public access or reserve is secured; (c) Method of securing public access; (d) Management of any land remaining in private ownership over which access rights are granted; (e) Location of the additional allotment; (f) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.	(2) Activity status where compliance not achieved: NC
SUB-R51	Title boundaries – existing buildings	
GRUZ – General rural zone	(1) Activity status: RDIS Activity specific standards: (a) The boundaries of every proposed lot allotment containing existing buildings must demonstrate that existing buildings comply with the land use-building	(2) Activity status where compliance not achieved: DIS

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>standards in the GRUZ – General rural zone relating to:</p> <ul style="list-style-type: none"> (i) GRUZ-S1 (Number of residential units within a Record of Title); (ii) GRUZ-S8 (Height in relation to boundary); (iii) GRUZ-S9 – GRUZ-S11 (Building coverage); (iv) GRUZ-S12 (Building setbacks); (v) GRUZ-S13 (Building setback sensitive land use). <p>(b) Rule SUB-R51(1)(a) does not apply to any non-compliance with the land use – building standards in the GRUZ – General rural zone that existed lawfully prior to the subdivision.</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Reverse sensitivity effects; (b) Effects on existing buildings; (c) Effects on an intensive farming activity; (d) Effects on any Aggregate Extraction Area. 	
SUB-R52	Subdivision – road frontage	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed allotment as part of the subdivision with a road boundary, other than proposed allotment containing an access or utility allotment, right of way or access leg must have a width along the road boundary of at least 60m. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Safety and efficiency of vehicle access and land transport; (c) Amenity values and rural character 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R53	Subdivision within identified areas	
GRUZ – General rural zone	<p>(1) Activity status: DIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of any land containing any of the following areas: <ul style="list-style-type: none"> (i) High Natural Character Area; (ii) Outstanding Natural Character Area; (iii) Outstanding Natural Landscape; (iv) Outstanding Natural Feature; (v) Coal Mining Area; (vi) Aggregate Resource Area; or 	<p>(2) Activity status where compliance not achieved: n/a</p>

	(vii) Aggregate Extraction Area.	
SUB-R54	Subdivision of land containing all or part of an Environmental Protection Area	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of land containing all or part of an Environmental Protection Area identified on the planning maps must include the following:</p> <p>(i) A planting and management plan is submitted to Council for the Environmental Protection Area prepared by a suitably qualified person, containing exclusively indigenous species suitable to the area and conditions.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Measures proposed in the planting and management plan;</p> <p>(c) Vesting of reserve land in Council if appropriate;</p> <p>(d) Effects on amenity values;</p> <p>(e) Effects on ecological values;</p> <p>(f) Effects on stormwater management; and</p> <p>(g) Legal protection if appropriate.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R55	Esplanade reserves and esplanade strips	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) An esplanade reserve or esplanade strip 20m wide (or such other width stated in APP7 – Esplanade priority areas) is required to be created and vested in Council from every subdivision where the land being subdivided is:</p> <p>(i) Less than 4ha and located within 20m of any:</p> <p>(1) Mean high water springs;</p> <p>(2) The bank of any river whose bed has an average width of 3m or more;</p> <p>(3) A lake whose bed has an area of 8ha or more;</p> <p>(ii) 4ha or more and located within 20m of any:</p> <p>(1) Mean high water springs;</p> <p>(2) A water body identified in APP7 – Esplanade priority areas.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; (c) Provision of legal access to the esplanade reserve or strip; (d) Matters provided for in an instrument creating an esplanade strip or access strip; (e) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris. (f) Costs and benefits of acquiring the land. 	
<p>SUB-R56</p>	<p>Subdivision – building platform</p>	
<p>GRUZ – General rural zone</p>	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision, other than an access or utility allotment, must provide a building platform on every proposed allotment that meets all of the following standards: <ul style="list-style-type: none"> (i) A shape factor being either: <ul style="list-style-type: none"> (1) An area of 1,000m² exclusive of boundary setbacks; or (2) A circle with a diameter of at least 30m, exclusive of boundary setbacks; and (3) Containing a building platform being a circle with a diameter of at least 18m. (ii) Has an average gradient not steeper than 1:8; (iii) Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform; (iv) Has vehicular access in accordance with Rule TRPT-RI (Transportation) (v) Is not subject to inundation in a 2% AEP storm or flood event; (vi) A residential unit could be built on as a permitted activity in accordance with Land use – building standards in the GRUZ – General rural zone. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Earthworks and fill material required for building platforms and access; (c) Geotechnical suitability for building; (d) The relationship of the building platform and future residential activities with 	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>surrounding rural activities to ensure reverse sensitivity effects are avoided or mitigated;</p> <p>(e) Avoidance of natural hazards;</p> <p>(f) Effects on landscape and amenity; and</p> <p>(g) Measures to avoid storm or flood events.</p>	
SUB-R57	Subdivision within the National Grid <u>Subdivision</u> Corridor	
GRUZ – General rural zone	<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>(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 the 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>(2) Activity status where compliance not achieved: NC</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<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>	
SUB-R58	Subdivision for a full partition of Maori freehold land outside a Whaanga Coast development specific control area (PREC5 – Whaanga Coast development precinct) under Te Ture Whenua Act 1993	
PREC5 – Whaanga Coast development precinct	<p>(1) Activity status: DIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision for a full partition of Maori freehold land outside a Whaanga Coast development specific control area under Te Ture Whenua Act 1993.</p>	<p>(2) Activity status where compliance not achieved: NC</p>
SUB-R59	Subdivision general – PREC31 – Lakeside Te Kauwhata within the GRUZ – General rural zone	
PREC31 – Lakeside Te Kauwhata within the GRUZ – General rural zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) It relates to the creation of lots in accordance with the precinct boundaries, and</p> <p>(ii) It is in accordance with the Te Kauwhata Lakeside Precinct Plan in Figure 26, Figure 27 and Figure 28 and</p> <p>(iii) It creates titles necessary to vest public open space in the Council or an iwi authority, or</p> <p>(iv) It creates titles necessary to provide long-term lease or ownership for informal or active recreational uses within the Te Kauwhata Structure Plan Area, or</p> <p>(v) It creates titles appropriate for the long term management of land or part of land identified as open space overlay on Te Kauwhata Lakeside Precinct Plan in Figure 29 – Lakeside Open Space and Lakeside Cultural and Heritage Overlay, or</p> <p>(vi) It creates a title for the GRUZ – General rural zoned land outside the open space overlays.</p> <p>(vii) Primary roads are within 50m of the location shown on the Precinct Plan in Figure 27; and</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Extent to which the proposal accords with the Te Kauwhata Lakeside Precinct Plan in Figure 26, Figure 27 and Figure 28;</p> <p>(b) Amenity;</p> <p>(c) Pedestrian and cycle networks;</p> <p>(d) Access roads.</p>

	<p>(viii) Bus route is either on the alignment shown on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation; and</p> <p>(ix) Subject to (x) below Indicative walkways/cycleways are within 100m of the location shown on the Precinct Plan in Figure 28 provided connections are retained between the Lakeside Walkway and the residential development; and</p> <p>(x) subject to (xi) below Lakeside Walkway is within 30m of the location shown on the Precinct Plan in Figure 28; and</p> <p>(xi) Any walkway/cycleway or the Lakeside Walkway that needs to be aligned so as to avoid an area of infested alligator weed as identified within any alligator weed management plan may be relocated from the alignment shown in in Figure 28 to the extent necessary to avoid the infested area.</p>	
<p>SUB-R60</p>	<p>Lakeside Comprehensive Subdivision Consent within the GRUZ – General rural zone</p>	
<p>PREC31 – Lakeside Te Kauwhata within the GRUZ – General rural zone</p>	<p>(1) Activity status: RDIS Activity specific standards:</p> <p>(a) Comprehensive Subdivision Consent that meets all of the following standards:</p> <p>(i) Is in accordance with Te Kauwhata Lakeside Precinct Plan in Figure 26; the roading network, walkways and cycleways shown on the Precinct Plan in Figure 27; and the open space shown on the Precinct Plan in Figure 28 as set out in the precinct parameters below; and</p> <p>(ii) A Comprehensive Subdivision Consent is in accordance with the Lakeside Precinct Plans identified above if:</p> <p>(1) Primary roads are within 50m of the location shown on the Precinct Plan in Figure 27; and</p> <p>(2) Bus route is either on the alignment shown on Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation; and</p> <p>(3) Indicative walkways/cycleways are within 100m of the location shown on the Precinct Plan in Figure 28 provided connections</p>	<p>(2) Activity status: DIS Where:</p> <p>(a) A Comprehensive Subdivision Consent that does not comply with Rule SUB-R60(1) and does not exceed standards (i) to (iv) below:</p> <p>(i) Primary roads are within 50m-100m of the location shown on the Precinct Plan in Figure 27; and</p> <p>(ii) Bus route is either on the alignment shown on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation; and</p> <p>(iii) Indicative walkways/cycleways are within 100m-200m of the</p>

	<p>are retained between the Lakeside Walkway and the residential development; and</p> <p>(4) Lakeside Walkway is within 10m of the location shown on the Precinct Plan in Figure 28.</p> <p>(iii) A Comprehensive Subdivision Consent can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages, provided that an individual stage must be 5ha or more.</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Consistency with the Te Kauwhata Lakeside Precinct Plan in Figure 26, Figure 27 and Figure 28; (b) Managing the effects of wastewater and stormwater; (c) Roading network (including the Te Kauwhata Road level crossing safety) and compliance with a Council approved roading standard; (d) Protection, restoration or enhancement of ecological features; (e) Provision and location of existing and future utilities and connections; (f) Location of roads and their connections; (g) Provision for public access to Lake Waikare; (h) Provision of open space, including linkages between residential areas, open space and Lake Waikare; (i) Effects of natural hazards (including flooding), geotechnical and land contamination; (j) Provision of the historic Iwi overlay area shown on Precinct Plan in Figure 28; (k) Applications for approval of a Comprehensive Subdivision Consent as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons; (l) Comprehensive Subdivision Consent approval does not constitute authorisation by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from the 	<p>location shown on the Precinct Plan in Figure 28 provided connections are retained between the Lakeside Walkway and the residential development; and</p> <p>(iv) Lakeside Walkway is within 10m-20m 30m-50m of the location shown on in Precinct Plan in Figure 27.</p> <p>(b) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.</p> <p>(3) Activity status: NC</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A Comprehensive Subdivision Consent that does not meet the requirements of Rule SUB-R60(2).
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Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>Waikato District Council prior to any works commencing that affect public roads.</p>	
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RLZ – Rural lifestyle zone

SUB-R61	General subdivision	
RLZ – Rural lifestyle zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision must comply with all of the following conditions standards: <ul style="list-style-type: none"> (i) All proposed lots must have a net site area (excluding access legs) of at least 5000m². <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Adverse effects on amenity values; (b) The provision of infrastructure, including water supply accessible for firefighting; (c) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of infrastructure assets, or give rise to reverse sensitivity effects on existing land transport networks; and (d) Measures to minimise reverse sensitivity effects, including on adjoining GRUZ – General rural zone land. 	<p>(2) Activity status where compliance not achieved: NC</p>
SUB-R62	General subdivision within PREC4 – Havelock precinct	
PREC4 – Havelock precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p>	<p>(2) Activity status: DIS</p> <p>Where:</p>

	<p>(a) Subdivision within PREC4 – Havelock precinct in the RLZ - Rural lifestyle zone that complies with all of the following standards:</p> <ul style="list-style-type: none"> (i) The number of lots, whether in a single or several applications, does not exceed a total of 55 and the maximum number identified in each cluster on the Havelock Precinct Plan (APP14 – Havelock precinct plan). (ii) All proposed lots have a net site area (excluding access legs) of at least 2500m² (which may include land within the Environmental Protection Area) and a building platform located entirely within the cluster (APP14 – Havelock precinct plan). (iii) The proposal includes the indicative road as a road to vest, provided that this can be constructed and vested in stages to provide the connection to Bluff Road. (iv) The proposal offers the provision of any sections of the walkway/cycleway/bridleway within or adjacent to the site. (v) The proposal includes a 5m planted landscape yard adjoining any road or indicative road. (vi) The proposal includes legal mechanisms to retain Environmental Protection Areas in perpetuity and which prevent further subdivision of them (such as via covenants, consent notice or vesting). <p>(b) Rule SUB-R61 does not apply.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Consistency with the Havelock Precinct Plan (APP14 – Havelock precinct plan); (b) Adverse effects on amenity values; (c) The provision of infrastructure, including water supply for firefighting where practicable; (d) Standard of design and construction of the walkway; (e) Standard of design and construction of the indicative road; (f) Provision of planting, management plans for weed and pest control and their implementation, ownership and ongoing management of the Environmental Protection Area; and 	<p>(a) Subdivision that does not comply with Rule SUB-R62(1)(a)(iv) to (vi).</p> <p>(3) Activity status: NC</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Subdivision that does not comply with Rule SUB-R62(1)(a)(i) to (iii)
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Part 2: District-wide matters / Subdivision / SUB – Subdivision

	(g) Provision of planting and management plans to mitigate and offset the landscape and ecological effects earthworks and vegetation removal associated with road construction.	
SUB-R63	General subdivision	
RLZ – Rural lifestyle zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of land wholly inside the Airport Subdivision Control Boundary, or wholly or partially inside the SEL 95 Boundary identified on the planning maps must comply with all of the following standards:</p> <p>(i) Where the, the average net site area (excluding access legs) of all proposed lots must be at least 1.1ha;</p> <p>(ii) Where the land being subdivided straddles the Airport Subdivision Control Boundary, the maximum number of proposed titles must be the smallest nearest whole number calculated by the following formula:</p> $\frac{\text{area (ha) outside} *}{0.5} + \frac{\text{area (ha) inside} *}{1.1}$ <p>* outside and inside Airport Subdivision Control Boundary</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Adverse effects on amenity values;</p> <p>(b) Effects on the operation of the airport;</p> <p>(c) The provision of infrastructure, including water supply accessible for firefighting;</p> <p>(d) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of infrastructure assets, or give rise to reverse sensitivity effects on existing land transport networks.</p> <p>(e) Measures to minimise reverse sensitivity effects, including on adjoining GRUZ – General rural zone land.</p>	<p>(2) Activity status where compliance not achieved: NC</p>
SUB-R64	Subdivision within Hamilton's Urban Expansion Area (as identified on the planning maps) where all proposed allotments have a net site area (excluding access legs) of at least 5000m ²	
RLZ – Rural lifestyle zone	<p>(1) Activity status: NC</p> <p>Activity specific standards:</p> <p>Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

SUB-R65	Subdivision of any lot containing any these areas: (a) Coal Mining Area; (b) Aggregate Resource Area; (c) Aggregate Extraction Area; (d) A natural hazard area.	
RLZ – Rural lifestyle zone	(2) Activity status: DIS Activity specific standards: Nil.	(3) Activity status where compliance not achieved: n/a
SUB-R66	Title boundaries – existing buildings	
RLZ – Rural lifestyle zone	(1) Activity status: RDIS Activity specific standards: (a) The boundaries of every proposed lot containing an existing building must demonstrate compliance with the land use – building standards for the zone relating to: (i) RLZ-S6 (Height in relation to boundary); (ii) RLZ-S7 (Building coverage); (iii) RLZ-S10 (Building setbacks). (b) Rule SUB-R66(1)(a) does not apply to any non-compliance with the land use – building standards in the RLZ – Rural lifestyle zone that existed lawfully prior to the subdivision. Council's discretion is restricted to the following matters: (a) Landscape values; (b) Amenity values and character; (c) Reverse sensitivity effects; and (d) Effects on any existing building.	(2) Activity status where compliance not achieved: DIS
SUB-R67	Subdivision – road frontage	
RLZ – Rural lifestyle zone	(1) Activity status: RDIS Activity specific standards: (a) Every proposed lot with a road boundary, other than an access allotment or utility allotment or lot accessed via an access leg, must have a width along the road boundary of at least 50m. Council's discretion is restricted to the following matters: (a) Safety and efficiency of vehicle access and road network; and (b) Amenity values and rural residential character.	(2) Activity status where compliance not achieved: DIS
SUB-R68	Subdivision – building platform	
RLZ – Rural lifestyle zone	(1) Activity status: RDIS Activity specific standards: (a) Subdivision, other than an access allotment or utility allotment, must provide a building	(2) Activity status where compliance not achieved: DIS

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>platform on every proposed lot. The building platform must meet all of the following standards:</p> <ul style="list-style-type: none"> (i) Has an area of 1000m² exclusive of boundary setbacks; (ii) Has an average gradient no steeper than 1:8; (iii) Has vehicular access in accordance with Rule TRPT-RI; (iv) Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform; (v) Is not subject to inundation in a 2% AEP storm or flood event; (vi) A residential unit could be built on as a permitted activity in accordance with land-use building standards of the zone. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Earthworks and fill material required for building platform and access; (b) Geotechnical suitability for a building; (c) Avoidance or mitigation of natural hazards; (d) Effects on landscape and amenity; and (e) Measures to avoid storm or flood events. 	
SUB-R69	Subdivision – building platform within PREC4 – Havelock precinct	
PREC4 – Havelock precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision in PREC4 – Havelock precinct in the RLZ - Rural lifestyle zone that provides a building platform on every proposed lot (other than an access allotment or utility allotment) that meets all of the following standards: <ul style="list-style-type: none"> (i) Has an area of 500m² exclusive of boundary setbacks; (ii) Has an average gradient no steeper than 1:8; (iii) Has vehicular access in accordance with Rule TRPT-RI; (iv) Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform; (v) Is not subject to inundation in a 2% AEP storm or flood event; and (vi) A residential unit could be built on as a permitted activity in accordance with the land-use – building standards of the RLZ – Rural lifestyle zone. 	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	(b) Rule SUB-R68 does not apply.	
	Council's discretion is restricted to the following matters: (a) Earthworks and fill material required for building platform and access; (b) Geotechnical suitability for a building; (c) Avoidance or mitigation of natural hazards; (d) Effects on landscape and amenity; and (e) Measures to avoid storm or flood events.	
SUB-R70	Subdivision of land at 67 Pioneer Road, Pōkeno	
RLZ – Rural lifestyle zone	(1) Activity status: RDIS Activity specific standards: (a) Any subdivision at 67 Pioneer Road, Pōkeno (Pt Lot 2 DP 199670). Council's discretion is restricted to the following matters: (a) Accordance with the subdivision layout on the Figure 23 below.	(2) Activity status where compliance not achieved: n/a



Figure 23 – 67 Pioneer Road subdivision layout

SUB-R71	Subdivision of land containing all or part of an Environmental Protection Area	
RLZ – Rural lifestyle zone	(1) Activity status: CON Activity specific standards:	(2) Activity status where compliance not achieved: RDIS

	<p>(a) A residential unit could be built on as a permitted activity in accordance with land-use building standards of the zone.</p> <p>Council’s control is reserved over the following matters:</p> <p>(b) Measures proposed in the planting and management;</p> <p>(c) Vesting of reserve land in Council, if appropriate; and</p> <p>(d) Legal protection if appropriate.</p>	<p>Council’s discretion is restricted to the following matters:</p> <p>(a) Measures proposed in the planting and management;</p> <p>(b) Vesting of reserve land in Council, if appropriate;</p> <p>(c) Effects on amenity values; and</p> <p>(d) Effects on ecological values.</p>
SUB-R72	Esplanade reserves and esplanade strips	
RLZ – Rural lifestyle zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of an esplanade reserve or strip 20m wide (or other width stated in APP7 – Esplanade priority areas) is required to be created from every proposed lot and shall vest in Council where the following situations apply:</p> <p>(i) less than 4ha and within 20m of:</p> <p>(1) Mean high water springs; or</p> <p>(2) The bank of any river whose bed has an average width of 3m or more; or</p> <p>(3) A lake whose bed has an area of 8ha or more; or</p> <p>(ii) 4ha or more within 20m of mean high water springs or a water body identified in APP7 – Esplanade priority areas.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The type of esplanade provided - reserve or strip;</p> <p>(b) Width of the esplanade reserve or strip;</p> <p>(c) Provision of legal access to the esplanade reserve or strip;</p> <p>(d) Matters provided for in an instrument creating an esplanade strip or access strip; and</p> <p>(e) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; and</p> <p>(f) Costs and benefits of acquiring the land.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R73	Subdivision within the National Grid Subdivision Corridor	

<p>RLZ – Rural lifestyle zone</p>	<p>(1) Activity status: RDIS 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>(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 the 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>	<p>(2) Activity status where compliance not achieved: NC</p>
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SETZ – Settlement zone

<p>SUB-R74</p>	<p>Subdivision – general</p>
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<p>SETZ – Settlement zone</p>	<p>(1) Activity status: RDIS Activity specific standards:</p> <p>(a) Proposed lots must have a minimum net site area (excluding access legs) of 2,500m², except where the proposed lot is an access allotment, utility allotment or reserve to vest.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Shape, location and orientation of proposed lots; (c) Matters referred to in the infrastructure chapter; (d) Impacts on stormwater and wastewater disposal; (e) Impacts on Significant Natural Areas; (f) Impacts on identified Maaori Sites of Significance; and (g) Roads and pedestrian networks.; (h) The provision of water supply for firefighting where practicable; (i) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of regionally significant infrastructure assets, or give rise to reverse sensitivity effects on existing land transport networks; and (j) Within Tuakau, Pokeno, and Te Kowhai, whether indicative future lot boundaries demonstrate how the proposed lots can be subdivided in the future to achieve a gross density of a minimum of 10 households per hectare.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>SUB-R75</p>	<p>Subdivision – boundary adjustments</p>	
<p>SETZ – Settlement zone</p>	<p>(1) Activity status: CON Activity specific standards:</p> <p>(a) Boundary adjustments must comply with all of the following standards:</p> <p>(i) The conditions specified in: (I) Rule SUB-R74 (Subdivision – General); (ii) Proposed lots must not generate any additional building infringements to those which legally existing prior to the boundary adjustment.</p> <p>Council’s control is reserved over the following matters:</p> <p>(b) Subdivision layout; (c) Shape of lots and variation in lot sizes.; and</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	(d) The provision of access to existing network infrastructure.	
SUB-R76	Subdivision – amendments to cross lease and flats plans and conversions	
SETZ – Settlement zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Conversion of a cross lease and flats plan to fee simple.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Effect on existing buildings;</p> <p>(c) Site layout and design; and</p> <p>(d) Compliance with building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R77	Subdivision – amendments to cross lease and flats plans and conversions	
SETZ – Settlement zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Amendment or update to a cross lease flats plan including additions or alterations to any buildings, and areas for exclusive use by an owner or owners.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Purpose of the boundary adjustment;</p> <p>(c) Effect on existing buildings;</p> <p>(d) Site layout and design of a cross lease or flats plan; and</p> <p>(e) Compliance with permitted building rules.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R78	Title boundaries – existing buildings	
SETZ – Settlement zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) The boundaries of every proposed lot with existing buildings must demonstrate compliance with the following building rules (other than where any non-compliance existed lawfully prior to the subdivision) relating to:</p> <p>(i) Height in relation to boundary (SETZ-S6);</p> <p>(ii) Building coverage (SETZ-S7 – SETZ-S8);</p> <p>(iii) Building setbacks (SETZ-S9);</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Landscape values;</p> <p>(c) Amenity values and character;</p> <p>(d) Reverse sensitivity; and</p> <p>(e) Effects on existing buildings.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R79	Road frontage	

<p>SETZ – Settlement zone</p>	<p>(1) Activity status: RDIS Activity specific standards:</p> <p>(a) Every proposed lot must have at least 20m frontage to a road boundary, except where the proposed lot is an access allotment, utility allotment, or a right of way or access leg is provided.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Safety and efficiency of vehicle access and road network; and</p> <p>(c) Amenity values and low density village character.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>SUB-R80 Building platform</p>		
<p>SETZ – Settlement zone</p>	<p>(1) Activity status: RDIS Activity specific standards:</p> <p>(a) Every proposed lot, other than an access allotment, utility allotment, or reserve allotment, must be capable of containing a building platform upon which a dwelling could be sited as a permitted activity, with the building platform being contained within either of the following dimensions:</p> <p>(i) A circle with a diameter of at least 15m exclusive of the boundary setbacks required in Rule SETZ-S9; or</p> <p>(ii) A rectangle of at least 200m² with a minimum dimension of 12m exclusive of the boundary setbacks required in Rule SETZ-S9.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout;</p> <p>(c) Shape of allotments;</p> <p>(d) Ability of allotments to accommodate a practical building platform;</p> <p>(e) Likely location of future buildings and their potential effects on the environment;</p> <p>(f) Avoidance or mitigation of natural hazards;</p> <p>(g) Geotechnical suitability for building; and</p> <p>(h) Ponding areas and primary overland flow paths.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>SUB-R8I Subdivision creating reserves</p>		
<p>SETZ – Settlement zone</p>	<p>(1) Activity status: RDIS Activity specific standards:</p> <p>(a) Every reserve, including where a reserve is identified within a structure plan or master plan, and is proposed for vesting for</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>recreation purposes as part of the subdivision, must be bordered by roads along at least 20% of its boundaries (other than an esplanade reserve or local purpose reserve for walkway purposes).</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The extent to which the proposed reserve aligns with the principles of Council's Parks Strategy, Playground Strategy, Public Toilets Strategy and Trails Strategy; (c) Consistency with any relevant structure plan or master plan; (d) Reserve size and location; (e) Proximity to other reserves; (f) The existing reserve supply in the surrounding area; (g) Whether the reserve is of suitable topography for future use and development; (h) Measures required to bring the reserve up to Council standard prior to vesting; (i) The type and standard of boundary fencing; and (j) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets. 	
SUB-R82	Subdivision of Esplanade Reserves and Esplanade Strips	
SETZ – Settlement zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in APP7 – Esplanade priority areas that is required to be created from every proposed lot shall vest in Council where any of the following situations apply: <ul style="list-style-type: none"> (i) Within 20m of: <ul style="list-style-type: none"> (1) Mean high water springs; (2) The bank of any river whose bed has an average width of 3m or more; or (3) A Lake whose bed has an area of 8ha or more <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided-reserve or strip; (c) Width of the esplanade reserve or strip; 	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<ul style="list-style-type: none"> (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument creating an esplanade strip or access strip; (f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; (g) Layout and design in regard to effects on the operation, maintenance, upgrading and development of existing infrastructure assets; and (h) Topography, the location of existing buildings, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or strips to be taken. 	
SUB-R83	Subdivision within the National Grid <u>Subdivision</u> Corridor	
SETZ – Settlement zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> (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 (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>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (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; (c) The ability to provide a complying building platform outside of the National Grid Yard; (d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage; (e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation; 	<p>(2) Activity status where compliance not achieved: NC</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>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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LCZ – Local centre zone

SUB-R84	Subdivision general	
LCZ – Local centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) The Record of Title must have a minimum size of 225m² net site area (excluding access legs) with the exception of access or utility allotments or reserves to vest;</p> <p>(ii) All proposed lots must be connected to public-reticulated water supply and wastewater.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Amenity values;</p> <p>(c) The extent to which a range of future business activities can be accommodated;</p> <p>(d) Impact on the operation, maintenance, upgrading and development of existing infrastructure.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R85	Subdivision – multi-unit subdivision	
LCZ – Local centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision for multi-unit development shall comply with all of the following standards:</p> <p>(i) An application for land use consent under Rule LCZ-R15 (Multi-unit development) must either accompany the subdivision or have been granted resource consent by Council;</p> <p>(ii) Be connected to public wastewater and water reticulation;</p> <p>(iii) (Where a residential unit is being created in accordance with the Unit</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>Titles Act 2010, it meets the following minimum unit size:</p> <table border="1" data-bbox="416 264 1031 387"> <tr> <td>Unit or apartment</td> <td>Minimum unit area</td> </tr> <tr> <td>Studio unit</td> <td>35m²</td> </tr> <tr> <td>1 or more bedroom unit</td> <td>45m²</td> </tr> </table> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout including notional boundaries for the multi-unit development; (c) Compliance with the proposed or approved land use resource consent; (d) Provision of common areas for shared spaces, access and services; (e) Avoidance or mitigation of natural hazards; (f) Geotechnical suitability of site for buildings; (g) Amenity values and streetscape; (h) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres. 	Unit or apartment	Minimum unit area	Studio unit	35m ²	1 or more bedroom unit	45m ²	
Unit or apartment	Minimum unit area							
Studio unit	35m ²							
1 or more bedroom unit	45m ²							
SUB-R86	Subdivision – boundary adjustments							
LCZ – Local centre zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Boundary adjustments must comply with the following: <ul style="list-style-type: none"> (i) the standards specified in either: <ul style="list-style-type: none"> (1) Rule SUB-R84 (Subdivision - General); or (2) Rule SUB-R85 (Subdivision- Multi-unit housing). (ii) Proposed lot must not generate any additional building infringements to those which legally existed prior to the boundary adjustment. <p>Council’s control is reserved over the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Shape of title and variation in title size. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision layout; and (b) Shape of title and variation in title size. 						
SUB-R87	Subdivision – amendments and updates to cross lease or flats plans							
LCZ – Local centre zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The purpose is to convert a cross lease or flats plan to a fee simple title; or (b) An amendment or update for additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners. 	<p>(2) Activity status where compliance not achieved: n/a</p>						

	<p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (c) Purpose of the amendment or update to the cross lease or flats plan; (d) Effects on existing buildings; (e) Site layout and design of cross lease or flats plan; (f) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple. 	
SUB-R88	Subdivision – road frontage	
LCZ – Local centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed lot with a road boundary, other than any access or utility allotment, right of way or access leg, must have: <ul style="list-style-type: none"> (i) A width along the road boundary of at least 15m. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Safety and efficiency of vehicle access and road network; (c) Amenity and streetscape. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R89	Subdivision – esplanade reserves and esplanade strips	
LCZ – Local centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) An esplanade reserve or esplanade strip 20m wide (or such other width stated in APP7 – Esplanade priority areas is required to be created and vested in Council from every subdivision where the land being subdivided is: <ul style="list-style-type: none"> (i) Less than 4ha and within 20m of any: <ul style="list-style-type: none"> (1) Mean high water springs; (2) The bank of any river whose bed has an average width of 3m or more; (3) A lake whose bed has an area of 8ha or more; (ii) 4ha or more and located within 20m of any: <ul style="list-style-type: none"> (1) Mean high water springs; or (2) Water body identified in APP7 – Esplanade priority areas. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; 	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<ul style="list-style-type: none"> (c) Width of the esplanade reserve or strip; (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument creating an esplanade strip or access strip; (f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; (g) Costs and benefits of acquiring the land. 	
SUB-R90	Subdivision within the National Grid <u>Subdivision</u> Corridor	
LCZ – Local centre zone	<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> <ul style="list-style-type: none"> (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 (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>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (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; (c) The ability to provide a complying building platform outside of the National Grid Yard; (d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage; (e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid; (f) The risk to the structural integrity of the National Grid; (g) The extent to which the subdivision design and consequential development will minimise 	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>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>	
<p>SUB-R91</p>	<p>Subdivision within PREC31 – Lakeside Te Kauwhata precinct</p>	
<p>PREC31 – Lakeside Te Kauwhata precinct within the LCZ – Local centre zone</p>	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) A Comprehensive Subdivision Consent that meets all of the following standards:</p> <p>(i) Is in accordance with Te Kauwhata Lakeside Precinct Plan in Figure 26; the roading network, walkways and cycleways shown on the Precinct Plan in Figure 27; and the open space shown on the Precinct Plan in Figure 28, as set out in the precinct parameters below; and</p> <p>(ii) A Comprehensive Subdivision Consent is in accordance with the Lakeside Precinct Plans identified above if:</p> <p>(1) Primary roads are within 50m of the location shown on the Precinct Plan in Figure 27; and</p> <p>(2) Bus route is either on the alignment shown on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation; and</p> <p>(3) Indicative areas of open space are within 200m of the location shown on the Precinct Plan in Figure 28.</p> <p>(b) The following infrastructure requirements are met:</p> <p>(i) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements;</p> <p>(ii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (i) above; and</p> <p>(iii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will provide land drainage and</p>	<p>(2) Activity status: DIS</p> <p>Where:</p> <p>(a) A Comprehensive Subdivision Consent that does not comply with Rule SUB-R91(1) and meets all of the following standards and standard SUB-R91(1)(b) relating to infrastructure:</p> <p>(i) Primary roads are within 50m-100m of the location shown on the Precinct Plan in Figure 27;</p> <p>(ii) Bus route is either on the alignment shown on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation;</p> <p>(iii) Indicative areas of open space are within 200-400m of the location shown on the Precinct Plan in Figure 27.</p> <p>(iv) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.</p>

	<p>stormwater disposal either through a reticulated network or in accordance with Chapter 14.</p> <p>(c) A Comprehensive Subdivision Consent can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages beyond the business zone, provided that an individual stage is 5ha or more.</p> <p>(d) Applications for approval of a comprehensive land development consent as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>(e) Comprehensive land development consent approval does not constitute authorisation by Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from Waikato District Council prior to any works commencing that affect public roads.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Consistency with the Te Kauwhata Lakeside Precinct Plan in Figure 26, Figure 27 and Figure 28;</p> <p>(b) Managing the effects of wastewater and stormwater;</p> <p>(c) Roading network and compliance with a Council approved roading standard;</p> <p>(d) Provision and location of existing and future utilities and connections;</p> <p>(e) Location of roads and their connections;</p> <p>(f) Provision of open space, including linkages between residential areas, open space and Lake Waikare;</p> <p>(g) Effects of natural hazards (including flooding), geotechnical suitability and land contamination;</p> <p>(h) Provision of the historic lwi overlay area shown on the Precinct Plan in Figure 28.</p> <p>(i) Applications for approval of a Comprehensive Subdivision Consent as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p>	<p>(3) Activity status: NC Where:</p> <p>(a) A Comprehensive Subdivision Consent that does not meet the requirements of Rule SUB-R91(1)(c) relating to Infrastructure Requirements.</p> <p>(4) Activity status: NC Where:</p> <p>(a) Comprehensive Subdivision Consent that does not meet any of the parameters in Rule SUB-R91(2).</p>
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Part 2: District-wide matters / Subdivision / SUB – Subdivision

	(j) Comprehensive Subdivision Consent approval does not constitute authorisation by Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from Waikato District Council prior to any works commencing that affect public roads.	
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COMZ – Commercial zone

SUB-R92	Subdivision general							
COMZ – Commercial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) The Record of Title must have a minimum size of 225m² net site area (excluding access legs) with the exception of access or utility allotments or reserves to vest;</p> <p>(ii) All proposed lots must be connected to public-reticulated water supply and wastewater.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Amenity values;</p> <p>(c) The extent to which a range of future business activities can be accommodated;</p> <p>(d) Impact on the operation, maintenance, upgrading and development of existing infrastructure.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>						
SUB-R93	Subdivision – multi-unit subdivision							
COMZ – Commercial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision for multi-unit development shall comply with all of the following standards:</p> <p>(i) An application for land use consent under Rule COMZ-R17 (Multi-unit development) must either accompany the subdivision or have been granted resource consent by Council;</p> <p>(ii) Be connected to public wastewater and water reticulation;</p> <p>(iii) (Where a residential unit is being created in accordance with the Unit Titles Act 2010, it meets the following minimum unit size:</p> <table border="1" data-bbox="411 1921 1034 2038"> <tr> <td>Unit or apartment</td> <td>Minimum unit area</td> </tr> <tr> <td>Studio unit</td> <td>35m²</td> </tr> <tr> <td>1 or more bedroom unit</td> <td>45m²</td> </tr> </table>	Unit or apartment	Minimum unit area	Studio unit	35m ²	1 or more bedroom unit	45m ²	<p>(2) Activity status where compliance not achieved: DIS</p>
Unit or apartment	Minimum unit area							
Studio unit	35m ²							
1 or more bedroom unit	45m ²							

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout including notional boundaries for the multi-unit development; (c) Compliance with the proposed or approved land use resource consent; (d) Provision of common areas for shared spaces, access and services; (e) Avoidance or mitigation of natural hazards; (f) Geotechnical suitability of site for buildings; (g) Amenity values and streetscape; (h) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres. 	
SUB-R94	Subdivision – boundary adjustments	
COMZ – Commercial zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Boundary adjustments must comply with the following: <ul style="list-style-type: none"> (i) the standards specified in either: <ul style="list-style-type: none"> (1) Rule SUB-R93 (Subdivision - General); or (2) Rule SUB-R94 (Subdivision- Multi-unit housing). (ii) Proposed lot must not generate any additional building infringements to those which legally existed prior to the boundary adjustment. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Shape of title and variation in title size. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision layout; and (b) Shape of title and variation in title size.
SUB-R95	Subdivision – amendments and updates to cross lease or flats plans	
COMZ – Commercial zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The purpose is to convert a cross lease or flats plan to a fee simple title; or (b) An amendment or update for additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (c) Purpose of the amendment or update to the cross lease or flats plan; (d) Effects on existing buildings; 	<p>(2) Activity status where compliance not achieved: n/a</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(e) Site layout and design of cross lease or flats plan;</p> <p>(f) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple.</p>	
SUB-R96	Subdivision – road frontage	
COMZ – Commercial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every proposed lot with a road boundary, other than any access or utility allotment, right of way or access leg, must have:</p> <p>(i) A width along the road boundary of at least 15m.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Safety and efficiency of vehicle access and road network;</p> <p>(c) Amenity and streetscape.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R97	Subdivision – esplanade reserves and esplanade strips	
COMZ – Commercial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) An esplanade reserve or esplanade strip 20m wide (or such other width stated in APP7 – Esplanade priority areas is required to be created and vested in Council from every subdivision where the land being subdivided is:</p> <p>(i) Less than 4ha and within 20m of any:</p> <p>(1) Mean high water springs;</p> <p>(2) The bank of any river whose bed has an average width of 3m or more;</p> <p>(3) A lake whose bed has an area of 8ha or more;</p> <p>(ii) 4ha or more and located within 20m of any:</p> <p>(1) Mean high water springs; or</p> <p>(2) Water body identified in APP7 – Esplanade priority areas.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) The type of esplanade provided - reserve or strip;</p> <p>(c) Width of the esplanade reserve or strip;</p> <p>(d) Provision of legal access to the esplanade reserve or strip;</p> <p>(e) Matters provided for in an instrument creating an esplanade strip or access strip;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris;</p> <p>(g) Costs and benefits of acquiring the land.</p>	
SUB-R98	Subdivision within the National Grid <u>Subdivision</u> Corridor	
COMZ – Commercial zone	<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>(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 the 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>(2) Activity status where compliance not achieved: NC</p>

	<u>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</u>	
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TCZ – Town centre zone

SUB-R99	Subdivision - general							
TCZ – Town centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) The Record of Title shall have a minimum size of 225m² net site area (excluding access legs), with the exception of access or utility allotments or reserves to vest or a Unit Title subdivision of existing lawfully established buildings;</p> <p>(ii) All proposed lots shall be connected to public-reticulated water supply and wastewater.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Amenity values;</p> <p>(c) The extent to which a range of future business activities can be accommodated;</p> <p>(d) Impact on the operation, maintenance, upgrading and development of existing infrastructure.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>						
SUB-R100	Subdivision – multi-unit subdivision							
TCZ – Town centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision for multi-unit development shall comply with all of the following standards:</p> <p>(i) An application for land use consent under Rule TCZ-R12 (Multi-Unit Development) must either accompany the subdivision or have been granted resource consent by Council;</p> <p>(ii) Be connected to public wastewater and water reticulation;</p> <p>(iii) Where a residential unit is being created in accordance with the Unit Titles Act 2010, it meets the following minimum unit size:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Unit or apartment</td> <td style="width: 50%;">Minimum unit area</td> </tr> <tr> <td>Studio unit</td> <td>35m²</td> </tr> <tr> <td>1 or more bedroom unit</td> <td>45m²</td> </tr> </table> <p>Council's discretion is restricted to the following matters:</p>	Unit or apartment	Minimum unit area	Studio unit	35m ²	1 or more bedroom unit	45m ²	<p>(2) Activity status where compliance not achieved: DIS</p>
Unit or apartment	Minimum unit area							
Studio unit	35m ²							
1 or more bedroom unit	45m ²							

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<ul style="list-style-type: none"> (b) Subdivision layout including notional boundaries for the multi-unit development; (c) Compliance with the proposed or approved land use resource consent; (d) Provision of common areas for shared spaces, access and services; (e) Avoidance or mitigation of natural hazards; (f) Geotechnical suitability of site for buildings; (g) Amenity values and streetscape; and (h) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres. 	
SUB-R101	Subdivision - general	
TCZ – Town centre zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Boundary adjustment must comply with the following: <ul style="list-style-type: none"> (i) The standards specified in either: <ul style="list-style-type: none"> (1) Rule SUB-R99 (Subdivision – general); or (2) Rule SUB-R100 (Subdivision – multi-unit development); and. (ii) Proposed allotments must not generate any additional building infringements to those which legally existed prior to the boundary adjustment. <p>Council’s control is reserved over the following matters:</p> <ul style="list-style-type: none"> (b) Purpose of the boundary adjustment; (c) Effects on existing buildings; and (d) Shape of title and variation in lot size 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision layout; and (b) Shape of title and variation in title size
SUB-R102	Subdivision – a amendments and updates to cross lease or flats plans	
TCZ – Town centre zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The purpose is to convert a cross lease or flats plan to a fee simple title; and (b) An amendment or update for additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners. <p>Council’s control is reserved over the following matters:</p> <ul style="list-style-type: none"> (c) Purpose of the amendment or update to cross lease or flats plan; (d) Effects on existing buildings; 	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(e) Site layout and design of cross lease or flats plan;</p> <p>(f) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple.</p>	
SUB-RI03	Subdivision – esplanade reserves and esplanade strips	
TCZ – Town centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) An esplanade reserve or esplanade strip 20m wide (or such other width stated in APP7 – Esplanade priority areas is required to be created and vested in Council from every subdivision where the land being subdivided is:</p> <p>(i) Less than 4ha and within 20m of any:</p> <p>(1) Mean high water springs;</p> <p>(2) The bank of any river whose bed has an average width of 3m or more;</p> <p>(3) A lake whose bed has an area of 8ha or more;</p> <p>(ii) 4ha or more and located within 20m of any:</p> <p>(1) Mean high water springs; or</p> <p>(2) Water body identified in APP7 – Esplanade priority areas.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The type of esplanade provided - reserve or strip;</p> <p>(c) Width of the esplanade reserve or strip;</p> <p>(d) Provision of legal access to the esplanade reserve or strip;</p> <p>(e) Matters provided for in an instrument creating an esplanade strip or access strip;</p> <p>(f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; and</p> <p>(g) Costs and benefits of acquiring the land.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI04	Subdivision within the National Grid <u>Subdivision</u> Corridor	
TCZ – Town centre zone	<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</p>	<p>(2) Activity status where compliance not achieved: NC</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>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>(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 the 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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GIZ – General industrial zone

SUB-R105	Subdivision – general	
GIZ – General industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Proposed lots in a subdivision must:</p> <p>(i) Have a minimum net site area (excluding access legs) of 1000m²;</p> <p>(ii) Have an average net site area (excluding access legs) of at least 2000m²; and</p> <p>(iii) Be connected to public-reticulated water supply and wastewater.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which a range of future industrial activities can be accommodated; (b) Provision of infrastructure; (c) Provision of water supply for firefighting where practicable; and (d) The extent to which the subdivision design impacts on the operation, maintenance, upgrade and development of existing infrastructure. 	
SUB-R106	Subdivision – General within PREC6 – Horotiu industrial park precinct	
PREC6 – Horotiu industrial park precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision must comply with the following standards: <ul style="list-style-type: none"> (i) Proposed lots (excluding access allotments and utility allotments) must have a minimum net site area (excluding access legs) of 500m²; and (ii) Proposed network utility allotments must have a minimum net site area (excluding access legs) of 100m². (b) Rule SUB-R105 does not apply. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (c) The extent to which a range of future industrial activities can be accommodated. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R107	Subdivision – within PREC7 – Huntly North precinct	
PREC7 – Huntly North precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision within PREC7 – Huntly North precinct. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Consistency with the Huntly North Concept Plan (Figure 24) 	<p>(2) Activity status where compliance not achieved: n/a</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

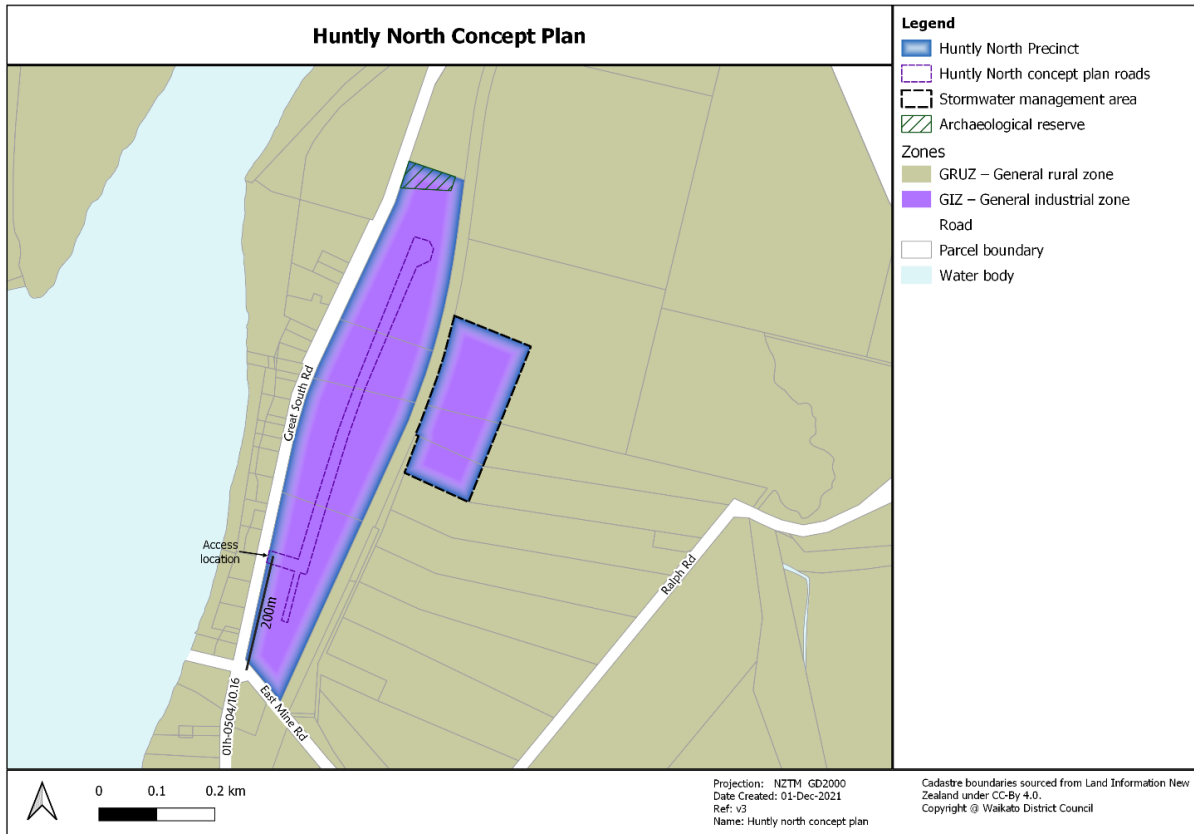


Figure 24 – Huntly North concept plan

SUB-RI08	Subdivision – boundaries for Records of Title	
GIZ – General industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Any boundary of a proposed lot must be located so that: <ul style="list-style-type: none"> (i) Any existing building complies with the permitted activity rules relating to setbacks and height in relation to boundary, except to the extent of any non-compliance that existed lawfully prior to the subdivision; and (ii) No contaminated land, archaeological site, or wetland is divided between any proposed lot. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Amenity; (b) Effects on contaminated land; (c) Effects on any heritage item; (d) Effects on any wetland; (e) Effects on any archaeological site; and (f) The extent to which a range of future industrial activities can be accommodated. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI09	Subdivision – road frontage	

<p>GIZ – General industrial zone</p>	<p>(1) Activity status: RDIS Activity specific standards:</p> <ul style="list-style-type: none"> (a) Any proposed lot must have a road frontage of least 15 metres. (b) Rule SUB-R109(1)(a) does not apply to any proposed rear lot or to a proposed access allotment. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Traffic effects; and (b) Effects of vehicle accessways on pedestrian amenity and streetscape. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>SUB-R110 Subdivision – esplanade reserves and esplanade strips</p>		
<p>GIZ – General industrial zone</p>	<p>(1) Activity status: RDIS Activity specific standards:</p> <ul style="list-style-type: none"> (a) A 20 metre wide esplanade reserve or esplanade strip (or other width stated in APP7 – Esplanade priority areas) must be created and vested in Council where the land being subdivided is within 20 metres of: <ul style="list-style-type: none"> (i) Mean high water springs; (ii) The bank of any river whose bed has an average width of 3 metres or more; or (iii) A lake whose bed has an area of 8 hectares or more. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The type of esplanade provided - reserve or strip; (b) Width of the esplanade reserve or esplanade strip; (c) Provision of legal access to the esplanade reserve or strip; (d) Matters provided for in an instrument creating an esplanade strip or access strip; (e) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; layout and design in regard to the effects on the operation, maintenance, upgrading and development of existing infrastructure assets; and (f) Topography, the location of any existing building, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or esplanade strips to be taken. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>SUB-R111 Subdivision within the National Grid <u>Subdivision</u> Corridor</p>		

<p>GIZ – General industrial zone</p>	<p>(1) Activity status: RDIS 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>(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 the 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>	<p>(2) Activity status where compliance not achieved: NC</p>
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HIZ – Heavy industrial zone

<p>SUB-RI 12</p>	<p>Subdivision – general</p>
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<p>HIZ – Heavy industrial zone</p>	<p>(1) Activity status: RDIS Activity specific standards:</p> <ul style="list-style-type: none"> (a) Proposed lots in a subdivision must: <ul style="list-style-type: none"> (i) have a minimum net site area (excluding access legs) of 1000m²; (ii) have an average net site area (excluding access legs) of at least 2000m²; and (iii) be connected to public-reticulated water supply and wastewater. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which a range of future industrial activities can be accommodated; (b) Provision of infrastructure; (c) Provision of water supply for firefighting where practicable; and (d) The extent to which the subdivision design impacts on the operation, maintenance, upgrade and development of existing infrastructure. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>SUB-RI 13 Subdivision – boundaries for Records of Title</p>		
<p>HIZ – Heavy industrial zone</p>	<p>(1) Activity status: RDIS Activity specific standards:</p> <ul style="list-style-type: none"> (a) Any boundary of a proposed lot must be located so that: <ul style="list-style-type: none"> (i) Any existing building complies with the permitted activity rules relating to setbacks and height in relation to boundary, except to the extent of any non-compliance that existed lawfully prior to the subdivision; and (ii) no contaminated land, archaeological site, or wetland is divided between any proposed lots <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) amenity; (b) Effects on contaminated land; (c) Effects on any wetland; (d) Effects on any archaeological site; and (e) The extent to which a range of future activities can be accommodated. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>SUB-RI 14 Subdivision – road frontage</p>		
<p>HIZ – Heavy industrial zone</p>	<p>(1) Activity status: RDIS Activity specific standards:</p> <ul style="list-style-type: none"> (a) Any proposed lot must have a road frontage of least 15 metres. 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Traffic effects; and (b) Effects of vehicle accessways on pedestrian amenity and streetscape. 	
SUB-RI 15	Subdivision – esplanade reserves and esplanade strips	
HIZ – Heavy industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) A 20 metre wide esplanade reserve or esplanade strip (or other width stated in APP7 – Esplanade priority areas) must be created and vested in Council where the land being subdivided is within 20 metres of: <ul style="list-style-type: none"> (i) Mean high water springs; (ii) The bank of any river whose bed has an average width of 3 metres or more; or (iii) A lake whose bed has an area of 8 hectares or more. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The type of esplanade provided - reserve or strip; (b) Width of the esplanade reserve or esplanade strip; (c) Provision of legal access to the esplanade reserve or esplanade strip; (d) Matters provided for in an instrument creating an esplanade strip or access strip; (e) works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of any structures and debris; and (f) Layout and design in regard to the effects on the operation, maintenance, upgrading and development of existing infrastructure assets; and (g) Topography, the location of any existing building, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or esplanade strips to be taken. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI 16	Subdivision within the National Grid <u>Subdivision</u> Corridor	
HIZ – Heavy industrial zone	<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</p>	<p>(2) Activity status where compliance not achieved: NC</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>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>(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 the 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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OSZ – Open space zone

SUB-RI 17	Subdivision	
OSZ – Open space zone	<p>(1) Activity status: DIS</p> <p>Activity specific standards:</p> <p>(a) Any subdivision in the OSZ – Open space zone.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-RI 18	Subdivision within the National Grid <u>Subdivision</u> Corridor	
OSZ – Open space zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p>	<p>(2) Activity status where compliance not achieved: NC</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>(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 the 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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BTZ – Business Tamahere zone

SUB-RI 19		
BTZ – Business Tamahere zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of individual leasable units must:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(i) Have a Code of Compliance Certificate issued for each building included in the subdivision; and</p> <p>(ii) Create a Communal Management Structure in for the ongoing use, operation, management and maintenance of land, buildings and infrastructure in common ownership.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) The type and terms of the legal framework for managing and maintaining common facilities;</p> <p>(b) Consistency with building design and individual unit layout, as shown in the previously- approved development plan;</p> <p>(c) Continuation of access to common land and infrastructure;</p> <p>(d) Consistency with any staged development proposal as shown in the previously- approved development plan;</p> <p>(e) Consistency with the Communal Management Structure that shows ownership, benefits of the common facilities, adequate funding for indefinite operation;</p> <p>(f) Terms of the legal framework for each owner of a unit within the Communal Management Structure.</p>	
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CORZ – Corrections zone

SUB-R120	Any subdivision in the CORZ – Corrections zone except as provided for in Rule AINF-R17 (subdivision to create a utility allotment for accommodating infrastructure)
CORZ – Corrections zone	(1) Activity status: DIS

FUZ – Future urban zone

SUB-R121		
FUZ – Future urban zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) The Record of Title to the allotment to be subdivided must be a minimum of 80 ha in area and both the balance allotment and the new additional allotment must be a minimum of 40 hectares in area.</p>	<p>(2) Activity status where compliance not achieved: NC</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(b) An exception to (a) is provided in Rule SUB-R123 where the creation of one additional allotment is to enable consolidation of landholdings to facilitate future urban development.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Subdivision layout and design including dimensions, shape and orientation of the proposed allotment;</p> <p>(b) Potential for reverse sensitivity effects;</p> <p>(c) Extent of earthworks including earthworks for the location of building platforms and accessways;</p> <p>(d) The provision of infrastructure, including water supply for firefighting purposes, where practicable; and</p> <p>(e) Effects on future urban development potential.</p>	
SUB-R122	Boundary adjustment	
FUZ – Future urban zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) The boundary adjustment must comply with all of the following standards:</p> <p>(i) Relocate a common boundary or boundaries between two existing Records of Title;</p> <p>(ii) The Records of Title must form a continuous landholding; and</p> <p>(iii) Create one allotment of at least 1,000m² in area.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Subdivision layout and design including dimension, shape and orientation of the proposed allotment;</p> <p>(b) Potential for reverse sensitivity effects;</p> <p>(c) The provision of infrastructure, including water supply for firefighting purposes, where practicable; and</p> <p>(d) Effects on future urban development potential.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R123	Development consolidation lot	
FUZ – Future urban zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) The Record of Title to be subdivided must have been issued prior to (17 January 2022);</p>	<p>(2) Activity status where compliance not achieved: NC</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(b) The Record of Title to be subdivided must have a net area that is greater than 20ha;</p> <p>(c) The proposed subdivision must create no more than one additional Record of Title;</p> <p>(d) The additional Record of Title must contain a lawfully established residential unit existing as at (17 January 2022);</p> <p>(e) The additional Record of Title must have a net site area (excluding access legs) between 1,000m² and 1ha; and</p> <p>(f) A consent notice or encumbrance must be registered on the Record of Title for the balance large lot that prevents the construction of any additional residential units on the balance large lot title until such time as a plan change has been undertaken and the site has an operative urban zone.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(g) Subdivision layout and design including dimension, shape and orientation of the proposed allotment;</p> <p>(h) Potential for reverse sensitivity effects;</p> <p>(i) The provision of infrastructure, including water supply for firefighting purposes, where practicable; and</p> <p>(j) Effects on future urban development potential.</p>	
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HOPZ – Hopuhopu zone

SUB-R124	Any subdivision in the HOPZ – Hopuhopu zone except as provided for in Rule AINF-R17 (subdivision to create a utility allotment for accommodating infrastructure)
HOPZ – Hopuhopu zone	(1) Activity status: NC

KLZ – Kimihia lakes zone

SUB-R125	General subdivision	
KLZ – Kimihia lakes zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) General subdivision must comply with all of the following standards:</p> <p>(i) The Record of Title to be subdivided must be at least 20 hectares in area;</p> <p>(ii) The proposed subdivision must create no more than one additional lot, excluding an access allotment;</p>	<p>(2) Activity status where compliance not achieved: NC</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(iii) The additional lot must have a proposed area of between 8,000m² and 1.6ha; and</p> <p>(iv) Land containing high class soil (as determined by a Land Use Capability Assessment prepared by a suitably qualified person) must be contained within the boundaries of only two lots as follows:</p> <p>(1) One lot must contain a minimum of 80% of the high class soil; and</p> <p>(2) The other lot may contain up to 20% of high class soil.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout and design including dimensions, shape and orientation of the proposed lot;</p> <p>(c) Effects on character and amenity values;</p> <p>(d) Effects on landscape values;</p> <p>(e) Potential for reverse sensitivity effects; and</p> <p>(f) Extent of earthworks including earthworks for the location of building platforms and accessways</p>	
SUB-R126	Boundary adjustment	
KLZ – Kimihia lakes zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) The boundary adjustment must:</p> <p>(i) Create one lot of at least 8,000m²; and</p> <p>(ii) The Records of Title must form a continuous landholding.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout and design including dimension, shape and orientation of the proposed lots;</p> <p>(c) Effects on character and amenity values;</p> <p>(d) Effects on landscape values; and</p> <p>(e) Potential for reverse sensitivity effects.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R127	Any subdivision not provided for	
KLZ – Kimihia lakes zone	(1) Activity status: NC	

MAZ – Mercer airport zone

SUB-R128	Any subdivision in the MAZ – Mercer airport zone except as provided for in Rule AINF-R17 (subdivision to create a utility allotment for accommodating infrastructure)
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Part 2: District-wide matters / Subdivision / SUB – Subdivision

MAZ – Mercer airport zone	(1) Activity status: DIS
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MSRZ – Motorsport and recreation zone

SUB-R129	Subdivision	
MSRZ – Motorsport and recreation zone	(1) Activity status: DIS Activity-specific standards: <ul style="list-style-type: none"> (a) Subdivision within any precinct of the MSRZ – Motorsport and recreation zone. (b) Subdivision within PREC15 – Hampton Downs industrial area precinct shall comply with the following: <ul style="list-style-type: none"> (i) Every allotment, excluding an access allotment or utility allotment, shall have a net site area (excluding access legs) of at least 225m²; (ii) Every allotment with a road boundary, other than an access allotment has a width along the road boundary of at least 15m; (iii) Every allotment is provided with vehicle access to a public road, and the vehicle access complies with the requirements of the EIT – Energy, infrastructure and transport section; (iv) Earthworks comply with the requirements of the EIT – Energy, infrastructure and transport section; (v) Every allotment is provided with water supply and complies with the requirements of the EIT – Energy, infrastructure and transport section; (vi) Subdivision in PREC15 – Hampton Downs industrial area precinct shall create no more than 20 allotments. 	(2) Activity status where compliance not achieved: NC

MTZ – Matangi zone

Advice note:

Additional consent may be required for subdivision where contaminated soil is reasonably likely to harm human health, under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

SUB-R130	Subdivision – fee simple	
MTZ – Matangi zone	(1) Activity status: RDIS Activity-specific standards:	(2) Activity status where compliance not achieved: NC

	<p>(a) Subdivision must comply with all of the following standards:</p> <ul style="list-style-type: none"> (i) Proposed lots must have a minimum net site area (excluding access legs) of 1,000m², except where the proposed lot is an access allotment, utility allotment or reserve to vest; or where the site area aligns with the notional boundaries of an approved land use consent; (ii) Proposed lots must have an average area of at least 2,000m²; and (iii) Proposed lots must be connected to public-reticulated water supply and wastewater; and (iv) Proposed lots must provide for onsite stormwater disposal via soakage within the MTZ – Matangi zone. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Shape of lots and variation in lot sizes; (d) Likely location of future buildings and their potential effects on the environment; (e) Vehicle and pedestrian networks; (f) Provision of infrastructure; and (g) The extent to which the subdivision design impacts on the operation, maintenance, upgrade and development of existing infrastructure. 	
SUB-R131	Subdivision – unit title	
MTZ – Matangi zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Unit title subdivision must comply with all of the following standards: <ul style="list-style-type: none"> (i) Subdivision for multi-unit developments must include an application for land use consent or have been granted resource consent for the land use; and (ii) Be connected to public wastewater and water reticulation. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout including notional boundaries for the multi-unit developments or apartment developments; (c) Provision of common areas for shared spaces, access and services; (d) Amenity values and streetscape; 	<p>(2) Activity status where compliance not achieved: NC</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(e) The extent to which a range of future business and residential activities can be accommodated;</p> <p>(f) Vehicle, pedestrian and cycle networks; and</p> <p>(g) Safety, function and efficiency of road networks and any internal roads or accessways.</p>	
SUB-R132	Boundary adjustments	
MTZ – Matangi zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Boundary adjustments must comply with all of the following standards:</p> <p>(i) The standards specified in SUB-R130 (Subdivision – fee simple); or</p> <p>(ii) The standards specified in SUB-131 (Subdivision – unit title);</p> <p>(iii) The boundary to be adjusted is a common boundary between two existing Records of Title within the zone;</p> <p>(iv) The new lot boundaries do not generate any additional building infringements to those that legally existed prior to the boundary adjustment; and</p> <p>(v) The adjustment does not result in any additional lot.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Subdivision layout; and</p> <p>(c) Shape of title and variation in title size.</p>	<p>(2) Activity status where compliance not achieved: NC</p>
SUB-R133	Subdivision – road frontage	
MTZ – Matangi zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Subdivision of land with a road frontage must comply with the following standard:</p> <p>(b) Every allotment other than an access allotment or utility allotment must provide a width along the road boundary of at least 15m</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(c) Traffic effects; and</p> <p>(d) Amenity and streetscape.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

RPZ – Rangitahi Peninsula zone

SUB-R134	Subdivision – boundary adjustments
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<p>RPZ – Rangitahi Peninsula zone</p>	<p>(1) Activity status: CON</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Proposed lots must comply with the following conditions standards: <ul style="list-style-type: none"> (i) The number of residential units within a precinct is consistent with the Neighbourhood Outcomes Plans in the Rangitahi Structure Plan (APP9 – Rangitahi Structure Plan) allowing for an increase of up to 10%; and (ii) Environmental improvements required by the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) (including, but not limited to, restoration planting shown on the Indicative Open Space Framework Plan and provision of walkways and cycle ways shown on the Indicative Movement Network Plan) have been implemented to the extent required; or (iii) The requisite environmental improvements are proposed to be implemented as a condition of subdivision consent to be completed or bonded prior to the issue of a section 224(c) certificate for the subdivision; and (iv) The primary access to the Rangitahi Peninsula Structure Plan Area by way of an upgraded Oporuru Road (inclusive of the Oporuru Road/Wainui Road intersection and the bridge/causeway at each end) has been formed; and (v) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary relocation. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (a) Purpose of the boundary adjustment; (b) Effects on existing buildings. (c) Extent to which subdivision is consistent with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan), including the Development Precinct areas, boundaries, density ranges, and road locations. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>SUB-RI35</p>	<p>Amendments and updates to flats plans</p>	
<p>RPZ – Rangitahi Peninsula zone</p>	<p>(1) Activity status: CON</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (i) An amendment or update to a flats plan of a unit title where the: 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>(ii) amendment or update must identify additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners.</p> <p>Council’s control is reserved over the following matters:</p> <p>(b) Purpose of the amendment or update to the flats plan;</p> <p>(c) Effects on existing buildings;</p> <p>(d) Site layout and design of cross lease or flats plan; and</p> <p>(e) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple.</p>	
<p>SUB-RI36</p>	<p>Subdivision – general</p>	
<p>RPZ – Rangitahi Peninsula zone</p>	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Subdivision must comply with the following standards:</p> <p>(i) The number of residential units within a precinct is consistent with the Neighbourhood Outcomes Plans in the Rangitahi Structure Plan (APP9 – Rangitahi Structure Plan) allowing for an increase of up to 10%; and</p> <p>(ii) Environmental improvements required by the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) (including, but not limited to, restoration planting shown on the Indicative Open Space Framework Plan and provision of walkways and cycle ways shown on the Indicative Movement Network Plan) have been implemented to the extent required;</p> <p>(iii) The primary access to the Rangitahi Peninsula Structure Plan Area by way of an upgraded Oporu Road (inclusive of the Oporu Road/Wainui Road intersection and the bridge/causeway at each end) has been formed; and</p> <p>(iv) An alternative access is maintained for heavy vehicles associated with subdivision civil construction. A metalled access route is sufficient for this purpose.</p> <p>(v) Council shall consider Tainui Hapuu as an affected party and require that its written approval be obtained or that notice be served on a limited notified basis.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>(vi) Proposed lots must be able to connect to public-reticulated water supply.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Extent to which subdivision is consistent with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan), including the Development Precinct areas, boundaries, density ranges, and road locations;</p> <p>(c) Extent of variation in allotment sizes from provisions of the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan);</p> <p>(d) Matters referred to in the EIT – Energy, infrastructure and transport section;</p> <p>(e) Amenity and streetscape;</p> <p>(f) Vehicle and pedestrian networks;</p> <p>(g) Implementation of environmental improvements required by the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) including identification of areas of significant native vegetation for protection;</p> <p>(h) Provision of infrastructure, including water supply for firefighting purposes;</p> <p>(i) Effects on archaeological sites and cultural values;</p> <p>(j) Extent to which alternative access is maintained to a suitable standard for construction vehicles.</p>	
SUB-R137	Subdivision – title boundaries – contaminated land	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Subdivision of any lot containing any contaminated land must not divide the area of contaminated land;</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Amenity values and character; and</p> <p>(c) Effects on contaminated land.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R138	Subdivision – building platform	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Every proposed lot, other than and access or utility allotment, must be capable of containing a building platform that meets all of the following standards:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>(i) Has, exclusive of boundary setbacks, a circle with a diameter of at least 18m or a rectangle of at least 200m² with a minimum dimension of 12m, except that this condition shall not apply to Comprehensive Residential Development Lots ;</p> <p>(ii) Has an average gradient not steeper than 1:8;</p> <p>(iii) Has vehicular access in accordance with TRPT-RI in the TRPT – Transportation chapter;</p> <p>(iv) Is geo-technically stable;</p> <p>(v) Is not subject to inundation in a 2% AEP storm or flood event;</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Earthworks and fill material required for subsequent buildings;</p> <p>(c) Geotechnical suitability for building;</p> <p>(d) Likely location of future buildings and their potential effects on the environment;</p> <p>(e) Avoidance or mitigation of natural hazards;</p> <p>(f) Effects on landscape and amenity; and</p> <p>(g) Measures to avoid storm or flood events.</p>	
SUB-RI39	Subdivision – road frontage	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Every proposed lot with a road boundary other than access allotment or utility allotment or a proposed lot containing a ROW or access leg must either:</p> <p>(i) Provide a width along the road boundary of at least 20m; or</p> <p>(ii) Comply with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan).</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Road efficiency and safety;</p> <p>(c) Amenity and streetscape; and</p> <p>(d) Extent to which it complies with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan).</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI40	Subdivision – esplanade reserves and esplanade strips	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>(a) Subdivision must create an esplanade reserve or strip 20m wide (or such other width stated in APP7 – Esplanade priority areas) from every proposed CFR:</p> <p>(i) Less than 4ha and within 20m of any:</p> <p>(1) mean high water springs;</p> <p>(ii) 4ha or more and within 20m of any:</p> <p>(1) mean high water springs;</p> <p>(2) a water body identified in APP7 – Esplanade priority areas.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) The type of esplanade provided - reserve or strip;</p> <p>(c) Width of the esplanade reserve or strip;</p> <p>(d) Provision of legal access to the esplanade reserve or strip;</p> <p>(e) Matters provided for in an instrument creating an esplanade strip or access strip;</p> <p>(f) Works required prior to vesting any reserve in the council, including pest plant control, boundary fencing and the removal of structures and debris; and</p> <p>(g) Costs and benefits of acquiring the land.</p>	
SUB-RI41	Subdivision of land containing mapped off-road walkways	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Subdivision of land where walkways are shown as Reserve – Pedestrian Way on Plan 2 Indicative Land-use Plan on the Rangitahi Peninsula Structure Plan Area (APP9 – Rangitahi Structure Plan) must comply with all of the following standards:</p> <p>(i) The walkway is at least 3 metres wide;</p> <p>(ii) The walkway is designed and constructed for shared pedestrian and cycle use;</p> <p>(iii) The walkway is generally in accordance with the walkway route shown on the planning maps;</p> <p>(iv) The walkway is shown on the plan of subdivision and vested in the Council.</p> <p>(b) Once the walkway has been acquired, or an alternative walkway has been acquired, Rule SUB-RI41(1)(a) no longer applies.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(c) Alignment of the walkway;</p> <p>(d) Drainage in relation to the walkway;</p> <p>(e) Standard of design and construction of the walkway;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	(f) Land stability; (g) Amenity matters including batter slopes; and (h) Connection to reserves.	
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TKAZ – Te Kowhai airpark zone

SUB-RI42	Subdivision allotment size	
TKAZ – Te Kowhai airpark zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Subdivision within PREC28:</p> <p>(i) Proposed lots must be connected to a private reticulated wastewater network.</p> <p>(ii) Proposed lots must be connected to a public reticulated potable water supply network that is also sufficient for firefighting purposes.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) The extent to which the allotment can be serviced by the Te Kowhai Airpark private reticulated system wastewater network;</p> <p>(c) The ability to connect with reticulated services outside of the Te Kowhai Airpark private reticulated wastewater and public water supply networks, as and when these become available;</p> <p>(d) Consistency with the Te Kowhai Airpark Framework Plan in APPI0 – Te Kowhai Aerodrome;</p> <p>(e) Access, parking and traffic safety considerations;</p> <p>(f) Impacts on aviation and airpark activity;</p> <p>(g) Site suitability and the extent to which the intended activity can be accommodated on site;</p> <p>(h) Avoidance or mitigation of natural hazards;</p> <p>(i) Matters referred to within the EIT – Energy, infrastructure and transport section;</p> <p>(j) Impacts on stormwater and wastewater disposal;</p> <p>(k) Provision of infrastructure, including potable water supply and water supply for firefighting purposes;</p> <p>(l) Amenity and streetscape;</p> <p>(m) Vehicle and pedestrian networks; and</p> <p>(n) Geotechnical stability for building.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI43	Subdivision allotment size	

<p>TKAZ – Te Kowhai airpark zone</p>	<p>(1) Activity status: RDIS Activity-specific standards:</p> <p>(a) Subdivision within PREC29 and PREC30 where:</p> <p>(i) It is in accordance with APP10 – Te Kowhai Aerodrome (the Te Kowhai Airpark Framework Plan); and</p> <p>(ii) Every allotment within PREC29, other than a utility allotment, has a net site area (excluding access legs) of at least:</p> <p>(1) 450 m² if connected to the Te Kowhai Airpark private reticulated wastewater network and connected to a public reticulated potable water supply network that must also be sufficient for firefighting purposes and not bordering the 25m building setback perimeter; or</p> <p>(2) 1000 m² if connected to the Te Kowhai Airpark private reticulated wastewater network, and connected to a public reticulated potable water supply network that must be sufficient for firefighting purposes and borders the 25m building setback perimeter; or</p> <p>(3) 2500 m² in the case of any allotment not connected to the Te Kowhai Airpark private reticulated wastewater network and must have a potable water supply sufficient for firefighting purposes; or</p> <p>(iii) Every allotment within the ‘Airside Overlay’ of PREC30 has a net site area (excluding access legs) of at least 800m² and is connected to the Te Kowhai Airpark private reticulated wastewater network and connected to a public reticulated potable water supply network that must be sufficient for firefighting purposes; or</p> <p>(iv) Every allotment within PREC30 outside of the ‘Airside Overlay’ has a net site area (excluding access legs) of at least 2,500m², and must have a potable water supply sufficient for firefighting purposes except:</p> <p>(1) The net site area (excluding access legs) may be reduced to no less than 1,000m² providing it is connected to a private reticulated wastewater network and connected to a public</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
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	<p>reticulated potable water supply network that must be sufficient for firefighting purposes and is not bordering the perimeter 25m building setback.</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Ability of titles to accommodate a practical building platform including geotechnical stability for building; (d) Avoidance or mitigation of natural hazards; (e) Matters referred to within the EIT – Energy, infrastructure and transport section; (f) Impacts on stormwater and wastewater disposal; (g) Amenity and streetscape; (h) Vehicle and pedestrian networks; (i) Compatibility Consistency with the Te Kowhai Airpark Framework Plan APP10 – Te Kowhai Aerodrome; (j) Provision of infrastructure, including potable water supply and water supply for firefighting purposes; and (k) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of regionally significant infrastructure assets. 	
<p>SUB-RI44</p>	<p>Title boundaries</p>	
<p>TKAZ – Te Kowhai airpark zone</p>	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) In all precincts, the boundary of every allotment on the subdivision scheme plan must be located so that: <ul style="list-style-type: none"> (i) Existing buildings comply with the permitted activity standards of the zone relating to building coverage, set-backs, and daylight admissions. (b) Rule SUB-RI44(1)(a) does not apply to any non-compliance that existed lawfully prior to the subdivision. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (c) Effects on amenity values and character; (d) Reverse sensitivity effects; (e) Effects on existing buildings. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>SUB-RI45</p>	<p>Road frontage</p>	

TKAZ – Te Kowhai airpark zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) In all precincts, every allotment with a road boundary must have a width along the road boundary of at least 15m. (b) Rule SUB-R145(1)(a) does not apply to an access allotment, access leg or utility allotment. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (c) Road efficiency and safety; and (d) Amenity and streetscape. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R146 Road access		
TKAZ – Te Kowhai airpark zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) In all precincts, every allotment must be provided with vehicle access to a public road. The vehicle access may include a private road. (b) The road network (public or private) within the TKAZ – Te Kowhai Airpark zone must be in general accordance with the Indicative Road Network in the Te Kowhai Airpark Framework Plan in APP10 – Te Kowhai Aerodrome. Roads which are within 30m of the Indicative Road Network are deemed to be in general accordance with the Te Kowhai Airpark Framework Plan in APP10 – Te Kowhai Aerodrome. (c) Airpark roads which are to be vested in Council must comply with the requirements in Tables 12 and 13. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (d) Adequacy of the access for its intended use; (e) Road efficiency and safety; (f) Degree of compliance with the rules in the TRPT – Transportation chapter; and (g) The extent to which non-compliance creates road efficiency or safety issues. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R147 Building platform		
TKAZ – Te Kowhai airpark zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) In all precincts, every allotment must be capable of containing a building platform: <ul style="list-style-type: none"> (i) Upon which a dwelling could be sited as a permitted activity in accordance with 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>building effects standards of this zone; and</p> <p>(ii) The building platform is able to accommodate either:</p> <p>(1) A circle with a diameter of at least 10m exclusive of boundary setbacks; or</p> <p>(2) A rectangle of at least 100 m², exclusive of boundary setbacks, of which each dimension is at least 8m.</p> <p>(b) Rule SUB-R147(1)(a) does not apply to a utility allotment or an access allotment.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(c) Subdivision layout;</p> <p>(d) Shape of allotments;</p> <p>(e) Ability of allotments to accommodate a practical building platform;</p> <p>(f) Likely location of future buildings and their potential effects on the environment; and</p> <p>(g) Geotechnical suitability for building.</p>	
<p>SUB-R148</p>	<p>Perimeter shelter-belt planting</p>	
<p>TKAZ – Te Kowhai airpark zone</p>	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) In all precincts, subdivision must provide shelterbelt screen planting in the perimeter locations identified in the Te Kowhai Airpark Framework Plan in APPI0 – Te Kowhai Aerodrome.</p> <p>(b) The shelterbelt screen planting required by TKAZ-R8(1)(a) must be limited to the precinct(s) within which the newly created allotment(s) are located.</p> <p>(c) At the time of planting, shelterbelts must be a minimum height of 2.0m and must be planted at 2.5m spacings, except that:</p> <p>(i) Spacing allowance can be made for aircraft access from adjacent zones onto the Te Kowhai Airpark perimeter taxiway where agreement has been reached between adjacent landowner(s) and Te Kowhai Airpark.</p> <p>(d) The shelterbelt screen planting required by SUB-R148(1)(a) must be identified on the subdivision scheme plan.</p> <p>(e) The shelterbelt screen planting required by SUB-R148(1)(a) must be given effect prior to the issuing of new Records of Title.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (f) Consideration of landscape and visual amenity values; (g) The ability of landowners adjoining the airpark to access the perimeter taxiway; (h) Compatibility with aircraft manoeuvring; (i) Legal mechanisms to implement and thereafter protect shelterbelt planting; (j) Aircraft safety. 	
SUB-RI49	Subdivision within PREC27	
TKAZ – Te Kowhai airpark zone	(I) Activity status: NC	

TTZ – TaTa Valley zone

SUB-RI50	Any subdivision in the TTZ – TaTa Valley zone except as provided for in Rule AINF-R17 (subdivision to create a utility allotment for accommodating infrastructure)	
TTZ – TaTa Valley zone	(I) Activity status: DIS	
SUB-RI51	Subdivision within the National Grid <u>Subdivision</u> Corridor	
TTZ – TaTa Valley zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> (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 (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>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (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; (c) The ability to provide a complying building platform outside of the National Grid Yard; 	<p>(2) Activity status where compliance not achieved: NC</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision

	<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 the 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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EW – Earthworks

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

Objectives

- EW-O1 Earthworks in all zones except the MRZ – Medium density residential zone.
Earthworks facilitate subdivision, use and development.
- EW-O2 Earthworks in the MRZ – Medium density residential zone.
Earthworks facilitate subdivision, use and development while avoiding, mitigating or remedying potential adverse effects.

Policies

- EW-P1 Earthworks in the GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone or OSZ – Open space zone.
- (1) Manage the effects of earthworks to ensure that:
 - (a) Erosion and sediment loss is avoided or mitigated;
 - (b) Changes to natural water flows and established drainage paths are mitigated;
 - (c) Adjoining properties and public services are protected;
 - (d) The importation of cleanfill is avoided in the zone; and
 - (e) Adverse effects on historic heritage are avoided.
 - (2) Earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.
 - (3) Manage the amount of land being disturbed at any one time to avoid, remedy or mitigate adverse construction noise, vibration, dust, lighting and traffic effects.
 - (4) Subdivision and development occur in a manner that maintains fundamental shape, contour and landscape characteristics.
 - (5) Manage the geotechnical risks to ensure the ground remains sound, safe and stable for the intended land use.
- EW-P2 Earthworks in the GRUZ – General rural zone, FUZ – Future urban zone, CORZ – Corrections zone or TTZ – TaTa Valley zone.
- (1) Enable earthworks associated with rural or conservation activities including:
 - (a) Ancillary rural earthworks;
 - (b) Farm quarries;
 - (c) The importation of controlled cleanfill material to a site; and
 - (d) Indigenous biodiversity restoration.
 - (2) Manage earthworks to ensure that:
 - (a) Erosion and sediment loss is avoided or mitigated;

Part 2: District-wide matters / General district-wide matters / EW – Earthworks

- (b) The ground is geotechnically sound and remains safe and stable for the duration of the intended land use;
- (c) Changes to natural water flows and established drainage paths are avoided or mitigated;
- (d) Adjoining properties and infrastructure are protected;
- (e) Historic heritage and cultural values are recognised and protected; and
- (f) Ecosystem protection, restoration, rehabilitation or enhancement works are encouraged.

EW-P3 Earthworks in the RLZ – Rural lifestyle zone.

- (1) Manage the effects of earthworks to ensure that:
 - (a) Erosion and sediment loss is avoided or mitigated;
 - (b) The ground is geotechnically sound and remains safe and stable for the duration of the intended land use;
 - (c) Changes to natural water flows and established drainage paths is avoided or mitigated.
- (2) Manage the importation of fill material to a site.
- (3) Appropriately manage the importation of cleanfill to a site.
- (4) Manage the amount of land being disturbed at any one time to avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects.
- (5) Subdivision and development occur in a manner that maintains shape, contour and landscape characteristics.

EW-P4 Earthworks in the LCZ – Local centre zone, COM – Commercial zone or TCZ – Town centre zone.

- (1) Manage earthworks in the zone to minimise:
 - (a) The adverse effects and of sediment, of dust and stormwater runoff; and
 - (b) Adverse effects on heritage.

EW-P5 Earthworks in the MAZ – Mercer Airport zone.

Provide for the unique operational requirements of an airport whilst at the same time achieving appropriate levels of amenity for surrounding properties.

Rules

Land use – effects (zones specified in the first column)

EW-R1	Gardening or disturbance of land for the installation of fence posts	
All zones	(1) Activity status: PER Activity specific conditions: Nil.	(2) Activity status where compliance not achieved: n/a
EW-R2	Earthworks <u>including ancillary rural earthworks activities</u> within the National Grid Yard	

<p>All zones</p>	<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <p>(a) Earthworks within the National Grid Yard that comply with all of the following standards:</p> <p>(i) Do not exceed a depth (measured vertically) of 300mm within 1.2m of the outer visible edge of any National Grid support structure foundation;</p> <p>(ii) Do not compromise the stability of a National Grid support structure;</p> <p>(iii) Do not result in the loss of access to any National Grid support structure; and</p> <p>(iv) Do not result in a reduction in the ground to conductor clearance distances of less than 6.5m (measured vertically) from a 110kV National Grid transmission line, or 7.5m (measured vertically) from a 220kV National Grid transmission line.</p> <p>(b) The following earthworks activities are exempt from Rules EW-R2(1)(a):</p> <p>(i) Earthworks that are undertaken by a network utility operator (other than for the reticulation and storage of water for irrigation purposes) as defined by the Resource Management Act 1991;</p> <p>(ii) Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track;</p> <p>(iii) Vertical holes not exceeding 500mm in diameter that:</p> <p>(1) Are more than 1.5m from the outer edge of the pole support structure or stay wire; or</p> <p>(2) Are a post hole for a farm fence or horticulture</p>	<p>(2) Activity status: RDIS</p> <p>Where:</p> <p>(a) Earthworks within the National Grid Yard that do not comply with Standard EW-R2(1)(a)(i) but complies with Standards EW-R2(1)(a)(ii)–(iv).</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Impacts on the operation, maintenance, upgrading and development of the National Grid;</p> <p>(c) The risk to the structural integrity of the affected National Grid support structure(s);</p> <p>(d) Any impact on the ability of the National Grid owner (Transpower) to access the National Grid;</p> <p>(e) The risk of electrical hazards affecting public or individual safety, and the risk of property damage;</p> <p>(f) Technical advice provided by the National Grid owner (Transpower); and</p> <p>(g) Any effects on National Grid support structures including the creation of an unstable batter.</p> <p>(3) Activity status: NC</p> <p>Where:</p> <p>(a) Earthworks within the National Grid Yard that is not a permitted activity under Rule EW-R2(1) or a restricted discretionary activity under Rule EW-R2(2)</p>
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	<p>structure more than 6m from the visible outer edge of a tower support structure foundation.</p> <p><u>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</u></p>	
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LLRZ – Large lot residential zone and SETZ – Settlement zone

EW-R3	Earthworks – general	
<p>LLRZ – Large lot residential zone; and SETZ – Settlement zone</p>	<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Earthworks (excluding the importation of fill material) within a site must meet all of the following standards: <ul style="list-style-type: none"> (i) Be located more than 1.5 m horizontally from any waterway, open drain or overland flow path; (ii) Not exceed a volume of more than 350m³; (iii) Not exceed an area of more than 1,000m² over any single consecutive 12 month period; (iv) The total depth of any excavation or filling does not exceed 1.5m above or below ground level; (v) The slope of the resulting cut, filled areas or fill batter face in stable ground, does not exceed a maximum of 1:2 (1 vertical to 2 horizontal); (vi) Earthworks are set back at least 1.5m from all boundaries; (vii) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks; (viii) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; and (l) The risk of earthworks exacerbating Kauri dieback disease.

	<p>open drains or overland flow paths;</p> <p>(ix) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(x) Provided they are not within a kauri root zone</p>	
EW-R4	Earthworks – general	
LLRZ – Large lot residential zone; and SETZ – Settlement zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks for the purpose of creating a building platform for residential purposes within a site, using imported cleanfill material, must meet the following standards:</p> <p>(b) Be carried out in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development; and</p> <p>(c) Provided they are not within a kauri root zone</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation; and</p> <p>(l) Provided they are not within a kauri root zone</p>
EW-R5	Earthworks – general	
LLRZ – Large lot residential zone; and SETZ – Settlement zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks for purposes other than creating a building platform for residential purposes within a site, using imported fill material, must meet all of the following standards:</p> <p>(i) Not exceed a total volume of 20m³;</p> <p>(ii) Not exceed a depth of 1.5m;</p> <p>(iii) The slope of the resulting filled area in stable ground must not exceed a maximum</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p>

	<p>slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Fill material is setback at least 1.5m from all boundaries;</p> <p>(v) Areas exposed by filling are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</p> <p>(vi) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</p> <p>(vii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	<p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R6	Earthworks including the importation of cleanfill to a site	
LLRZ – Large lot residential zone; and SETZ – Settlement zone	<p>(1) Activity status: NC</p> <p>Where:</p> <p>(a) Earthworks including the importation of cleanfill to a site.</p>	

GRZ – General residential zone

EW-R7	Earthworks – general	
GRZ – General residential zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks (excluding the use of cleanfill material or fill material) within a site must meet all of the following standards:</p> <p>(b) Be located more than 1.5m horizontally from any waterway, open drain or overland flow path;</p> <p>(c) Not exceed a volume of 250m³ and an area of not more than 1,000m² over any consecutive 12 month period;</p> <p>(d) The total depth of any excavation or filling does not</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p>

	<p>exceed 1.5m above or below ground level;</p> <p>(e) The slope of the resulting cut, filled areas or fill batter face in stable ground, does not exceed a maximum of 1:2 (1 vertical to 2 horizontal);</p> <p>(f) Earthworks are set back at least 1.5m from all boundaries;</p> <p>(g) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and re-vegetated to achieve 80% ground cover within 6 months of cessation of the earthworks;</p> <p>(h) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(i) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(j) Provided they are not within a kauri root zone</p>	<p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>
<p>EW-R8</p>	<p>Earthworks – general</p>	
<p>GRZ – General residential zone</p>	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks for the purpose of creating a building platform and accessway for residential purposes within a site, including the use of imported cleanfill material or imported fill material, must meet the following standards:</p> <p>(i) Be carried out in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development; and</p> <p>(ii) Provided they are not within a kauri root zone</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p>

		<ul style="list-style-type: none"> (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; and (l) The risk of earthworks exacerbating Kauri dieback disease.
EW-R9	Earthworks – general	
GRZ – General residential zone	<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Earthworks for purposes other than creating a building platform for residential purposes within a site, using imported fill material must meet all of the following standards: <ul style="list-style-type: none"> (i) Not exceed a total volume of 20m³; (ii) Not exceed a depth of 1m; (iii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Fill material is setback at least 1.5m from all boundaries; (v) Areas exposed by filling are revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks; (vi) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; (vii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and (viii) Provided they are not within a kauri root zone. 	<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"> (i) Amenity values and landscape effects; (ii) Volume, extent and depth of earthworks; (iii) Nature of fill material; (iv) Contamination of fill material; (v) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat; (vi) Compaction of the fill material; (vii) Volume and depth of fill material; (viii) Protection of the Hauraki Gulf Catchment Area; (ix) Geotechnical stability; (x) Flood risk, including natural water flows and established drainage paths; (xi) Land instability, erosion and sedimentation; and (xii) The risk of earthworks exacerbating Kauri dieback disease.
EW-R10	Earthworks involving the importation of controlled fill material to a site	
GRZ – General residential zone	<p>(1) Activity status: NC</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Earthworks involving the importation of controlled fill material to a site 	

EW-RI I	Earthworks – general in PREC31- Lakeside Te Kauwhata precinct	
<p>PREC31- Lakeside Te Kauwhata precinct in the GRZ – General residential zone</p>	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks (excluding the importation of fill, or a CLDC), including earthworks necessary for the construction and maintenance of existing public roads or for construction of new roads in accordance with the Te Kauwhata Lakeside Precinct Plan, must meet all the following standards:</p> <p>(i) do not disturb or move more than 200m² within an individual site in a single calendar year except where the maximum area at any one time shall not exceed 400m², and</p> <p>(ii) in relation to the height of any cut or batter face do not exceed 2m, or</p> <p>(iii) are necessary for building works authorised by a building consent and:</p> <p>(1) The area of earthworks is no more than 150% of the area of those building works, or</p> <p>(2) The earthworks occur on land with an average gradient no steeper than 1:8, or</p> <p>(3) Any trenching for network utilities, or on or offsite utilities within PREC31 – Lakeside Te Kauwhata precinct area are backfilled or reinstated to original ground level; or</p> <p>(4) Traffic associated with the works is managed in accordance with a Construction Traffic Management Plan approved by the Waikato District Council as the road controlling authority;</p>	<p>(2) Activity status where compliance not achieved: CON</p> <p>Council control shall be reserved over the following matters:</p> <p>(a) Effects on amenity values;</p> <p>(b) Visual effects;</p> <p>(c) Mitigation measures including sediment control;</p> <p>(d) Effects on land utilization;</p> <p>(e) Effects on erosion;</p> <p>(f) Effects on cultural values;</p> <p>(g) Effects on heritage values;</p> <p>(h) Effects on the Lake Waikare flood plain; and</p> <p>(i) The risk of earthworks exacerbating Kauri dieback disease.</p>

	<p>(5) Including any cut and batter faces or filled areas, are revegetated to achieve 80% ground cover within 12 months of the earthworks being commenced; and</p> <p>(6) Retain sediment within the construction area through the implementation and maintenance of sediment controls;</p> <p>(7) Provided they are not within a kauri root zone.</p> <p>(b) Rules EW-R7 – EW-R10 and SASM-R4 do not apply to earthworks within PREC31- Lakeside Te Kauwhata precinct; and</p> <p>Advice note: The Waikato Pest Management Plan addresses the management of identified pest species, including alligator weed. It includes enforceable controls relating to subdivision and land development in infected areas.</p>	
EW-R12	Earthworks – general in PREC31- Lakeside Te Kauwhata precinct	
PREC31- Lakeside Te Kauwhata precinct in the GRZ – General residential zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks involving imported fill material (other than earthworks approved as part of a CLDC) meets all of the following standards:</p> <p>(i) All material for filling is cleanfill, and</p> <p>(ii) Filling that is not part of building work, or construction of roads, or installation of infrastructure:</p> <p>(1) Does not exceed a volume of 20m² and a depth of 1m, and</p> <p>(2) Does not include a building platform, and</p> <p>(3) Does not include placing fill into an area of significant indigenous vegetation or habitat, or</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 amenity values;</p> <p>(b) Visual effects;</p> <p>(c) Effects on indigenous vegetation and habitat;</p> <p>(d) Mitigation measures including replacement planting where vegetation removal is involved;</p> <p>(e) Effects on cultural values;</p> <p>(f) Effects on heritage values; and</p> <p>(g) The risk of earthworks exacerbating Kauri dieback disease</p>

	<p>(iii) Is for minor upgrading of existing electricity lines and does not exceed 50m², and</p> <p>(iv) Where traffic associated with the work uses public roads, is managed in accordance with an approved Construction Traffic Management Plan or authorised in writing by Waikato District Council as the road controlling authority; and</p> <p>(v) Provided they are not within a kauri root zone.</p> <p>(b) Rules EW-R7 – EW-R10 and SASM-R4 do not apply to earthworks within PREC31-Lakeside Te Kauwhata precinct.</p> <p>Advice note: The Waikato Pest Management Plan addresses the management of identified pest species, including alligator weed. It includes enforceable controls relating to subdivision and land development in infected areas.</p>	
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MRZ – Medium density residential zone

EW-R13	Earthworks – general	
MRZ – Medium density residential zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks (excluding the importation of fill material) within a site must meet all of the following standards:</p> <p>(i) Be located more than 1.5 m horizontally from any waterway, open drain or overland flow path;</p> <p>(ii) Not exceed a volume of 1000m³;</p> <p>(iii) Not exceed an area of 1 ha over any consecutive 12 month period;</p> <p>(iv) The total depth of any excavation or filling does not exceed 1.5m above or below ground level;</p> <p>(v) The slope of the resulting cut, filled areas or fill batter</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitats;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p>

	<p>face in stable ground, does not exceed a maximum of 1:2 (1 vertical to 2 horizontal);</p> <p>(vi) Earthworks must not result in any instability of land or structures at, or beyond, the boundary of the site where the land disturbance occurs;</p> <p>(vii) Areas exposed by earthworks are revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</p> <p>(viii) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</p> <p>(ix) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(x) Provided they are not within a kauri root zone</p>	<p>(i) Flood risk, including natural water flows and established drainage paths;</p> <p>(j) Land instability, erosion and sedimentation; and</p> <p>(k) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-RI4	Earthworks – general	
MRZ – Medium density residential zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks for the purpose of creating a building platform for residential purposes within a site, including the use of imported cleanfill material and imported fill material, must meet the following standards:</p> <p>(i) Be carried out in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development; and</p> <p>(ii) Provided they are not within a kauri root zone</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(i) Amenity values and landscape effects;</p> <p>(ii) Volume, extent and depth of earthworks;</p> <p>(iii) Nature of fill material;</p> <p>(iv) Contamination of fill material;</p> <p>(v) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitats;</p> <p>(vi) Compaction of the fill material;</p> <p>(vii) Volume and depth of fill material;</p> <p>(viii) Geotechnical stability;</p>

		<ul style="list-style-type: none"> (ix) Flood risk, including natural water flows and established drainage paths; (x) Land instability, erosion and sedimentation; and (xi) The risk of earthworks exacerbating Kauri dieback disease
EW-RI 5	Earthworks – general	
MRZ – Medium density residential zone	<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Earthworks for purposes other than creating a building platform for residential purposes within a site, using imported fill material must meet all of the following standards: <ul style="list-style-type: none"> (i) Not exceed a total volume of 50m³; (ii) Not exceed a depth of 1.5m; (iii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Earthworks must not result in any instability of land or structures at or beyond the boundary of the site where the land disturbance occurs; (v) Areas exposed by filling are revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks; (vi) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; (vii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and (viii) Provided they are not within a kauri root zone 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitats; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Geotechnical stability; (i) Flood risk, including natural water flows and established drainage paths; (j) Land instability, erosion and sedimentation; and (k) The risk of earthworks exacerbating Kauri dieback disease
EW-RI 6	Earthworks – general	
MRZ – Medium	(1) Activity status: NC	

Part 2: District-wide matters / General district-wide matters / EW – Earthworks

density residential zone	<p>Where:</p> <p>(a) Earthworks involving the importation of controlled fill material to a site.</p>
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GRUZ – General rural zone

Advice note: the National Environmental Standards for Freshwater 2020 also contain rules relating to earthworks and apply in addition to the District Plan rules.

EW-RI7	Ancillary rural earthworks	
GRUZ – General rural zone; CORZ – Corrections Zone; FUZ – Future urban zone; and TTZ – TaTa Valley zone	<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <p>(a) Provided they are not within a kauri root zone</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 risk of earthworks exacerbating Kauri dieback disease</p>
EW-RI8	A farm quarry	
GRUZ – General rural zone; CORZ – Corrections Zone; FUZ – Future urban zone; and TTZ – TaTa Valley zone	<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <p>(a) Where the volume of aggregate extracted does not exceed 1000m³ in any single consecutive 12 month period;</p> <p>(b) Earthworks are setback 5m horizontally from any waterway, open drain or overland flow path; and</p> <p>(c) Provided they are not within a kauri root zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material or cleanfill;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation; and</p> <p>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</p>

		(m) The risk of earthworks exacerbating Kauri dieback disease.
EW-R19	Earthworks required to form a building platform	
GRUZ – General rural zone; CORZ – Corrections Zone; FUZ – Future urban zone; and TTZ – TaTa Valley zone	<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <p>(a) Earthworks required to form a building platform that will be subject to a building consent where undertaken in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development; and</p> <p>(b) Provided they are not within a kauri root zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material or cleanfill;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R20	Earthworks ancillary to a conservation activity	
GRUZ – General rural zone; CORZ – Corrections Zone; FUZ – Future urban zone; and TTZ – TaTa Valley zone	<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <p>(a) Shall meet the following standards:</p> <p>(i) Sediment resulting from the earthworks is managed on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material or cleanfill;</p>

	<p>(ii) Provided they are not within a kauri root zone</p>	<p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; (l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and (m) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R21	Earthworks – general	
<p>GRUZ – General rural zone; CORZ – Corrections Zone; FUZ – Future urban zone; and TTZ – TaTa Valley zone</p>	<p>(1) Activity status: PER Where:</p> <p>(a) With the exception of earthworks for the activities listed in EW-R16 – EW-R20 earthworks within a site must meet all of the following standards:</p> <p>(i) Do not exceed a volume of more than 1000m³ and an area of more than 2000m² over in any single consecutive 12 month period;</p> <p>(ii) The total combined depth of any excavation (excluding drilling) or filling does not exceed 3m above or below natural ground level;</p> <p>(iii) Take place on land with a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Earthworks are setback a minimum of 1.5m from all boundaries;</p> <p>(v) Areas exposed by earthworks are stabilised on completion and any remaining bare ground re-vegetated to achieve 80%</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material or cleanfill; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; and (l) Effects on the safe, effective and efficient operation, maintenance</p>

	<p>ground cover within 2 months of the completion of the earthworks;</p> <p>(vi) Sediment resulting from the earthworks is managed on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>and upgrade of infrastructure, including access; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
<p>EW-R22</p>	<p>Earthworks – general</p>	
<p>GRUZ – General rural zone; CORZ – Corrections Zone; FUZ – Future urban zone; and TTZ – TaTa Valley zone</p>	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) With the exception of earthworks for the activities listed in EW-R16 – EW-R20 using imported cleanfill material, concrete or brick must meet all of the following standards;</p> <p>(i) Do not exceed a total volume of 500m³ in any single consecutive 12 month period;</p> <p>(ii) Do not exceed a depth of 1m above natural ground level;</p> <p>(iii) The slope of the resulting filled area in stable ground does not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Fill material is setback a minimum of 1.5m from all boundaries;</p> <p>(v) Areas exposed by filling are re-vegetated to achieve 80% ground cover within 2 months of the completion of the filling;</p> <p>(vi) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material or cleanfill;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>

	(vii) Provided they are not within a kauri root zone.	
EW-R23	Earthworks within a Whaanga Coast development specific control area of PREC5 – Whaanga Coast development precinct	
PREC5 – Whaanga Coast development precinct	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks within a Whaanga Coast development specific control area that complies with all of the following standards:</p> <p>(i) Do not exceed a volume of more than 500m³ and an area of more than 1000m²;</p> <p>(ii) The total depth of any excavation or filling does not exceed 1.5m above or below ground level with a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iii) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</p> <p>(iv) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(v) Do not divert or change the nature of natural water flows, water bodies or established drainage; and</p> <p>(vi) Provided they are not within a kauri root zone</p> <p>(b) Rules EW-R17 to EW-R22 do not apply to earthworks within PREC5 – Whaanga Coast development precinct.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

RLZ – Rural lifestyle zone

EW-R24	Earthworks – general
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<p>RLZ – Rural lifestyle zone</p>	<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Earthworks within a site for: <ul style="list-style-type: none"> (i) Ancillary rural earthworks; or (ii) Construction and/or maintenance of tracks, fences or drains; or (iii) A building platform for a residential activity including an accessory building. (b) Provided they are not within a kauri root zone. 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; (l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and (m) The risk of earthworks exacerbating Kauri dieback disease.
<p>EW-R25</p>	<p>Earthworks – general</p>	
<p>RLZ – Rural lifestyle zone</p>	<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Earthworks within a site for purposes other those contained in EW-R24 (excluding the importation of fill material) must meet all of the following standards: <ul style="list-style-type: none"> (i) Do not exceed a volume of more than 500m³ and an area of more than 1000m² within a site over any single consecutive 12 month period; (ii) The total depth of any excavation or filling does not exceed 1.5m above or below ground level; 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area;

	<ul style="list-style-type: none"> (iii) Earthworks are set back at least 1.5m from any boundary; (iv) Areas exposed by earthworks are re-vegetated or otherwise stabilised to achieve 80% ground cover within 2 months of the completion of the earthworks; (v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; (vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and (vii) Provided they are not within a kauri root zone. 	<ul style="list-style-type: none"> (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; (l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and (m) The risk of earthworks exacerbating Kauri dieback disease.
<p>EW-R26</p>	<p>Earthworks – general</p>	
<p>RLZ – Rural lifestyle zone</p>	<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Earthworks for purposes other than creating a building platform for residential purposes within a site, using imported fill material must meet all of the following standards: <ul style="list-style-type: none"> (i) Not exceed a total volume of 50m³; (ii) Not exceed a depth of 1.5m; (iii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Fill material is set back 1.5m from all boundaries; (v) Areas exposed by filling are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks; (vi) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; (l) Effects on the safe, effective and efficient operation, maintenance

Part 2: District-wide matters / General district-wide matters / EW – Earthworks

	<p>sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	<p>and upgrade of infrastructure, including access; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R27	Earthworks including the importation of cleanfill to a site	
RLZ – Rural lifestyle zone	<p>(1) Activity status: NC</p> <p>Where:</p> <p>(a) Earthworks including the importation of cleanfill to a site.</p>	

LCZ – Local centre zone and COMZ – Commercial zone

EW-R28	Earthworks – general	
LCZ – Local centre zone; COMZ – Commercial zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks within a site must meet all of the following standards:</p> <p>(i) Be located more than 1.5m from infrastructure including a public sewer, open drain, overland flow path or other public service pipe;</p> <p>(ii) Not exceed a volume of more than 250m³ and an area of more than 1,000m² within a site over any single consecutive 12 month period;</p> <p>(iii) The height of the resulting cut, filled areas or fill batter face in stable ground, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Earthworks are set back at least 1.5m from all boundaries;</p> <p>(v) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and re-vegetated to achieve 80% ground cover within 2 months of completion of the earthworks or finished with a hardstand surface;</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation; and</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>

	<p>(vi) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(viii) Provided they are not within a kauri root zone</p>	
EW-R29	Earthworks – general	
LCZ – Local centre zone; COMZ – Commercial zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks for the purpose of creating a building platform within a site (including the use of imported fill material) that is:</p> <p>(i) Subject to an approved building consent; and</p> <p>(ii) The earthworks occur wholly within the footprint of the building.</p> <p>(b) For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the outside wall.</p> <p>(c) For the purposes of this rule, this exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the building; and</p> <p>(d) Provided they are not within a kauri root zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R30	Earthworks – general	
LCZ – Local centre zone; COMZ – Commercial zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks using the importation of fill material to a</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p>

	<p>site must meet all of the following standards:</p> <ul style="list-style-type: none"> (i) Must not exceed a total volume of 500m³ per site and a depth of 1m (excluding backfill) (ii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1m vertical to 2m horizontal); (iii) Fill material is setback at least 1.5m from all boundaries; (iv) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and revegetated to achieve 80% ground cover within 6 months of the cessation of the earthworks; (v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; (vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and (vii) Provided they are not within a kauri root zone. 	<ul style="list-style-type: none"> (a) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths (k) Land instability, erosion and sedimentation; and (l) Proximity to underground services and service connections; and (m) The risk of earthworks exacerbating Kauri dieback disease.
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TCZ – Town centre zone

EW-R31	Earthworks – general	
TCZ – Town centre zone	<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Earthworks within a site must meet all of the following standards: (i) Earthworks must be located more than 1.5m from infrastructure including a public sewer, open drain, overland flow path or other public service pipe; (ii) Earthworks must not exceed a volume of more than 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks in relation to waterways, significant

	<p>250m³ and an area of more than 1,000m² within a site over any single consecutive 12 month period;</p> <p>(iii) The height of the resulting cut, filled areas or fill batter face in stable ground, , does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Earthworks are set back at least 1.5m from all boundaries;</p> <p>(v) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and re-vegetated to achieve 80% ground cover within 2 months of completion of the earthworks or finished with a hardstand surface;</p> <p>(vi) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vii) Earthworks must not divert or change the nature of natural water flows, waterbodies or established drainage paths;</p> <p>(viii) Earthworks must not result in the site being unable to be serviced by gravity sewers; and</p> <p>(ix) Provided they are not within a kauri root zone.</p>	<p>indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
<p>EW-R32</p>	<p>Earthworks – general</p>	
<p>TCZ – Town centre zone</p>	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks for the purpose of creating a building platform within a site (including the use of imported fill material) that is:</p> <p>(i) Subject to an approved building consent; and</p> <p>(ii) The earthworks occur wholly within the footprint 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) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p>

	<p>(b) For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the outside wall.</p> <p>(c) For the purposes of this rule, this exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the building; and</p> <p>(d) Provided they are not within a kauri root zone.</p>	<p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R33	Earthworks – general	
TCZ – Town centre zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks using the importation of fill material to a site must meet all of the following standards:</p> <p>(i) Must not exceed a total volume of 500m³ per site and a depth of 1m (excluding backfill);</p> <p>(ii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iii) Fill material is set back at least 1.5m from all boundaries;</p> <p>(iv) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and revegetated to achieve 80% ground cover within 6 months of the cessation of the earthworks;</p> <p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p>

	<p>and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
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GIZ – General industrial zone

EW-R34	Earthworks – general	
GIZ – General industrial zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks (excluding the importation of fill material) within a site that:</p> <p>(i) Are located at least 1.5 m from any water body, open drain or overland flow path;</p> <p>(ii) Do not exceed a volume of 10,000m³;</p> <p>(iii) Do not exceed an area of more than 10,000m² within a 12 month period;</p> <p>(iv) Do not exceed a slope in stable ground of 1:2 (1 metre vertical to 2 metre horizontal);</p> <p>(v) Result in exposed areas being re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks, or finished with a hardstand surface;</p> <p>(vi) Result in sediment being retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vii) Do not result in any change to natural water flows, any water body or established drainage path; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) land instability, erosion and sedimentation; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R35	Earthworks – general	

<p>GIZ – General industrial zone</p>	<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Earthworks within a site that may, or may not, involve imported cleanfill material, for the purpose of creating a building platform and/or ancillary hardstand area: (i) Provided they are not within a kauri root zone. 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) land instability, erosion and sedimentation; and (l) The risk of earthworks exacerbating Kauri dieback disease.
<p>EW-R36</p>	<p>Earthworks – general</p>	
<p>GIZ – General industrial zone</p>	<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Earthworks involving imported fill material (excluding cleanfill material) for purposes other than creating a building platform for residential purposes within a site, that: <ul style="list-style-type: none"> (i) Are located at least 1.5 metres from any water body, open drain or overland flow path; (ii) Do not exceed a volume of 10,000m³; (iii) Do not exceed a slope in stable ground of 1:2 (1 metre vertical to 2 metre horizontal); (iv) Result in exposed areas being re-vegetated to achieve 80% ground cover within 2 months of the completion of 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability;

	<p>the earthworks, or finished with a hardstand surface;</p> <p>(v) Result in sediment being retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Do not result in any change to natural water flows, any water body or established drainage path; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) land instability, erosion and sedimentation; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>
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HIZ – Heavy industrial zone

EW-R37	Earthworks – general	
<p>HIZ – Heavy industrial zone</p>	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks (excluding the importation of fill material) within a site that:</p> <p>(i) Are located at least 1.5 m from any water body, open drain or overland flow path;</p> <p>(ii) Do not exceed a volume of 10,000m³;</p> <p>(iii) Do not exceed an area of more than 10,000m² within a 12 month period;</p> <p>(iv) Do not exceed a slope in stable ground of 1:2 (1 metre vertical to 2 metre horizontal);</p> <p>(v) Result in exposed areas being re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks, or finished with a hardstand surface;</p> <p>(vi) Result in sediment being retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>

	<p>(vii) Do not result in any change to natural water flows, any water body or established drainage path; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	
EW-R38	Earthworks – general	
HIZ – Heavy industrial zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks within a site that may, or may not, involve imported cleanfill material, for the purpose of creating a building platform and/or ancillary hardstand area:</p> <p>(i) Provided they are not within a kauri root zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R39	Earthworks – general	
HIZ – Heavy industrial zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks involving imported fill material (excluding cleanfill material) for purposes other than creating a building platform for residential purposes within a site, that:</p> <p>(i) Are located at least 1.5 metres from any water body, open drain or overland flow path</p> <p>(ii) Do not exceed a volume of 10,000m³;</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p>

	<ul style="list-style-type: none"> (iii) Do not exceed a slope in stable ground of 1:2 (1 metre vertical to 2 metre horizontal); (iv) Result in exposed areas being re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks, or finished with a hardstand surface; (v) Result in sediment being retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; (vi) Do not result in any change to natural water flows, any water body or established drainage path; and (vii) Provided they are not within a kauri root zone. 	<ul style="list-style-type: none"> (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; and (l) The risk of earthworks exacerbating Kauri dieback disease.
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OSZ – Open space zone

EW-R40	Earthworks – general	
OSZ – Open space zone	<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Earthworks (excluding the importation of fill material) within a site must meet all of the following standards: <ul style="list-style-type: none"> (i) Be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe; (ii) Not exceed a volume of more than 250m³ and an area of more than 1,000m² over a single consecutive 12-month period; (iii) The height of the resulting cut, filled areas or fill batter face in stable ground, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Areas exposed by earthworks are re-vegetated or otherwise stabilised to 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths;

	<p>achieve 80% ground cover within 2 months of the completion of the earthworks;</p> <p>(v) Earthworks are set back at least 1.5m from all boundaries;</p> <p>(vi) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vii) Does not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	<p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R4I	Earthworks – general	
OSZ – Open space zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks for purposes of creating a building platform within a site, using imported fill material:</p> <p>(i) Provided they are not within a kauri root zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p>

		(m) The risk of earthworks exacerbating Kauri dieback disease.
EW-R42	Earthworks – general	
OSZ – Open space zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks for purposes other than creating a building platform within a site, using imported fill material (excluding cleanfill) must meet all of the following standards:</p> <p>(i) Must not exceed a total volume of 500m³ per site and a depth of 1m;</p> <p>(ii) The slope of the resulting in stable ground must not exceed a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iii) Fill material is setback at least 1.5m from all boundaries;</p> <p>(iv) Areas exposed by filling are revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</p> <p>(v) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R43	Earthworks – general	
OSZ – Open space zone	<p>(1) Activity status: NC</p> <p>(a) Importation of cleanfill to a site.</p>	

BTZ – Business Tamahere zone

EW-R44	Earthworks – general	
BTZ – Business	<p>(1) Activity status: PER</p> <p>Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>Tamahere zone</p>	<p>(a) Earthworks within a site must meet all of the following standards:</p> <p>(i) Earthworks must be located more than 1.5m from infrastructure including a public sewer, open drain, overland flow path or other public service pipe;</p> <p>(ii) Earthworks must not exceed a volume of more than 5000m³ and an area of more than 1000m² within a site;</p> <p>(iii) The height of the resulting cut, filled areas or fill batter face in stable ground, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and re-vegetated to achieve 80% ground cover within 6 months of cessation of the earthworks;</p> <p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</p> <p>(vi) Provided they are not within a kauri root zone.</p>	<p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
<p>EW-R45</p>	<p>Earthworks – general</p>	
<p>BTZ – Business Tamahere zone</p>	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks for the purpose of creating a building platform within a site (including the use of imported fill material) that is:</p> <p>(i) Subject to an approved building consent;</p> <p>(ii) The earthworks occur wholly within the footprint of the building;</p> <p>(iii) The earthworks do not within a kauri root zone.</p> <p>(b) For the purposes of this rule, the footprint 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) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p>

	<p>extends 1.8m from the outer edge of the outside wall.</p> <p>(c) For the purposes of this rule, this exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the building.</p>	<p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
<p>EW-R46</p>	<p>Earthworks – general</p>	
<p>BTZ – Business Tamahere zone</p>	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks using the importation of fill material to a site must meet all of the following standards:</p> <p>(i) Must not exceed a total volume of 500m³ per site and a depth of 1m (excluding backfill);</p> <p>(ii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iii) Fill material is setback at least 1.5m from all boundaries;</p> <p>(iv) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and revegetated to achieve 80% ground cover within 6 months of the cessation of the earthworks;</p> <p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) Proximity to underground services and service connections;</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>

	<p>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	
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HOPZ – Hopuhopu zone

EW-R47	Earthworks – general	
HOPZ – Hopuhopu zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Except as otherwise specified in Advice note 1 and 2 below:</p> <p>(i) Ancillary rural earthworks provided they are not within a kauri root zone;</p> <p>(ii) A farm quarry where the volume of aggregate extracted does not exceed 1000m³ in any single consecutive 12 month period and provided they are not within a kauri root zone.</p> <p>(b) Earthworks ancillary to a conservation activity must meet the following standards:</p> <p>(i) Sediment resulting from the earthworks is managed on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</p> <p>(ii) Provided they are not within a kauri root zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material or clean fill;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p> <p>(i) Flood risk, including natural water flows and established drainage paths;</p> <p>(j) Land instability, erosion and sedimentation;</p> <p>(k) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access;</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R48	Earthworks – general	
HOPZ – Hopuhopu zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) With the exception of earthworks for the activities listed in EW-R47 and EW-R49, earthworks across the whole of the HOPZ – Hopuhopu zone</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p>

	<p>must meet all of the following standards:</p> <ul style="list-style-type: none"> (i) Cumulatively, do not exceed a volume of more than 2000m³ and an area of more than 4000m² over any single consecutive 12 month period of which imported fill material or cleanfill does not exceed a total volume of 1,000m³ in any single consecutive 12 month period; (ii) The total combined depth of any excavation (excluding drilling) or filling does not exceed 3m above or below natural ground level; (iii) Take place on land with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Earthworks are setback a minimum of 1.5m from all site and zone boundaries; (v) Earthworks are setback 5m horizontally from any waterway, open drain or overland flow path; (vi) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and any remaining bare ground re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks or finished with a hardstand surface; (i) Sediment resulting from the earthworks is managed on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; (ii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; (iii) Earthworks must not result in the site being unable to be 	<ul style="list-style-type: none"> (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material or clean fill; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Geotechnical stability; (i) Flood risk, including natural water flows and established drainage paths; (j) Land instability, erosion and sedimentation; (k) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; (l) Proximity to underground services and service connections; and (m) The risk of earthworks exacerbating Kauri dieback disease.
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	serviced by gravity sewers; and (iv) Provided they are not within a kauri root zone.	
EW-R49	Earthworks – general	
HOPZ – Hopuhopu zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks for the purpose of creating a building platform (including the use of imported fill material) that is:</p> <p>(i) Subject to an approved building consent;</p> <p>(ii) The earthworks occur wholly within the footprint of the building;</p> <p>(iii) Provided they are not within a kauri root zone;</p> <p>(iv) For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the outside wall; and</p> <p>(v) For the purposes of this rule, this exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support 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) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material or clean fill;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p> <p>(i) Flood risk, including natural water flows and established drainage paths;</p> <p>(j) Land instability, erosion and sedimentation;</p> <p>(k) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</p> <p>(l) Proximity to underground services and service connections; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>

Advice Note 1: The Hopuhopu Archaeological Site map below (Figure 19) indicates an area which contains Maori-made soils and possible borrow pits. Heritage New Zealand Pouhere Taonga should be contacted regarding development in this area and an archaeological assessment to determine the need for an archaeological authority. The Heritage New Zealand Pouhere Taonga Act 2014 protects both recorded and unrecorded archaeological sites.

Advice Note 2: The ‘Indicative Borrow Pit and Maori-Made Soils’ area also coincides with an area known to have contained alligator weed. The Waikato Regional Pest Management Plan 2014-2024 contains rules which relate to the management of alligator weed.

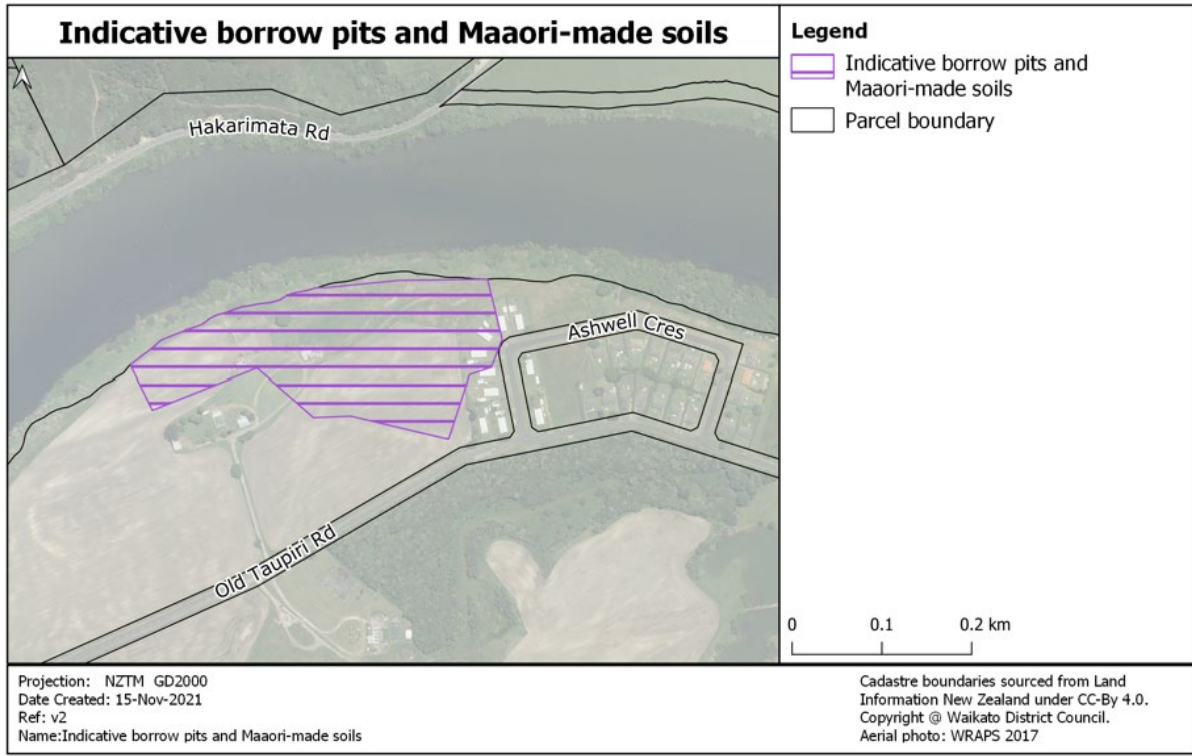


Figure 19 – Indicative borrow pits and Maaori-made soils

KLZ – Kimihia lakes zone

EW-R50	Earthwork – general	
KLZ – Kimihia lakes zone	<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Areas exposed by earthworks are re-vegetated must achieve 80% ground cover within 2 months of the completion of the earthworks except where earthworks are for the purposes of creating infrastructure or facilities for recreation, events and access, no re-vegetation is required; (b) Sediment resulting from the earthworks must be retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; (c) The importation of fill material to site must meet the following conditions: (d) Does not restrict the ability for land to drain; 	<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) Contamination of fill material; (b) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (c) Flood risk, including natural water flows and established drainage paths; (d) Land instability, erosion and sedimentation; and (e) Proximity to underground services and service connections; and (f) The risk of earthworks exacerbating Kauri dieback disease.

	<p>(e) Is not located within 1.5m of public sewers, utility services or manholes;</p> <p>(f) The sediment from fill material is retained on the site; and</p> <p>(g) Provided they are not within a kauri root zone.</p>	
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MAZ – Mercer airport zone

EW-R51	Earthworks – general	
MAZ – Mercer airport zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks within the MAZ – Mercer Airport zone must meet all of the following standards:</p> <p>(i) Earthworks must not exceed a volume of more than 1,000m³ in a single calendar year;</p> <p>(ii) Earthworks must not exceed an area of more than 1,000m² in a single calendar year;</p> <p>(iii) The height of the resulting cut or batter face does not exceed 1.5 m with a maximum slope of 1:2 (1 metre vertical to 2 m horizontal);</p> <p>(iv) Areas exposed by the earthworks not covered by buildings or other impervious surfaces are revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</p> <p>(v) Sediment is retained on site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Earthworks must not divert or change natural water flows or established drainage paths; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of earthworks relative to waterways;</p> <p>(f) Compaction of fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability of fill material;</p> <p>(i) Flood risk;</p> <p>(j) Land instability, erosion and sedimentation; and</p> <p>(k) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R52	Earthworks – general	

<p>MAZ – Mercer airport zone</p>	<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The importation of fill material to the site must meet all of the following standards, in addition to the standards in Rule EW-R51: (v) Earthworks do not exceed a total volume of 500m³ per site and a depth of 1 metre; (vi) Earthworks must be fit for compaction; (vii) The height of the resulting batter face in stable ground must not exceed 1.5 metres with a maximum slope of 1:2 (1m vertical to 2m horizontal); (viii) Earthworks do not restrict the ability of the land to drain; (ix) The sediment from fill material is retained on the site; and (x) Provided they are not within a kauri root zone. 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of earthworks relative to waterways; (f) Compaction of fill material; (g) Volume and depth of fill material; (h) Geotechnical stability of fill material; (i) Flood risk; (j) Land instability, erosion and sedimentation; and (k) The risk of earthworks exacerbating Kauri dieback disease.
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MSRZ – Motorsport and recreation zone

<p>EW-R53 MSRZ – Motorsport and recreation zone</p>	<p>Earthworks – all precincts</p> <p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Earthworks within a site must meet all of the following standards: <ul style="list-style-type: none"> (i) Do not exceed a volume of more than 1000m³ and an area of more than 2000m² over any single consecutive 12-month period; (ii) The total depth of any excavation or filling does not exceed 3m above or below ground level with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iii) Earthworks are setback 1.5m from all boundaries; (iv) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Geotechnical stability; (i) Flood risk, including natural water flows and established drainage paths
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	<p>within 2 months of the completion of the earthworks;</p> <p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>(j) Land instability, erosion and sedimentation;</p> <p>(k) Proximity to underground services and service connections; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R54	Earthworks – all precincts	
MSRZ – Motorsport and recreation zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The importation of fill material to a site shall meet all of the following standards in addition to Rule EW-R53:</p> <p>(i) Does not exceed a total volume of 500m³ per site and a depth of 1m;</p> <p>(ii) Is fit for compaction;</p> <p>(iii) The height of the resulting batter face in stable ground must not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iv) Does not restrict the ability for land to drain;</p> <p>(v) Is not located within 1.5m of public sewers, utility services or manholes;</p> <p>(vi) The sediment from fill material is retained on the site; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p> <p>(i) Flood risk, including natural water flows and established drainage paths</p> <p>(j) Land instability, erosion and sedimentation;</p> <p>(k) Proximity to underground services and service connections; and</p> <p>(l) The risk of earthworks exacerbating Kauri dieback disease.</p>

MTZ – Matangi zone

EW-R55	Earthworks – general
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<p>MTZ – Matangi zone</p>	<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Earthworks within a site must meet the following standards: <ul style="list-style-type: none"> (i) Not exceed a volume of more than 2,500m³; (ii) Not exceed an area of more than 10,000m² within a 12 month period; (iii) Earthworks associated with any activity requiring building consent (including associated site works) shall not exceed 500m³; (iv) any excavation or filling does not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal); (v) Not be located within 1.5m of the KiwiRail designated corridor; (vi) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks, or finished with a hardstand surface; (vii) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and (viii) Do not divert or change the nature of natural water flows, water bodies or onsite disposal systems for wastewater and stormwater; and (ix) Provided they are not within a kauri root zone. 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Effects on waterbodies, and significant indigenous vegetation and habitat; (e) Compaction of the fill material; (f) Volume and depth of fill material; (g) Geotechnical stability; (h) Flood risk, including natural water flows and established drainage paths; (i) Land instability, erosion and sedimentation; (j) Proximity to underground services and service connections; (k) Effects on onsite disposal systems for wastewater and stormwater; and (l) The risk of earthworks exacerbating Kauri dieback disease.
<p>EW-R56</p>	<p>Earthworks – general</p>	
<p>MTZ – Matangi zone</p>	<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Earthworks for the purpose of creating a building platform within a site, using imported fill material (excluding cleanfill), 	<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) Amenity values and landscape effects;

	<p>must meet the following standards:</p> <ul style="list-style-type: none"> (i) Must not exceed a total volume of 500m³; (ii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal); (iii) Areas exposed by filling are revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks, or finished with a hardstand surface; (iv) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; (v) Do not divert or change the nature of natural water flows, water bodies or established drainage paths, or onsite disposal systems for wastewater and stormwater; and (vi) Provided they are not within a kauri root zone. 	<ul style="list-style-type: none"> (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Effects on waterbodies, and significant indigenous vegetation and habitat; (e) Compaction of the fill material; (f) Volume and depth of fill material; (g) Geotechnical stability; (h) Flood risk, including natural water flows and established drainage paths; (i) Land instability, erosion and sedimentation; (j) Proximity to underground services and service connections; and (k) Effects on onsite disposal systems for wastewater and stormwater; (l) The risk of earthworks exacerbating Kauri dieback disease.
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RPZ – Rangitahi Peninsula zone

EW-R57	Earthworks – general	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Earthworks within a site must meet all of the following standards: <ul style="list-style-type: none"> (i) Be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe; (ii) Not exceed a volume of more than 250m³ and an area of more than 1,000m² within a site; (iii) The height of the resulting cut, filled areas or fill batter face in stable ground, not 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material;

	<p>including any surcharge, does not exceed 2m, with a maximum slope of 1:2 (1 vertical to 2 horizontal);</p> <p>(iv) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</p> <p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths;</p> <p>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths;</p> <p>(vii) Do not result in the site being unable to be serviced by gravity sewers; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	<p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p> <p>(i) Flood risk, including natural water flows and established drainage paths</p> <p>(j) Land instability, erosion and sedimentation;</p> <p>(k) Proximity to underground services and service connections;</p> <p>(l) Traffic movements to and from the site; and</p> <p>(m) Consistency with the Rangitahi Peninsula Structure Plan; and</p> <p>(n) The risk of earthworks exacerbating Kauri dieback disease.</p>
EW-R58	Earthworks – general	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The importation of fill material to a site must meet the following conditions standards, in addition to the standards in EW-R57:</p> <p>(i) Does not exceed a total volume of 500m³ per site and a depth of 1m;</p> <p>(ii) Is fit for compaction;</p> <p>(iii) The height of the resulting batter face in stable ground must not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iv) Does not restrict the ability for land to drain;</p> <p>(v) Is not located within 1.5m of public sewers, utility services or manholes; and</p> <p>(vi) The sediment from fill material is retained on the site; and</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p> <p>(i) Flood risk, including natural water flows and established drainage paths</p> <p>(j) Land instability, erosion and sedimentation;</p>

	<p>(vii) Provided they are not within a kauri root zone.</p>	<p>(k) Proximity to underground services and service connections; (l) Traffic movements to and from the site; and (m) Consistency with the Rangitahi Peninsula Structure Plan; and (n) The risk of earthworks exacerbating Kauri dieback disease.</p>
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TKAZ – Te Kowhai airpark zone

EW-R59	Earthworks – all precincts	
<p>TKAZ – Te Kowhai airpark zone</p>	<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) In all precincts, earthworks within a site must meet all of the following standards: (i) Earthworks must be located more than 1.5m either side of a public sewer, open drain, overland flowpath or other service pipe; (ii) Earthworks must not exceed a volume of more than 1,000m³ in a single calendar year; (iii) Earthworks must not exceed an area of more than 1,000m² in a single calendar year; (iv) The height of the resulting cut or batter face does not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal); (v) Areas exposed by the earthworks not covered by buildings or other impervious surfaces are re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks; (vi) Sediment is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and 	<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) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Geotechnical stability; (i) Flood risk, including natural water flows and established drainage paths; (j) Land instability, erosion and sedimentation; (k) Proximity to underground services and service connections; and. (l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and (m) The risk of earthworks exacerbating Kauri dieback disease.

	<p>(vii) Earthworks must not divert or change natural water flows or established drainage paths; and</p> <p>(viii) Provided they are not within a kauri root zone.</p>	
EW-R60	Earthworks – all precincts	
TKAZ – Te Kowhai airpark zone	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) In all precincts, the importation of fill material to a site must meet all of the following standards, in addition to the standards in EW-R59:</p> <p>(i) Earthworks do not exceed a total volume of 20m³ per site and a depth of 1m;</p> <p>(ii) Earthworks must be fit for compaction;</p> <p>(iii) The height of the resulting batter face in stable ground must not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iv) Earthworks do not restrict the ability for land to drain;</p> <p>(v) Earthworks are not located within 1.5m of public sewers, utility services or manholes; and</p> <p>(vi) The sediment from fill material is retained on the site; and</p> <p>(vii) Provided they are not within a kauri root zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability;</p> <p>(i) Flood risk, including natural water flows and established drainage paths;</p> <p>(j) Land instability, erosion and sedimentation;</p> <p>(k) Proximity to underground services and service connections; and.</p> <p>(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and</p> <p>(m) The risk of earthworks exacerbating Kauri dieback disease.</p>

Large lot residential zone

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

Purpose

The LLRZ – Large lot residential zone covers areas on the outskirts of Tuakau, Pokeno, and Te Kowhai that have a history of large lot residential development and that are used predominantly for residential activities and buildings, such as detached houses on lots larger than those of the GRZ – General residential zone. These areas have an existing spacious character and are generally subject to other constraints (primarily infrastructure provision) to more intensive development.

Objectives

- LLRZ-O1 Large lot residential zone character.
Within the zone in Tuakau, Pokeno, and Te Kowhai, maintain a low density character with minimum lot sizes of at least 2,500m².
- LLRZ-O2 Large lot residential zone built form and amenity.
Neighbourhood residential amenity values in the zone are maintained.
- LLRZ-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

- LLRZ-P1 Character.
Within the zone in Tuakau, Pokeno, and Te Kowhai, maintain a low density character.
- LLRZ-P2 Future development – Tuakau, Pokeno, and Te Kowhai.
In Tuakau, Pokeno, and Te Kowhai, buildings, access, and lot boundaries are located to enable future subdivision and development in the event that reticulated water, stormwater, and wastewater infrastructure become available and a plan change to rezone to a higher density is in place.
- LLRZ-P3 Building setbacks.
Maintain views between buildings in the zone when viewed from a road.
- LLRZ-P4 Front setback character.
Maintain the open character of streets through the use of setbacks.

Part 3: Area-specific matters / Zones / Residential zones / LLRZ – Large lot residential zone

- LLRZ-P5 Excessive building scale.
- LLRZ-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.
- LLRZ-P7 Residential amenity and function.
- (I) 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.
- LLRZ-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.
- LLRZ-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.
- LLRZ-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.
- LLRZ-P11 Non-residential activities.
- (I) 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.
- LLRZ-P12 Existing non-residential activities.
- (I) 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.
- LLRZ-P13 Outdoor storage.
- The adverse visual effects of outdoor storage are mitigated through screening or landscaping.
- LLRZ-P14 Objectionable odour.
- (I) 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.

LLRZ-R1	Residential activity, unless specified below This includes occupation of a single residential unit for short term rental.	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LLRZ-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
LLRZ-R3	Community facility	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LLRZ-R4	Neighbourhood park	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
LLRZ-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
LLRZ-R6	Farming	
(1) Activity status: PER Activity-specific standards:		(2) Activity status where compliance not achieved: n/a

Nil.	
LLRZ-R7	Buildings, structures and sensitive land uses within the National Grid Yard in sites existing as of 18 July 2018
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Within the National Grid Yard:</p> <ul style="list-style-type: none"> (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; (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 LLRZ-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 1.2m 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 	<p>(2) Activity status where compliance not achieved: NC</p>

<p>in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(c) Not permanently physically impede existing vehicular access to a National Grid support structure.</p> <p><u>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</u></p>	
<p>LLRZ-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>LLRZ-R9</p>	<p>Construction or demolition of, or alteration or addition to, 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>LLRZ-R10</p>	<p>Educational facilities</p>
<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</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

Part 3: Area-specific matters / Zones / Residential zones / LLRZ – Large lot residential zone

	particular regard to the bulk of the buildings; and (e) The extent to which the activity may adversely impact on the noise environment.	
LLRZ-R11	Community corrections facilities	
Activity status: DIS		
LLRZ-R12	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity	
Activity status: DIS		
LLRZ-R13	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard	
Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport. 9 GRID - National Grid</i>		

Land use – building

LLRZ-S1	Residential unit	
(1) Activity status: PER Where: (a) One residential unit within a Record of Title.		(2) Activity status where compliance not achieved: DIS
LLRZ-S2	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
LLRZ-S3	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.
LLRZ-S4	Building height – general	
(1) Activity status: PER Where: (a) A hose drying tower in association with an emergency services training and		(2) Activity status where compliance not achieved: DIS

<p>management facility measured from the natural ground level immediately below that part of the structure that does not exceed a height of 15m.</p>	
<p>LLRZ-S5 Height in relation to boundary</p>	
<p>(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.</p>	<p>(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</p>
<p>LLRZ-S6 Building coverage</p>	
<p>(1) Activity status: PER Where: (a) On a lot connected to public wastewater and a water supply, the building coverage must not exceed 40%; and (b) LLRZ-S6(1)(a) does not apply: (i) To a structure that is not a building; or (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>LLRZ-S7 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) LLRZ-S7(1)(a) does not apply: (i) To a structure that is not a building; or (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 matters: (a) Whether the balance of open space and buildings will maintain the character and amenity values anticipated for the zone; (b) Visual dominance of the street resulting from building scale; and (c) Management of stormwater flooding, nuisance or damage to within the site.</p>
<p>LLRZ-S8 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</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;</p>

<p>(v) Any new buildings or alterations to an existing building must be setback 5m from any designated railway corridor boundary.</p> <p>(b) Despite Rule LLRZ-S8(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</p> <p>(c) A non-habitable building may be set back less than 1.5m from a boundary, where:</p> <p>(i) The total length of all buildings within 1.5m of the boundary does not exceed 6m; and</p> <p>(ii) The non-habitable building does not have any windows or doors on the side of the building facing the boundary.</p> <p>(d) A garage must be set back further from the road than the façade of the front of the dwelling.</p> <p>(e) LLRZ-S8(1)(a), (c) and (d) do not apply to a structure which is not a building.</p>	<p>(h) The size, nature and location of the buildings on the site;</p> <p>(i) The extent to which the safety and efficiency of rail and road operations will be adversely affected; and</p> <p>(j) Any characteristics of the proposed use that will make compliance unnecessary.</p>
<p>LLRZ-S9 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> <p>(i) 5m from the designated boundary of the railway corridor;</p> <p>(ii) 15m from the boundary of a national route or regional arterial;</p> <p>(iii) 25m from the designated boundary of the Waikato Expressway;</p> <p>(iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;</p> <p>(v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</p> <p>(vi) 300m from the boundary of another site containing an intensive farming activity.</p> <p>(b) LLRZ-S9(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> <p>(a) Road network safety and efficiency;</p> <p>(b) On-site amenity values;</p> <p>(c) Odour, dust and noise levels received at the notional boundary of the building;</p> <p>(d) Mitigation measures; and</p> <p>(e) Potential for reverse sensitivity effects.</p>
<p>LLRZ-S10 Building setback – waterbodies</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) A building must be set back a minimum of:</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p>

Part 3: Area-specific matters / Zones / Residential zones / LLRZ – Large lot residential zone

<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 LLRZ-S10(1)(a).</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.
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GRZ – General residential zone

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

Purpose

The purpose of the GRZ – General residential zone is to provide predominantly for residential activities with a mix of building types, and other compatible activities. The zone applies to the residential areas within the District's main towns (Tuakau, Pokeno, Te Kauwhata, Raglan, Huntly and Ngaruawaahia) and the smaller towns (Meremere, Taupiri, Gordonton, Horotiu, Te Kowhai, Whatawhata, Matangi and Rangiriri).

Objectives

- GRZ-O1 Residential character.
The low-density residential character of the zone is maintained.
- GRZ-O2 Residential built form and amenity.
Maintain neighbourhood residential amenity values and facilitate safety in the zone.
- GRZ-O3 On-site residential amenity.
Maintain amenity values within and around dwellings and sites in the zone.
- GRZ-O4 Housing options.
A range of housing options occurs in the zone to meet the needs of the community in a suburban setting.
- GRZ-O5 Maintain residential purpose.
Residential activities remain the dominant activity in the zone.
- GRZ-O6 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

- GRZ-P1 Character.
- (1) Ensure residential development in the zone:
- (a) Provides road patterns that follow the natural contour of the landform;
 - (b) Promotes views and vistas from public spaces of the hinterland beyond; and
 - (c) Is an appropriate scale and intensity, and setback from the road frontages to provide sufficient open space for the planting of trees and private gardens.
- GRZ-P2 Front setback.
- (1) Ensure buildings are designed and set back from roads by:

Part 3: Area-specific matters / Zones / Residential zones / GRZ – General residential zone

- (a) Maintaining the existing street character including the predominant building setback from the street;
- (b) Allowing sufficient space for the establishment of gardens and trees on the site; and
- (c) Providing for passive surveillance to roads and avoiding windowless walls to the street.

GRZ-P3 Setback side boundaries.

(1) Require development to have sufficient side boundary setbacks to provide for:

- (a) Planting;
- (b) Privacy; and
- (c) Sunlight and daylight.

(2) Reduced side boundary setbacks occur only where it:

- (a) Enables effective development of sites where on-site topographic constraints occur; or
- (b) Retains trees on the site.

GRZ-P4 Height.

Ensure building height is complementary to the low rise character of the zone.

GRZ-P5 Site coverage and permeable surfaces.

(1) Ensure all sites have sufficient open space to provide for landscaping, on-site stormwater disposal, parking, and vehicles manoeuvring by maintaining maximum site coverage requirements for buildings in the zone.

(2) Ensure a proportion of each site is maintained in permeable surfaces in order to ensure there is sufficient capacity to enable disposal of stormwater.

GRZ-P6 Building scale.

Facilitate quality development by ensuring buildings are a complementary height, bulk and form for the site, and are in keeping with the amenity values of the street.

GRZ-P7 Reverse sensitivity.

(1) Avoid or minimise the potential for reverse sensitivity by managing the location and design of sensitive activities through:

- (a) The use of building setbacks;
- (b) The design of subdivisions and development; and
- (c) Acoustic insulation requirements for noise sensitive activities.

GRZ-P8 Daylight and outlook.

(1) Maintain adequate daylight and enable opportunities for passive solar gain.

(2) Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.

Part 3: Area-specific matters / Zones / Residential zones / GRZ – General residential zone

- (3) Maintain and enhance attractive open space character of residential areas by ensuring that development is compatible in scale to surrounding activities and structures and has on-site landscaping, screening and street planting.

GRZ-P9 Outdoor living space – residential units.
Require outdoor living spaces to be accessible and usable.

GRZ-P10 Outdoor living space – retirement villages.
Require outdoor living spaces or communal outdoor living spaces to be usable and accessible.

GRZ-P11 Housing types.
Enable a variety of housing types in the zone where it is connected to public reticulation, including minor residential units and retirement villages.

GRZ-P12 Retirement villages.

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

GRZ-PI3 Maintain residential purpose.

Restrict the establishment of commercial or industrial activities, unless the activity has a strategic or operational need to locate within a residential zone, and the effects of such activities on the character and amenity of residential zones are insignificant.

GRZ-PI4 Bankart Street and Wainui.

Provide for the ongoing change in the mixture of residential and commercial activities bordering identified commercial areas at Raglan.

GRZ-PI5 Non-residential activities.

(1) Maintain the zone for residential activities by:

- (a) Ensuring the number of non-residential activities are not dominant within a residential block;
- (b) Ensuring non-residential activities are in keeping with the scale and intensity of development anticipated by the zone and contribute to the amenity of the neighbourhood;
- (c) Enabling non-residential activities that provide for the health, safety and well-being of the community and that service or support an identified local need;
- (d) Avoiding the establishment of new non-residential activities on rear sites, or sites located on cul-de-sacs, or that have access to national routes, regional arterial roads and arterial roads; and
- (e) Ensuring that the design and scope of non-residential activities and associated buildings:
 - (i) Maintain residential character including the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas; and
 - (ii) Mitigate adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill, to the extent that they minimise adverse effects on residential character and amenity and the surrounding transport network.

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

GRZ-PI6 Home businesses.

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

GRZ-PI7 Neighbourhood centres in structure plan areas.

- (1) Provide for new neighbourhood centres within structure plan areas or master plan areas, that:
 - (a) Are for the daily retail and service needs of the community; and

- (b) Are located within a walkable catchment.

GRZ-P18 Outdoor storage.

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

GRZ-P19 Objectionable odour.

- (1) Ensure that the effects of objectionable odour do not detract from the amenity of other sites.
- (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 effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

GRZ-RI	Residential activity, unless specified below This includes occupation of a single residential unit for short term rental.	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
GRZ-R2	A new retirement village or alterations to an existing retirement village	
(1) Activity status: PER Activity-specific standards: (a) The site or combination of sites where the retirement village is proposed to be located has a minimum net site area of 3ha; (b) The site is either serviced by or within 400m walking distance of public transport; (c) The site is connected to public water and wastewater infrastructure; (d) Minimum outdoor living space or balcony area and dimensions: (i) Apartment – 10m ² area with minimum dimension horizontal and vertical of 2.5m; (ii) Studio unit or 1 bedroom unit – 12.5m ² area with minimum dimension horizontal and vertical of 2.5m; or (iii) 2 or more bedroomed unit – 15m ² area with minimum dimension horizontal and vertical of 2.5m; (e) Minimum service court is either:		(2) Activity status where compliance not achieved: DIS

Part 3: Area-specific matters / Zones / Residential zones / GRZ – General residential zone

<ul style="list-style-type: none"> (i) Apartment – Communal outdoor space (ie no individual service courts required); or (ii) All other units – 10m² for each unit; (f) Building height does not exceed 8m, measured from the natural ground level immediately below the structure, except for 15% of the total building coverage, where buildings may be up to 10m high; and (g) The following land use – building standards do not apply: <ul style="list-style-type: none"> (i) GRZ-S2 (Residential units); (ii) GRZ-S4 – GRZ-S6 (Building Height); (iii) GRZ-S14 – GRZ-S15 (Outdoor living space); (iv) GRZ-S16 (Service Court). 	
<p>GRZ-R3 Home business</p>	
<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) It is wholly contained within a building; (b) The storage of materials or machinery associated with the home business are either 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 or the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day; (e) Machinery may only be operated between 7:30am and 9pm on any day. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRZ-R4 Community facility</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>GRZ-R5 Neighbourhood park</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>GRZ-R6 Home stay</p>	
<p>(1) Activity status: PER 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: DIS</p>
<p>GRZ-R7 Neighbourhood centre</p>	

<p>(1) Activity status: PER Activity-specific standards: (a) Must be within an area identified in a Council approved Structure Plan or Master Plan.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRZ-R8</p>	<p>Commercial activity</p>
<p>(1) Activity status: PER Activity-specific standards: (a) Must be within the Bankart Street and Wainui Road Business Overlay Area.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRZ-R9</p>	<p>Childcare facility</p>
<p>(1) Activity status: PER Activity-specific standards: (a) For up to 4 children that are not permanent residents of the household unit.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRZ-R10</p>	<p>Buildings, structures and sensitive land uses within the National Grid Yard in sites existing as of 18 July 2018</p>
<p>(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; (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. (b) All buildings or structures permitted by Rule GRZ-R10(1)(a) must: (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:</p>	<p>(2) Activity status where compliance not achieved: NC</p>

<p>(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;</p> <p>(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;</p> <p>(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</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure.</p> <p><i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i></p>	
<p>GRZ-R11</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>GRZ-R12</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>(2) Activity status where compliance not achieved: n/a</p>

Nil	
GRZ-R13	Educational facilities This excludes childcare facilities.
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which it is necessary to locate the activity in the GRZ - General residential zone; (b) Reverse sensitivity effects of adjacent activities; (c) The extent to which the activity may adversely impact on the transport network; (d) The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood; (e) The extent to which the activity may adversely impact on the noise environment. 	<p>(2) Activity status where compliance not achieved: n/a</p>
GRZ-R14	The establishment of any new sensitive land use within the National Grid Yard
(1) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport. 9 GRID - National Grid</i>	
GRZ-R15	Any new building within the Huntly North Wetland specific control identified on the planning maps
(1) Activity status: NC	
GRZ-R16	Any activity that is not listed as prohibited, permitted, restricted discretionary or discretionary.
(1) Activity status: NC	
GRZ-R17	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (refer to APP8 – Raglan navigation beacon).
(1) Activity status: PR	

Land use – effects

GRZ-S1	Servicing and hours of operation – Bankart Street and Wainui Road Business Overlay Area
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity within the Bankart Street and Wainui Road Business Overlay Area shall occur between 7.30am and 6:30pm. 	<p>(2) Activity status where compliance not achieved: DIS</p>

Land use – building

GRZ-S2	Residential unit
(1) Activity status: PER Where: (a) One residential unit within a site.	(2) Activity status where compliance not achieved: DIS
GRZ-S3	Minor residential unit
(1) Activity status: PER Where: (a) One minor residential unit contained within a site must comply with all of the following standards: (i) The net site area is 600m ² or more; and (ii) The gross floor area shall not exceed 70m ² .	(2) Activity status where compliance not achieved: DIS
GRZ-S4	Height – building general
(1) Activity status: PER Where: (a) The maximum height of any building or structure, measured from the natural ground level immediately below the structure, shall not exceed 8m; (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 10m measured from the natural ground level immediately below the structure; (c) The maximum height of a hose drying tower on a Fire and Emergency fire station site, measured from the natural ground level immediately below the structure, shall not exceed 15m.	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Extent of overshadowing and shading of adjoining sites, particularly internal and external living spaces; (b) Loss of privacy through overlooking adjoining sites; (c) Whether development on the adjoining sites (such as separation by land used for vehicle access, the provision of screening) reduces the need to protect the adjoining site from overlooking; and (d) Design (such as high windows) and location of the building.
GRZ-S5	Height – building and vegetation in a battlefield view shaft area
(1) Activity status: PER Where: (a) The maximum height of a building, structure or vegetation above ground level within a battlefield view shaft as shown on the planning maps, shall not exceed 5m.	(2) Activity status where compliance not achieved: DIS
GRZ-S6	Height – buildings, structures or vegetation – Raglan Navigation Beacon Height Restriction Plane
(1) Activity status: PER Where: (a) A building, structure or vegetation that is located beneath, but does not intrude into, the Raglan Navigation Beacon Height Restriction Plane, as defined in	(2) Activity status where compliance not achieved: n/a

GRZ-S6 is Operative

<p>APP8 – Raglan navigation beacon, provided that:</p> <ul style="list-style-type: none"> (i) A Registered Surveyor has certified, in writing, that the building, structure or vegetation does not intrude into the Raglan Navigation Beacon Height Restriction Plane; and (ii) This certification is provided to Council prior to the commencement of any works. 	
<p>PREC4-S1</p>	<p>Height – buildings or structures adjoining Hilltop parks within PREC4 – Havelock precinct</p>
<p>(3) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building or structure with a maximum height not exceeding 5m, measured from the natural ground level immediately below that part of the structure, where it is located within 50m (horizontal distance) of the boundary of the Hilltop parks identified on the Havelock precinct plan in APPI4 – Havelock precinct plan. 	<p>(4) Activity status where compliance not achieved: DIS</p>
<p>GRZ-S7</p>	<p>Fences or walls – road boundaries and OSZ – Open space zone boundaries</p>
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Fences and walls between the applicable building setbacks under GRZ-S17 – GRZ- on a site and any road and OSZ – Open space zone boundaries shall comply with all of the following standards, measured from the natural ground level immediately below the structure: <ul style="list-style-type: none"> (i) Be no higher than 1.2m if solid; (ii) Be no higher than 1.8m if: (iii) visually permeable for the full 1.8m height of the fence or wall; or (iv) solid up to 1.2m and visually permeable between 1.2 and 1.8m. 	<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) Building materials and design; (b) Effects on amenity; and (c) Public space visibility.
<p>GRZ-S8</p>	<p>Fences or walls – road boundaries and OSZ – Open space zone boundaries</p>
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Any fences or walls erected within the applicable building setbacks under GRZ-S17 – GRZ-S23 on common boundaries of the GRZ – General residential zone and RLZ – Rural lifestyle zone, between Wayside Road and Travers Road, Te Kauwhata, shall be of a rural-type post and wire or post and rail. 	<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) Building materials and design; (b) Effects on amenity; and (c) Public space visibility.
<p>GRZ-S9</p>	<p>Height in relation to boundary</p>

<p>(1) Activity status: PER Where: (a) Buildings or structures shall 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 every point of the site boundary.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on adjacent any other sites; (d) Privacy on another any other sites; and (e) Effects on amenity values and residential character.</p>
<p>GRZ-S10 Building coverage</p>	
<p>(1) Activity status: PER Where: (a) The total building coverage shall not exceed 40%; (b) GRZ-S10(1)(a) does not apply: (i) To a structure that is not a building; or (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 matters: (a) Whether the balance of open space and buildings will maintain the character and amenity values anticipated for the zone; (b) Visual dominance of the street resulting from building scale; and (c) Management of stormwater flooding, nuisance or damage to within the site.</p>
<p>GRZ-S11 Building coverage</p>	
<p>(1) Activity status: PER Where: (a) Within the Te Kauwhata Ecological Residential Area as identified on the planning maps, the total building coverage shall not exceed 35%.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Whether the balance of open space and buildings will maintain the character and amenity values anticipated for the zone; (b) Visual dominance of the street resulting from building scale; and (c) Management of stormwater flooding, nuisance or damage to within the site.</p>
<p>GRZ-S12 Building coverage</p>	
<p>(1) Activity status: PER Where: (a) Within the Bankart Street and Wainui Road Business Overlay Area as identified on the planning maps, total building coverage shall not exceed 50%.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Whether the balance of open space and buildings will maintain the character and amenity values anticipated for the zone; (b) Visual dominance of the street resulting from building scale; and (c) Management of stormwater flooding, nuisance or damage to within the site.</p>
<p>GRZ-S13 Impervious surfaces</p>	

<p>(1) Activity status: PER Where: (a) The impervious surfaces of a site shall not exceed 70%.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Site design, layout and amenity; and (b) The risk of flooding, nuisance or damage to the site or other buildings and sites.</p>
<p>GRZ-S14</p>	<p>Outdoor living space</p>
<p>(1) Activity status: PER Where: (a) An outdoor living space shall be provided for each residential unit that meets all of the following standards: (i) It is for the exclusive use of the occupants of the residential unit; (ii) It is readily accessible from a living area of the residential unit; (iii) When located on the ground floor, it has a minimum area of 80m² and a minimum dimension of 4m in any direction; and (iv) When located on a balcony of an above ground apartment building, it must have a minimum area of 15m² and a minimum dimension of 2m in any direction.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The extent to which the space is useable and contributes to the feeling of spaciousness; (b) Access to sunlight; (c) Privacy of adjoining residential sites; (d) Accessibility to and convenience of the space for occupiers; and (e) Whether the size and quality of communal outdoor living space in the development or other public open space compensates for any reduction in the private space.</p>
<p>GRZ-S15</p>	<p>Outdoor living space</p>
<p>(1) Activity status: PER Where: (a) An outdoor living space shall be provided for each minor residential unit that meets all of the following standards: (i) It is for the exclusive use of the occupants of the minor residential unit; (ii) It is readily accessible from a living area of the minor residential unit; (iii) When located on the ground floor it has a minimum area of 40m² and a minimum dimension of 4m in any direction; (iv) When located on a balcony of an above ground apartment building, it must have a minimum area of 15m² and a minimum dimension of 2m in any direction.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The extent to which the space is useable and contributes to the feeling of spaciousness; (b) Access to sunlight; (c) Privacy of adjoining residential sites; (d) Accessibility to and convenience of the space for occupiers; and (e) Whether the size and quality of communal outdoor living space in the development or other public open space compensates for any reduction in the private space.</p>
<p>GRZ-S16</p>	<p>Service court</p>
<p>(1) Activity status: PER Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) A service court shall be provided for each residential unit and minor residential unit, either as two separate areas or one combined area, each with all the following dimensions:</p> <p>(i) Storage of waste and recycling bins – minimum area of 3m² and minimum dimension of 1.5m; and</p> <p>(ii) Washing line – minimum area of 5m² and minimum dimension of 2m.</p>	<p>Council's discretion is restricted to the following matters:</p> <p>(a) The convenience and accessibility of the spaces for building occupiers;</p> <p>(b) The adequacy of the space to meet the expected requirements of building occupiers; and</p> <p>(c) Adverse effects on the location of the space on visual amenity from the street or adjoining sites.</p>
<p>GRZ-S17 Building setbacks – all boundaries</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The finished external walls (excluding eaves) of a building shall be set back a minimum of:</p> <p>(i) 3m from the road boundary;</p> <p>(ii) 13m from the edge of an indicative road (as demonstrated on a structure plan or planning maps);</p> <p>(iii) 1.5m from every boundary other than a road boundary; and</p> <p>(iv) 1.5m from every vehicle access to another site.</p> <p>(b) GRZ-S17(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) Road network safety and efficiency;</p> <p>(b) Reverse sensitivity effects;</p> <p>(c) Adverse effects on amenity;</p> <p>(d) Streetscape;</p> <p>(e) Potential to mitigate adverse effects;</p> <p>(f) Daylight admission to adjoining properties; and</p> <p>(g) Effects on privacy at adjoining sites.</p>
<p>GRZ-S18 Building setbacks – all boundaries</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The finished external walls (excluding eaves) of a non-habitable building can be set back less than 1.5m from a boundary, where:</p> <p>(i) The total length of all buildings within 1.5m of the boundary does not exceed 6m; and</p> <p>(ii) The building does not have any windows or doors on the side of the building facing the boundary.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Road network safety and efficiency;</p> <p>(b) Reverse sensitivity effects;</p> <p>(c) Adverse effects on amenity;</p> <p>(d) Streetscape;</p> <p>(e) Potential to mitigate adverse effects;</p> <p>(f) Daylight admission to adjoining properties; and</p> <p>(g) Effects on privacy at adjoining sites.</p>
<p>GRZ-S19 Building setbacks – all boundaries</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A garage shall be set back behind the front façade of the residential unit where the residential unit and garage are on a site that has frontage to a 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) Road network safety and efficiency;</p> <p>(b) Reverse sensitivity effects;</p> <p>(c) Adverse effects on amenity;</p> <p>(d) Streetscape;</p> <p>(e) Potential to mitigate adverse effects;</p>

		(f) Daylight admission to adjoining properties; and (g) Effects on privacy at adjoining sites.
GRZ-S20	Building setback – sensitive land use	
<p>(1) Activity status: PER Where:</p> <p>(a) Any new building or alteration to an existing building for a sensitive land use shall be set back a minimum of:</p> <p>(i) 5m from the designated boundary of the railway corridor;</p> <p>(ii) 15m from the boundary of a national route or regional arterial;</p> <p>(iii) 25m from the designated boundary of the Waikato Expressway;</p> <p>(iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;</p> <p>(v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</p> <p>(vi) 300m from the boundary of the Alstra Poultry intensive farming activities located on River Road and Great South Road, Ngaaruawaahia.</p>		<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Road network safety and efficiency;</p> <p>(b) On-site amenity values;</p> <p>(c) Odour, dust and noise levels received at the notional boundary of the building;</p> <p>(d) Mitigation measures; and</p> <p>(e) Potential for reverse sensitivity effects.</p>
GRZ-S21	Building setback – sensitive land use located outside the Amenity Setback specific control in Tuakau	
<p>(1) Activity status: PER Where:</p> <p>(a) Any new building or alteration to an existing building for a sensitive land use shall be located outside the Amenity Setback specific control identified on the planning maps.</p>		<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) On-site amenity values;</p> <p>(b) Odour, dust and noise levels received at the notional boundary of the building;</p> <p>(c) Timing and duration of noise received at the notional boundary of the building; and</p> <p>(d) Potential for reverse sensitivity effects</p>
PREC4-S2	Building setback – sensitive land use within PREC4 – Havelock precinct	
<p>(3) Activity status: PER Where:</p> <p>(a) Any new building or alteration to an existing building for a sensitive land use within the PREC4 – Havelock precinct that is located outside the Pōkeno Industry Buffer identified on the planning maps.</p>		<p>(4) Activity status where compliance not achieved: NC</p>
GRZ-S22	Building setback – water bodies	

<p>(1) Activity status: PER Where: (a) Any building must shall be setback a minimum of: (i) 23m from the margin of any; (1) lake; and (2) wetland; (ii) 23m from the bank of any river (other than the Waikato and Waipa Rivers); (iii) 28m from the margin of both the Waikato River and the Waipa River; and (iv) 23m from mean high water springs. (v) 10m from any artificial wetland. (b) A public amenity of up to 25m² or a pump shed (public or private), within any building setback identified in GRZ-S22(1)(a).</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (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.</p>
<p>GRZ-S23 Building setback – Environmental Protection Area</p>	
<p>(1) Activity status: PER Where: (a) A building shall be set back a minimum of 3m from an Environmental Protection Area.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRZ-S24 Building – Horotiu Acoustic Area (identified on the planning maps)</p>	
<p>(1) Activity status: PER Where: (a) Construction, addition to or alteration of a building for a noise sensitive activity within the Horotiu Acoustic Area shall be designed and constructed to achieve the internal design sound level specified in APPI – Acoustic insulation, Table 22 – Internal design sound levels</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) On-site amenity values; (b) Noise levels received at the notional boundary of the building; (c) Timing and duration of noise received at the notional boundary of the building; and (d) Potential for reverse sensitivity effects.</p>
<p>PREC4-S3 Building design – sensitive land use with PREC4 – Havelock precinct</p>	
<p>(3) Activity status: PER Where: (a) Any new building or alteration to an existing building for a sensitive land use located outside the Pōkeno Industry Buffer but within the 40 dB L_{Aeq} noise contour shown on the planning maps that is designed and constructed so that internal noise levels do not exceed 25 dB L_{Aeq} in all habitable rooms.</p>	<p>(4) Activity status where compliance not achieved: DIS</p>

<p>(b) Provided that if compliance with clause (a) above requires all external doors of the building and all windows of these rooms to be closed, the building design and construction as a minimum:</p> <p>(i) Is mechanically ventilated and/or cooled to achieve an internal temperature no greater than 25°C based on external design conditions of dry bulb 25.1 °C and wet bulb 20.1 °C.</p> <p>(ii) Includes either of the following for all habitable rooms on each level of a dwelling:</p> <p>(1) Mechanical cooling installed; or</p> <p>(2) A volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:</p> <p>(a) 6 air changes per hour for rooms with less than 30% of the façade area glazed;</p> <p>(b) 15 air changes per hour for rooms with greater than 30% of the façade area glazed;</p> <p>(c) 3 air changes per hour for rooms with facades only facing south (between 120 degrees and 240 degrees) or where the glazing in the façade is not subject to any direct sunlight.</p> <p>(iii) Provides relief for equivalent volumes of spill air.</p> <p>(iv) All is certified by a suitably qualified and experienced person.</p>	
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GRUZ – General rural zone

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

Purpose

The GRUZ – General rural zone provides predominantly for primary production activities, including intensive indoor primary production. The zone also provides for occasional community facilities, agricultural produce processing facilities, rural-related commercial and industrial activities, conservation activities, network infrastructure, and quarrying activities. These diverse activities are set within a landscape that is visually dominated by openness and vegetation with significant separation between buildings and where natural character elements such as waterways, wetlands, water bodies, indigenous vegetation, and natural landforms are key contributors to the character of the rural zone.

Objectives

GRUZ-O1 Purpose of the zone.

- (1) Enable farming activities;
- (2) Protect high class soils for farming activities;
- (3) Provide for rural industry, infrastructure, rural commercial, conservation activities, community facilities, and extractive activities;
- (4) Maintain rural character and amenity;
- (5) Limit development to activities that have a functional need to locate in the zone.

GRUZ-O2 Productive capacity of soils.

The primary productive value of soils, in particular high class soils, is retained.

GRUZ-O3 Rural character and amenity.

- (1) Maintain rural character and amenity.
- (2) The attributes of areas and features valued for their contribution to landscape values and visual amenity are maintained or enhanced.

GRUZ-O4 Extractive activities

Recognise the contribution of extractive industries to the economic and social well-being of the district.

Policies

GRUZ-P1 High class soils.

Ensure the adverse effects of activities do not compromise the physical, chemical and biological properties of high class soils.

GRUZ-P2 Effects of subdivision and development on soils.

Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.

GRUZ-P3 Contributing elements to rural character and amenity values.

Recognise that rural character and amenity values vary across the zone as a result of the natural and physical resources present and the scale and extent of land use activities.

GRUZ-P4 Productive rural activities.

- (1) Enable the on-going use of the rural environment zone as a productive working environment by:
 - (a) Recognising that buildings and structures associated with farming and forestry and other operational structures for productive rural activities contribute to rural character and amenity values;
 - (b) Ensuring productive rural activities are supported by appropriate rural industries and services;
 - (c) Providing for lawfully-established rural activities and protecting them from sensitive land uses and reverse sensitivity effects; and
 - (d) Recognising the economic, social and cultural benefits that result from use and development of rural resources.

GRUZ-P5 Other anticipated activities in rural areas

Enable activities that provide for the rural community's social, cultural, and recreational needs, subject to such activities being of a scale, intensity, and location that are in keeping with rural character and amenity values.

GRUZ-P6 Industrial and commercial activities.

- (1) Provide for rural industry and rural commercial activities provided they are either dependent on the rural soil resource or have a functional or operational need for a rural location.
- (2) Such activities are to be managed to ensure that:
 - (a) Their scale, intensity, and built form maintain rural character;
 - (b) They maintain an appropriate level of amenity for neighbouring sites; and
 - (c) They minimise reverse sensitivity effects on existing productive rural, intensive farming, quarrying, or rural industrial activities.
- (3) Avoid locating industrial and commercial activities in rural areas that do not have a genuine functional connection with the rural land or soil resource.

GRUZ-P7 Intensive Farming activities.

Provide for intensive farming activities where they operate in accordance with industry best practice and the management of adverse effects beyond the site boundaries.

GRUZ-P8 Home businesses.

Enable home businesses, provided that it is of a scale that maintains rural the character and amenity.

GRUZ-P9 Meremere Dragway.

Enable the ongoing operation and activities at the Meremere Dragway, provided that its adverse effects are avoided, remedied or mitigated.

GRUZ-P10 Waste management activities.

- (1) Encourage the rehabilitation of existing quarry sites
- (2) Ensure waste management facilities are located and operated so that rural amenity and character are maintained and conflict with rural activities are minimised.
- (3) Avoid waste management facilities located within:
 - (a) An Outstanding Natural Landscape;
 - (b) An Outstanding Natural Feature;
 - (c) An Outstanding Natural Character Area.

GRUZ-P11 Agricultural Research Centres.

Enable and protect the continued operation and development of Agricultural Research Centres that are an integral part of the agricultural sector.

GRUZ-P12 Huntly Power Station – coal and ash management.

- (1) Recognise and protect facilities that are integral to energy production at Huntly Power Station.
- (2) Provide for specific facilities that involve the handling, stockpiling, and haulage of coal and the management of coal ash water within identified areas in close proximity to Huntly Power Station.

GRUZ-P13 Reverse sensitivity and separation of incompatible activities.

- (1) Contain, as far as practicable, adverse effects within the site where the effect is generated.
- (2) Provide adequate separation of the activity from the site boundaries.
- (3) Ensure that new or extended sensitive land uses achieve adequate separation distances from and/or adopt appropriate measures to avoid, remedy or mitigate potential reverse sensitivity effects on productive rural activities, intensive farming, rural industry, infrastructure, extractive activities, or Extraction Resource Areas.

GRUZ-P14 Density of residential units and seasonal worker accommodation.

- (1) Maintain an open and spacious rural character by:
 - (a) Limiting residential units and seasonal worker accommodation to those associated with farming and productive rural activities;
 - (b) Limiting residential units to no more than one per Record of Title, except for particularly large titles where a minimum of 40ha is provided for each residential unit;
 - (c) Limiting the size, location, and number of minor residential units and requiring such units to be ancillary to an existing residential unit; and

- (d) Limiting seasonal worker accommodation to no more than one facility per Record of Title that is at least 20ha in area.

GRUZ-P15 Retirement villages.

Provide for alterations and additions to retirement villages existing or subject to a resource consent at 17 January 2022.

GRUZ-P16 Building scale and location.

- (1) Provide for buildings and structures where they are necessary components of farming and rural-related activities including rural industry, rural commercial, and extractive activities.
- (2) Manage the size and location of buildings and structures to:
- (a) Maintain adequate levels of outlook, daylight, and privacy for adjoining sensitive land uses and public reserves; and
- (b) Maintain rural character, amenity, and landscape values, in particular where located in areas with high landscape values, the coastal environment, and adjacent to waterbodies.

GRUZ-P17 Management of extractive activities.

- (1) Provide for extractive activities provided that adverse effects are appropriately avoided, remedied or mitigated; and, where this is not possible, off-set or compensated.
- (2) Protect access to, and extraction of, mineral, aggregate and coal resources by:
- (a) Identifying on planning maps lawfully-established extractive activities as either Aggregate Extraction Areas and or Coal Mining Areas on planning maps;
- (b) Identifying on planning maps the site of a potential extractive activity in an Extractive Resource Area;
- (3) Ensure that lawfully-established extractive activities are not compromised by new subdivision, use or development;
- (4) Avoid locating sensitive land uses within specified building setbacks in order to ensure the effective operation of an Aggregate Extraction Area, Coal Mining Area, or Extractive Resource Area.

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.

GRUZ-R1	Farming
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GRUZ-R2	A home business

<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) It is wholly contained within a building; (b) The storage of materials or machinery associated with the home business is either wholly contained within a building, or where outside occupies no more than 100m² of site area and is located where it is not visible from other sites or public roads; (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 7:00am and before 7:00pm on any day; (e) Machinery can be operated after 7:30am and up to 7:00pm on any day; (f) The home business shall not occupy more than 200m² in total within buildings and outdoor storage areas. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRUZ-R3 Meremere Dragway activity</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>GRUZ-R4 Afforestation not in an Outstanding Natural Landscape or Outstanding Natural Feature</p>	
<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Be undertaken in accordance with Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017. Where compliance is not achieved with the permitted activity standards in the NES, then the activity is subject to the activity status as set out in the NES. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRUZ-R5 Plantation forestry</p>	
<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Be undertaken in accordance with Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017. Where compliance is not achieved with the permitted activity standards in the NES, then the activity is subject to the activity status as set out in the NES. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRUZ-R6 Produce stall</p>	

Part 3: Area-specific matters / Zones / Rural zones / GRUZ – General rural zone

<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>GRUZ-R7 Home stay</p>	
<p>(1) Activity status: PER Activity-specific standards: (a) Have no more than 5 guests.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRUZ-R8 Equestrian centre</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>GRUZ-R9 Horse training centre</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>GRUZ-R10 Visitors' accommodation</p>	
<p>(1) Activity status: PER Activity-specific standards: (a) Have no more than 5 guests; and (b) Be within a building that was existing as at 17 January 2022; and (c) Standards GRUZ-R10(a) and (b) do not apply to occupation of a single residential unit for short term rental.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRUZ-R11</p>	<p>Residential activity, unless specified below. This includes occupation of a single residential unit for short term rental.</p>
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>GRUZ-R12 Conservation activity</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>GRUZ-R13 Child care facility</p>	
<p>(1) Activity status: PER Activity-specific standards: (a) Have no more than four non-resident children.</p>	<p>(2) Activity status: RDIS Where: (a) A child care facility for five or more non-resident children, which is not in an Urban Expansion Area. Council's discretion is restricted to the following matters: (b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is</p>

	<p>necessary to locate in the GRUZ – General Rural Zone;</p> <p>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings;</p> <p>(d) Nuisance effects including light spill and glare, odour, dust, and noise;</p> <p>(e) Traffic effects;</p> <p>(f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and</p> <p>(g) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes.</p> <p>(3) Activity status: DIS</p> <p>Where:</p> <p>(a) A child care facility located in an Urban Expansion Area.</p>
GRUZ-R14	<p>Maintenance, operation, and alterations to Tamahere Hospital (Section 55 SO 457609).</p> <p>Note: additions to this facility are subject to Rule GRUZ-R37.</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) The alterations do not increase net floor area.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
GRUZ-R15	<p>Educational Facilities including student and staff accommodation at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210936</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Land Use – building standards for the zone except:</p> <p>(i) GRUZ-S1 (Number of residential units) does not apply;</p> <p>(ii) GRUZ-S2 (Minor residential units) does not apply;</p> <p>(b) Student or staff accommodation must be ancillary to the educational facilities.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
GRUZ-R16	<p>Mineral exploration and prospecting, including:</p> <p>(a) Sampling by methods involving hand tools;</p> <p>(b) Mechanical sampling where there is existing vehicle access to the area to be trenched or sampled;</p> <p>(c) Samples taken using explosives; and</p> <p>(d) Geophysical surveys not using explosives.</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) Shall not be located within all or part of any of the following landscape and natural character areas:</p> <ul style="list-style-type: none"> (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) High natural character area; (iv) Outstanding Natural Character area. <p>(b) All drilling is limited to 150mm in diameter and a density of one drill site per hectare.</p> <p>(c) The cumulative length of trenching or sampling does not exceed 50 lineal metres per hectare.</p> <p>(d) Where areas are disturbed, topsoil shall be stockpiled and replaced over such areas, and the site shall be rehabilitated and restored generally to its original condition within 1 month of sampling being completed.</p> <p>(e) The use of explosives for sampling shall only occur between 7:00am to 7:00pm.</p>	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Separation from sensitive activities; (b) The visual and amenity effects of stockpiles; (c) Amenity effects relating to the hours of operation and noise; (d) Landscape and ecological effects; (e) Effects on waterbodies, riparian margins, and wetlands; (f) Site restoration; and (g) Financial contributions towards landscaping, site restoration, and roading.
<p>GRUZ-R17 Free range pig or poultry farming, and poultry hatcheries</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>GRUZ-R18 Seasonal worker accommodation</p>	
<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Is used solely for part of the year to meet labour requirements for primary production; (b) Comprises of communal kitchen and eating areas and separate sleeping and ablution facilities; (c) Accommodates no more than 12 workers; and (d) Complies with Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The effectiveness of methods to avoid, remedy, or mitigate the effects on existing activities, including the provision of screening, landscaping, and methods for noise control; and (b) The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by the Department of Building and Housing 2008.
<p>GRUZ-R19 Recreational hunting and freshwater fishing</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>GRUZ-R20 Gardening</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

GRUZ-R21	Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018
<p>(1) Activity status: PER Activity-specific standards:</p> <p>(a) Within National Grid Yard:</p> <ul style="list-style-type: none"> (i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or (ii) 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; or (iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or (iv) Non-habitable horticultural buildings; or (v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures); (vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and (vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks. <p>(b) All buildings or structures permitted by Rule GRUZ-R21(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 	<p>(2) Activity status where compliance not achieved: NC</p>

<p>transmission line operating conditions; and</p> <p>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation;</p> <p>or</p> <p>(ii) 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>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy-wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p> <p><i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i></p>	
<p>GRUZ-R22</p>	<p>Construction or alteration of a building for a sensitive land use</p>
<p>(1) Activity status: PER Activity-specific standards:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

Part 3: Area-specific matters / Zones / Rural zones / GRUZ – General rural zone

<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>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>
GRUZ-R23	Construction, demolition, addition, and alteration of 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>
GRUZ-R24	An agricultural or horticultural research activity, including laboratories and administrative facilities within the Agricultural Research Centres specific control area identified on the planning maps
<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>
GRUZ-R25	An educational facility, including conference and teaching facilities within the Agricultural Research Centres specific control area identified on the planning maps
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) That is incidental to agricultural or horticultural research.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
GRUZ-R26	An industrial activity within the Agricultural Research Centres specific control area identified on the planning maps
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) That is incidental to agricultural or horticultural research.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
GRUZ-R27	A trade or engineering workshop within the Agricultural Research Centres specific control area identified on the planning maps
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) That is incidental to agricultural or horticultural research.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
GRUZ-R28	Intensive farming within the Agricultural Research Centres specific control area identified on the planning maps
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 3: Area-specific matters / Zones / Rural zones / GRUZ – General rural zone

<p>(a) That is incidental to agricultural or horticultural research; and</p> <p>(b) Where an associated building and animal feedlot are located at least 200m inside any boundary of an Agricultural Research Centre site.</p>	
GRUZ-R29	The on-site disposal or storage of solid organic waste or cleanfill within the Agricultural Research Centres specific control area identified on the planning maps
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) That is incidental to agricultural or horticultural research; and</p> <p>(b) Where the solid organic waste or cleanfill is generated on the site.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
GRUZ-R30	<p>A staff facility, including:</p> <p>(a) A recreational facility</p> <p>(b) Staff residential units</p> <p>(c) Cafeterias and cafés</p> <p>(d) Social clubs</p> <p>within the Agricultural Research Centres specific control area identified on the planning maps</p>
<p>(2) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) That is incidental to agricultural or horticultural research.</p>	<p>(3) Activity status where compliance not achieved: DIS</p>
GRUZ-R31	Coal related activities within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Coal related activities within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps involving:</p> <p>(i) Stockpiling;</p> <p>(ii) Screening and sorting;</p> <p>(iii) Use of transportation conveyors;</p> <p>(iv) Erection, operation, and maintenance of loading and unloading facilities; and</p> <p>(v) An activity that is ancillary to those listed in (i) – (iv) above.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
GRUZ-R32	The management, stockpiling, transportation, and disposal of coal ash and coal ash water within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p>

<p>(a) The management, stockpiling, transportation, and disposal of coal ash and coal ash water where:</p> <p>(i) These materials are transported between the Huntly Power Station and the ash ponds located adjacent to Te Ohaaki Road via the pipeline located within the Huntly Power Station - Coal and Ash Management specific control area;</p> <p>(ii) They involve the operation and maintenance of the ash disposal ponds located adjacent to Te Ohaaki Road within within the Huntly Power Station - Coal and Ash Management specific control area; and</p> <p>(iii) They involve the transportation of ash from the ash ponds to a long-term disposal facility, provided the heavy vehicle movement are not more than 85 per day.</p>	<p>(a) Visual amenity; and (b) Traffic effects.</p>
<p>GRUZ-R33</p>	<p>Energy corridor – transportation of minerals and substances within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps</p>
<p>(1) Activity status: PER Activity-specific standards:</p> <p>(a) The transportation of minerals and substances in an energy corridor must comply with all the following standards:</p> <p>(i) be limited to coal ash, aggregate, overburden, cleanfill, wastewater and other liquids (other than a hazardous substance);</p> <p>(ii) not deposit discernible minerals or dust; and</p> <p>(iii) not result in odour identified outside the energy corridor.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Adverse amenity effects.</p>
<p>GRUZ-R34</p>	<p>Intensive farming</p>
<p>(1) Activity status: RDIS Activity-specific standards: Nil. Council’s discretion is restricted to the following matters:</p> <p>(a) Intensive Farming that meets all of the following standards:</p> <p>(i) Land use – effects standards for the zone;</p> <p>(ii) Land use – building standards for the zone;</p> <p>(iii) Building coverage does not exceed 3% of the site:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(1) GRUZ-S9 – GRUZ-S11 (Building coverage) does not apply;</p> <p>(iv) Building height does not exceed 15m;</p> <p>(1) GRUZ-S4 – GRUZ-S7 (Building height) does not apply.</p> <p>(b) Intensive farming s not located in:</p> <p>(i) An Outstanding Natural Feature;</p> <p>(ii) An Outstanding Natural Landscape;</p> <p>(iii) An Outstanding Natural Character Area; or</p> <p>(iv) A High Natural Character Area.</p> <p>(c) For intensive pig farming, buildings and outdoor enclosures are set back at least:</p> <p>(i) 300 metres from any site boundary;</p> <p>(ii) From any boundary of a GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone or RLZ – Rural lifestyle zone:</p> <p>(1) 1200 metres (500 or fewer less pigs); or</p> <p>(2) 2000 metres (more than 500 pigs).</p> <p>(d) For housed or free-range poultry that meets the definition for intensive farming and all other intensive farming, buildings and outdoor enclosures are set back at least:</p> <p>(i) 300 metres from any site boundary; and</p> <p>(ii) 500 metres from any boundary of a GRZ – General Residential, MRZ – Medium Density Residential, LLRZ – Large Lot Residential, SETZ - Settlement or RLZ – Rural Lifestyle Zone.</p> <p>(iii) The extent to which the activity may adversely impact on the noise environment.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(e) Traffic effects;</p> <p>(f) Effects on amenity values, including odour, visual impact, landscaping;</p> <p>(g) Location, type and scale of development; and</p> <p>(h) Noise effects.;</p> <p>(i) Odour and dust effects, except where a Certificate of Compliance or resource</p>	
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<p>consent has been obtained from the Waikato Regional Council for air discharges; and</p> <p>(j) The extent to which the farm will operate in accordance with an approved farm Environment Plan or relevant industry codes of practice.</p>	
<p>GRUZ-R35</p>	<p>Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills and animal feed production, and rural contractors' depots</p>
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills and animal feed production, and rural contractors' depots; that meet the following standards:</p> <p>(i) Not in an Urban Expansion Area; and</p> <p>(ii) Is not an extractive activity.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ – General rural zone;</p> <p>(c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings,</p> <p>(d) Location, type and scale of development;</p> <p>(e) Nuisance effects including light spill and glare, odour, dust, noise; and</p> <p>(k) Traffic effects.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRUZ-R36</p>	<p>Educational facilities that are primary or secondary schools not otherwise provided for as a permitted activity by Rule GRUZ-R15(1) or GRUZ-R25(1)</p>
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Educational facilities that are primary or secondary schools not otherwise provided for as a permitted activity by Rule GRUZ-R15(1) or GRUZ-R25(1) which meet the following standard:</p> <p>(i) Not in an Urban Expansion Area.</p> <p>Council's discretion is restricted to the following matters:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<ul style="list-style-type: none"> (b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ – General rural zone; (c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings; (d) Nuisance effects including light spill and glare, odour, dust, and noise; (e) Traffic effects; (f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and (g) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes. 	
<p>GRUZ-R37</p>	<p>Community facility</p>
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) A Community facility which meets the following standard: <ul style="list-style-type: none"> (i) Not in an Urban Expansion Area. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ – General rural zone; (c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings; (d) Nuisance effects including light spill and glare, odour, dust, and noise; (e) Traffic effects; (f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and (g) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRUZ-R38</p>	<p>Rural commercial</p>

<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Rural commercial that meet the following standard: <ul style="list-style-type: none"> (i) Not in an Urban Expansion Area. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ – General rural zone; (c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings; (d) Nuisance effects including light spill and glare, odour, dust, and noise; (e) Traffic effects; and (f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRUZ-R39 Agricultural and horticultural research facilities</p>	
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Agricultural and horticultural research facilities that meet the following standard: <ul style="list-style-type: none"> (i) Not in an Urban Expansion Area. <p>Note: For research activities undertaken within an Agriculture Research Centre Specific Area, rules GRUZ-R24 – GRUZ-30 also apply.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Effects on rural character and amenity; (c) Nuisance effects including light spill and glare, odour, dust, and noise; (d) Traffic effects; (e) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; (f) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRUZ-R40 An extractive activity or waste management activity located within an Aggregate Extraction Area, Coal Mining Area or Extractive Resource Area</p>	

<p>(1) Activity status: RDIS Activity-specific standards: Nil</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on rural character and amenity; (b) Location, type and scale of development; (c) Nuisance effects including dust, noise, vibration, odour and light spill; (d) Industry best practice and use of management plans; (e) Traffic effects; (f) Erosion and sediment control; and (g) Rehabilitation and end use including back filling. 	<p>(2) Activity status where compliance not achieved: n/a</p>
GRUZ-R41	A waste management facility located outside an Aggregate Extraction Area, Coal Mining Area or Extractive Resource Area.
(1) Activity status: DIS	
GRUZ-R42	Hazardous waste storage, processing or disposal.
(1) Activity status: DIS	
GRUZ-R43	An educational facility that is not a primary or secondary school.
(1) Activity status: DIS	
GRUZ-R44	A correctional facility
(1) Activity status: DIS	
GRUZ-R45	An extractive activity located outside an Aggregate Extraction Area, Coal Mining Area or Extractive Resource Area.
(1) Activity status: DIS	
GRUZ-R46	Visitors' accommodation for 6 or more people or that is within a building that was constructed after 17 January 2022.
(1) Activity status: DIS	
GRUZ-R47	Motorised sport and recreation
(1) Activity status: DIS	
GRUZ-R48	Transport depot
(1) Activity status: DIS	
GRUZ-R49	Afforestation of any part of an Outstanding Natural Landscape or Outstanding Natural Feature
(1) Activity status: DIS	
GRUZ-R50	A dog or cat boarding, daycare, breeding or animal training establishment
(1) Activity status: DIS	
GRUZ-R51	Construction of a building located on an indicative road prior to that road being constructed and vested in Council.
(1) Activity status: NC	
GRUZ-R52	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
(1) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>	

Part 3: Area-specific matters / Zones / Rural zones / GRUZ – General rural zone

GRUZ-R53	Any change of use of an existing building to a sensitive land use within the National Grid Yard
(I) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>	
GRUZ-R54	The establishment of any new sensitive land use within the National Grid Yard
(I) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>	
GRUZ-R55	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
(I) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>	
GRUZ-R56	An extractive activity industry located within all or part of any of the following landscape and natural character areas: (a) Outstanding Natural Feature; (b) Outstanding Natural Landscape; (c) High natural character area; or (d) Outstanding Natural Character area.
(I) Activity status: NC	
GRUZ-R57	A waste management facility located within all or part of any of the following landscape and natural character areas: (a) Outstanding Natural Feature; (b) Outstanding Natural Landscape; (c) High Natural Character area; or (d) Outstanding Natural Character Area.
(I) Activity status: NC	
GRUZ-R58	The following activities located within the Urban Expansion Area, the following activities: (a) Intensive farming; (b) Storage, processing or disposal of hazardous waste; (c) Correctional facility; (d) Extractive activity; (e) Industrial activity, including rural industry; (f) Rural commercial; (g) Agricultural and horticultural research facilities; (h) Motorised sport and recreation activity; or (i) Transport depot.
(I) Activity status: NC	
GRUZ-R59	Industrial activity, excluding a rural industrial activity
(I) Activity status: NC	
GRUZ-R60	Commercial activity, excluding a produce stall or rural commercial activity.
(I) Activity status: NC	
GRUZ-R61	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
(I) Activity status: NC	
GRUZ-R62	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).
Activity status: PR	

Land use – building

GRUZ-S1	Number of residential units and seasonal worker accommodation within a lot	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) One residential unit within a Record of Title containing an area less than 40ha; (b) Within a lot Record of Title containing an area of 40ha or more, one additional residential unit is permitted for every additional 40ha of area up to a maximum of three residential units; (c) One seasonal worker accommodation shall be located within a Record of Title containing an area of 20ha or more (this is in addition to the residential unit in GRUZ-S1(1)(a)); (d) Any residential unit(s) under GRUZ-S1(1)(a) and (b), or seasonal worker accommodation under GRUZ-S1(1)(a)(c) must not be located within any of the following landscape and natural character areas: <ul style="list-style-type: none"> (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) Outstanding Natural Character Area; or (iv) High Natural Character Area. 	<p>(2) Activity status: DIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A residential unit that complies with GRUZ-S1(1)(a) or (b) and is located within an area listed in (d); or (b) Seasonal worker accommodation that complies with GRUZ-S1(1)(c) and is located within an area listed in (d). <p>(3) Activity status: NC</p> <p>Where</p> <ul style="list-style-type: none"> (a) A residential unit that does not comply with GRUZ-S1(1)(a) or (b); (b) Seasonal worker accommodation that does not comply with GRUZ-S1(1)(c). 	
GRUZ-S2	Minor residential units	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) One minor residential unit not exceeding 120m² gross floor area (excluding accessory buildings) within a Record of Title lot. (b) The minor residential unit shall be located on the same Record of Title as an existing residential unit and shall: <ul style="list-style-type: none"> (i) Be located within 100m of the existing residential unit; (ii) Share a single driveway access with the existing residential unit. (c) Any minor residential unit must not be located within any of the following landscape or natural character areas: <ul style="list-style-type: none"> (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) Outstanding Natural Character Area; or (iv) High Natural Character Area. 	<p>(2) Activity status where compliance not achieved: DIS</p>	

GRUZ-S3	Building height – general
<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 15m, except:</p> <p>(i) The maximum height is 10m where located within 50m of a road or internal boundary;</p> <p>(ii) For hose drying towers associated with emergency service facilities the maximum height is 15m.</p> <p>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where the maximum height is 12m.</p> <p>Advice note: the height of frost fans is subject to GRUZ-S4.</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) Admission of daylight and sunlight to the site and other site;</p> <p>(d) Privacy on any other site; and</p> <p>(e) Amenity values of the locality.</p>
GRUZ-S4	Building height – frost fans
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The height of the support structure for a frost fan must not exceed 10.5m; and</p> <p>(b) The fan blades must not rotate higher than 13.5m above natural ground level.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
GRUZ-S5	Building height – within a Campus (Agricultural Research Centres specific control area)
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building or structure within a campus identified on the planning maps must not exceed a height of 15m 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 17m measured from the natural ground level immediately below the structure</p> <p>(c) GRUZ-S3 (Building height – general) does not apply.</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 visual amenity.</p>
GRUZ-S6	Building height – within the Huntly Power Station Coal and Ash Management specific control area

<p>(1) Activity status: PER Where: (a) A building measured from the natural ground level immediately below that part of the structure must not exceed a height of: (i) 30m within an area of up to 1500m²; and (ii) 20m for the balance of the Huntly Power Station Coal and Ash Management specific control area. (b) GRUZ-S3 (Building height – general) does not apply.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRUZ-S7 Height – buildings, structures and vegetation in a battlefield view shaft</p>	
<p>(1) Activity status: PER Where: (a) The maximum height of any building, structure or vegetation within a battlefield view shaft as shown on the planning map must not exceed 5m.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRUZ-S8 Height in relation to boundary</p>	
<p>(1) Activity status: PER Where: (a) A building or structure (excluding poles or aerials) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p>(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) Admission of daylight and sunlight to the site and other site; (d) Privacy on any other site; and (e) Amenity values of the locality.</p>
<p>GRUZ-S9 Building coverage</p>	
<p>(1) Activity status: PER Where: (a) The total building coverage must not exceed: (i) 2% of the site area or 500m² (whichever is larger) for sites smaller than 10ha; (ii) 5,000m² for sites larger than 10ha. (b) GRUZ-S9(1)(a) does not apply: (i) To a structure that is not a building; or (ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building. (c) No site coverage limit applies to Artificial Crop Protection Structures that meet the following standards:</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>

<ul style="list-style-type: none"> (i) Green or black cloth shall be used on vertical faces within 30m of the site boundary; (ii) Green, black or white cloth shall be used on horizontal surfaces. 	
<p>GRUZ-S10 Building coverage</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The total building coverage at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210935) must not exceed 10,000m². 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>GRUZ-S11 Building coverage – within a Campus (Agricultural Research Centres specific control area)</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Building coverage must not exceed 70% of a campus identified on the planning maps. (b) GRUZ-S9 (Building coverage) does not apply. 	<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 visual amenity; and (b) Stormwater management.
<p>GRUZ-S12 Building setbacks – all boundaries</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; (iii) 25m from the boundary of an adjoining site that is 6ha or more; (iv) 12m from the boundary of an adjoining site that is less than 6ha; (b) A non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; (iii) 12m from every boundary other than a road boundary. (c) Standard GRUZ-S12(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or arials. (d) A habitable building located on a Record of Title 1.6ha or more must be set back a minimum of: <ul style="list-style-type: none"> (i) 12m from the road boundary; (ii) 22m from the centre line of an indicative road; 	<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 rural amenity values; (b) Transport network safety and efficiency; (c) Reverse sensitivity effects; and (d) Where the road boundary is with an unformed paper road the likelihood of the road being formed or readily utilised by the public.

<p>(iii) 25m from every boundary other than a road boundary.</p> <p>(e) A non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <p>(i) 12m from the road boundary;</p> <p>(ii) 22m from the centre line of an indicative road;</p> <p>(iii) 12m from every boundary other than a road boundary.</p> <p>(f) Standard GRUZ-S12(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerials;</p> <p>(g) Any building at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210936) must be set back a minimum of 12m from any site boundary.</p>	
<p>GRUZ-S13 Building setbacks – sensitive land use</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building for a sensitive land use must be set back a minimum of:</p> <p>(i) 5m from the designated boundary of the railway corridor;</p> <p>(ii) 15m from a national route or regional arterial road;</p> <p>(iii) 35m from the designated boundary of the Waikato Expressway;</p> <p>(iv) 200m from an Aggregate Extraction Area or Extractive Resource Area containing a sand resource;</p> <p>(v) 500m from an Aggregate Extraction Area or Extractive Resource Area containing a rock resource, or a Coal Mining Area;</p> <p>(vi) 100m from a site in the Tamahere Commercial Areas A and C;</p> <p>(vii) 300m from the boundary of buildings or outdoor enclosures used for an intensive farming activity. This setback does not apply to sensitive activities located on the same site as the intensive farming activity;</p> <p>(viii) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site;</p> <p>(ix) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Road network safety and efficiency;</p> <p>(b) On-site amenity values;</p> <p>(c) Odour, dust and noise levels received at the notional boundary of the building;</p> <p>(d) Mitigation measures; and</p> <p>(e) Potential for reverse sensitivity effects.</p>

(x) Not be located within the Te Uku wind farm setback shown on the planning maps.	
GRUZ-S14	Building setback – noise sensitive activities
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Construction of, or addition, or alteration to a building containing a noise sensitive activity must comply with APP1 – Acoustic insulation within:</p> <p>(i) 350m of the Huntly Power Station site boundary; or</p> <p>(ii) The Waikato Gun Club Noise Control Boundary.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Internal design sound levels;</p> <p>(b) On-site amenity values; and</p> <p>(c) Potential for reverse sensitivity effects.</p>
GRUZ-S15	Building setback – waterbodies
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building other than provided for under Standards GRUZ-S15(1)(b) and (c) must be set back a minimum of:</p> <p>(i) 32m from the margin of any lake with a size of 8ha or more;</p> <p>(ii) 32m from the margin of any wetland;</p> <p>(iii) 32m from the bank of a river with an average width of 3m or more, other than the Waikato River and Waipa River;</p> <p>(iv) 37m from a bank of the Waikato River and Waipa River;</p> <p>(v) 12m from the bank of any river with an average width of 3m or less;</p> <p>(vi) 12m from the margin of any lake with a size of less than 8ha;</p> <p>(vii) 32m from mean high water springs</p> <p>(b) A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m² in size;</p> <p>(c) A pump shed (public or private) set back a minimum of 5m from any waterbody.</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 rural character and amenity; and</p> <p>(f) Effects on natural character values.</p>
GRUZ-S16	Building setback – Te Kawhata Environmental Protection Area
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building must be set back a minimum of 3m from the Te Kawhata Environmental Protection Area identified on the planning maps.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
GRUZ-S17	Building setback and location within the Huntly Power Station Coal and Ash Management specific control area
<p>(1) Activity status: PER</p> <p>Where:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(a) A building must be:</p> <ul style="list-style-type: none"> (i) Set back at least 20m from every boundary of the Huntly Power Station Coal and Ash Management specific control area where its height exceeds 20m; and (ii) Set back at least 10m from every boundary of the Huntly Power Station Coal and Ash Management specific control area where its height is up to 20m; or (iii) Located within an energy corridor (refer to the Huntly Power Station Coal and Ash Management specific control area on the planning maps). <p>(b) GRUZ-S12 – GRUZ-S16 do not apply.</p>	
<p>GRUZ-S18</p>	<p>Coal stockpile height, setback and coverage within the Huntly Power Station Coal and Ash Management specific control area</p>
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Coal stockpiles must: <ul style="list-style-type: none"> (i) not exceed a height of 15m; (ii) be set back at least 5m from the boundary of the Huntly Power Station Coal and Ash Management specific control area; (iii) not exceed 25% of the the Huntly Power Station Coal and Ash Management specific control area. <p>(b) GRUZ-S12 – GRUZ-S16 do not apply.</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) Visual amenity.

RLZ – Rural lifestyle zone

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

Purpose

The purpose of the RLZ – Rural lifestyle zone is to provide for, and maintain, the semi-rural character of large lot rural-residential development. The Rural Lifestyle Zone is typically located on the fringe of towns and provides a transition to the surrounding rural area.

The zone is generally characterised by rural-residential development, with one house per site which is usually single storied and set on sections of 5,000m² or larger, surrounded by paddocks, trees and garden/landscaping. The zone provides an opportunity for people to enjoy a spacious living environment while being close to an urban centre.

Development, including fencing, will maintain an open and spacious character that contrasts with the urban towns and rural land.

In addition to residential activities, the zone also provides for some non-residential activities that operate from existing houses or from purpose-built buildings, where these activities are compatible with the character and amenity of the zone and complementary with residential activities.

Objectives

RLZ-O1 RLZ – Rural lifestyle zone.

- (1) The zone is used primarily for a residential lifestyle within a rural environment on lots smaller than those of the GRZ – General rural zone, while still enabling primary production to occur.

Policies

RLZ-PI Rural lifestyle character.

- (1) Any building and activity within the zone is designed, located, scaled and serviced in a manner that does not detract from the character of the area by:
 - (a) Maintaining the open space character;
 - (b) Maintaining low density residential development;
 - (c) Recognising the absence of Council wastewater services and lower levels of other infrastructure.
- (2) Maintain views and vistas of the rural hinterland beyond, including, where applicable, Waikato River, wetlands, lakes, and the coast.
- (3) Maintain a road pattern that follows the natural contour of the landform.
- (4) Ensures that the scale and design of any non-residential activities maintains the open rural character and addresses site specific issues such as on-site servicing, and transport related effects.
- (5) Requires activities within the zone to be self-sufficient in the provision of water supply, wastewater and stormwater disposal, unless a reticulated supply is available.

- RLZ-P2 Building setbacks.
Maintain the existing spaciousness between buildings with adjoining sites.
- RLZ-P3 Scale and intensity of development.
Minimise the adverse effects of development created by excessive building scale, overshadowing, building bulk, excessive site coverage or loss of privacy.
- RLZ-P4 Height of buildings.
Ensure building height does not result in loss of privacy or cause overshadowing on adjoining sites or detract from the amenity of the area.
- RLZ-P5 Non-residential activities.
- (1) Avoid the establishment of commercial or industrial activities within the zone unless they:
- (a) Have a functional need to locate within the zone; and
 - (b) Provide for the health and well-being of the community.
- RLZ-P6 Existing non-residential activities.
Enable existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse effect on the character and amenity of the zone.
- RLZ-P7 Home businesses.
- (1) Provide for home businesses to allow flexibility for people to work from their homes.
- (2) Manage the adverse effects on residential amenity through limiting home businesses to a scale that is compatible with the level of amenity anticipated in the zone.
- RLZ-P8 Outdoor storage.
The adverse visual effects of outdoor storage are managed through screening or landscaping.
- RLZ-P9 Objectionable odour.
- (1) Ensure that the effects of objectionable odour do not detract from the amenity on other sites.
- (2) Maintain appropriate setback distances between new sensitive land uses and existing lawfully-established activities that generate objectionable odour.
- RLZ-P10 Reverse sensitivity.
- (1) Avoid or minimise the potential for reverse sensitivity through:
- (a) The use of setbacks, the design of subdivisions and development
 - (b) Limiting subdivision near the Waikato Regional Airport.

Rules

Land use – activities

Part 3: Area-specific matters / Zones / Rural zones / RLZ – Rural lifestyle zone

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.

RLZ-R1	Residential activity, unless specified below This includes occupation of a single residential unit for short term rental.	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
RLZ-R2	Home stay	
(1) Activity status: PER Activity-specific standards: (a) Maximum of 4 guests		(2) Activity status where compliance not achieved: DIS
RLZ-R3	A 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 business 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 and the receiving of customers or deliveries can only occur after 7:00am and before 7:00pm on any day; (e) Machinery may be operated after 7:00am and up to 7:00pm on any day.		(2) Activity status where compliance not achieved: DIS
RLZ-R4	Farming	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
RLZ-R5	Childcare facility	
(1) Activity status: PER Activity-specific standards: (a) Maximum 10 children		(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The extent to which it is necessary to locate the activity in the RLZ – Rural lifestyle zone; (b) Reverse sensitivity effects of adjacent activities; (c) The extent to which the activity may adversely impact on the transport network; (d) The extent to which the activity may adversely impact on the streetscape, character and amenity of the neighbour,

		with particular regard to the bulk and location of the buildings; (e) The extent to which the activity may adversely impact on the noise environment.
RLZ-R6	Visitor accommodation	
(1) Activity status: PER Activity-specific standards: (a) Maximum 5 guests.		(2) Activity status where compliance not achieved: DIS
RLZ-R7	Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018	
(1) Activity status: PER Activity-specific standards: (a) Within National Grid Yard: (i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or (ii) 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; or (iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or (iv) Non-habitable horticultural buildings; or (v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures); (vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and (vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle stops, stock underpasses, stock bridges and		(2) Activity status where compliance not achieved: NC

<p>culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks:</p> <p>(b) All buildings or structures permitted by Rule RLZ-R7(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>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) 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>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p>	
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<p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p> <p><u>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</u></p>	
RLZ-R8	Construction or alteration of a building for a sensitive land use
<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>
RLZ-R9	Construction, demolition, additions and alterations to a 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>
RLZ-R10	Atawhai Assisi Retirement Village (Lot 1 DPS21156) maintenance, operation, and alteration
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) The alterations do not increase net floor area.</p> <p>(b) Land use – building standards for the zone except:</p> <p>(i) RLZ-S1 (Residential unit) does not apply;</p> <p>(ii) RLZ-S2 (Minor residential units) does not apply;</p> <p>(iii) RLZ-S7 (Building coverage) does not apply.</p>	<p>(2) Activity status: RDIS:</p> <p>Where:</p> <p>(a) Atawhai Assisi Retirement (Lot 1 DPS21156) alterations and additions that increase net floor area and that meet all of the following standards:</p> <p>(i) Land use – effects standards for the zone</p> <p>(ii) Land use – building standards for the zone except:</p> <p>(1) RLZ-S1 (Residential unit) does not apply;</p> <p>(2) RLZ-S2 (Minor residential units) does not apply;</p> <p>(3) RLZ-S7 (Building coverage) does not apply.</p> <p>Council's discretion is restricted to the following matters:</p>

		<ul style="list-style-type: none"> (b) Effects on rural character and amenity; (c) The visual and amenity effects of building bulk and scale; (d) Connectivity to, and capacity of, existing towns and villages, including connections to existing walkways, roads, and public transport; (e) Connectivity to public reticulated water supply and wastewater, or the adequacy of services provided on-site; (f) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and (g) Traffic effects.
RLZ-R11	Educational facilities (other than childcare)	
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which it is necessary to locate the activity in the RLZ – Rural lifestyle zone; (b) Reverse sensitivity effects of adjacent activities; (c) The extent to which the activity may adversely impact on the transport network; (d) The extent to which the activity may adversely impact on the streetscape, character and amenity of the neighbour, with particular regard to the bulk and location of the buildings; and (e) The extent to which the activity may adversely impact on the noise environment. 		<p>(2) Activity status where compliance not achieved: n/a</p>
RLZ-R12	A commercial activity (excluding produce stall)	
(1) Activity status: DIS		
RLZ-R13	A community facility	
(1) Activity status: DIS		
RLZ-R14	A funeral home and/or crematorium	
(1) Activity status: DIS		
RLZ-R15	A health facility	
(1) Activity status: DIS		
RLZ-R16	A hospital, or a hospice with 10 or more beds	
(1) Activity status: DIS		
RLZ-R17	An industrial activity	
(1) Activity status: DIS		

Part 3: Area-specific matters / Zones / Rural zones / RLZ – Rural lifestyle zone

RLZ-R18	Any activity that is not listed as permitted, controlled, restricted discretionary, discretionary or non-complying
(I) Activity status: DIS	
RLZ-R19	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
(I) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>	
RLZ-R20	Any change of use of an existing building to a sensitive land use within the National Grid Yard
(I) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>	
RLZ-R21	The establishment of any new sensitive land use within the National Grid Yard
(I) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>	
RLZ-R22	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
(I) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>	
RLZ-R23	A correctional facility
(I) Activity status: NC	
RLZ-R24	Quarrying activities
(I) Activity status: NC	
RLZ-R25	A retirement village
(I) Activity status: NC	
RLZ-R26	Multi-unit development
(I) Activity status: NC	
RLZ-R27	Intensive farming
(I) Activity status: NC	
RLZ-R28	Transport depot
(I) Activity status: NC	
RLZ-R29	Motorised sport and recreation
(I) Activity status: NC	
RLZ-R30	A child care facility within the Hamilton Airport Noise Outer Control Boundary
(I) Activity status: NC	
RLZ-R31	A hospital or hospice within the Hamilton Airport Noise Outer Control Boundary
(I) Activity status: NC	
RLZ-R32	Construction of a building on an indicative road
(I) Activity status: NC	
RLZ-R33	A waste management facility
(I) Activity status: NC	
RLZ-R34	Storage, processing or disposal of hazardous waste
(I) Activity status: NC	
RLZ-R35	Industrial activity within the Urban Expansion Area
(I) Activity status: NC	
RLZ-R36	Rural industry within the Urban Expansion Area
(I) Activity status: NC	

Land use – building

RLZ-S1	Residential unit	
(1) Activity status: PER Where: <ul style="list-style-type: none"> (a) One residential unit within a Record of Title; (b) The residential unit must not be located within any of the following landscape and natural character areas: <ul style="list-style-type: none"> (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) Outstanding Natural Character Area of the coastal environment; (iv) High Natural Character Area of the coastal environment. 		(2) Activity status where compliance not achieved: DIS
RLZ-S2	Minor residential unit	
(1) Activity status: PER Where: <ul style="list-style-type: none"> (a) A maximum of one minor residential unit within a Record of Title must comply with the following standards: <ul style="list-style-type: none"> (i) Not exceed 70m² gross floor area; (ii) Be located within 20m of the principal residential unit; (iii) Share a single driveway access with the principal residential unit. 		(2) Activity status where compliance not achieved: DIS
RLZ-S3	Height – building general	
(1) Activity status: PER Where: <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 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; (c) 		(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on adjacent site; (d) Privacy on any other site; and (e) Effects on amenity values of the locality.
RLZ-S4	Height – building general	
(1) Activity status: CON Where: <ul style="list-style-type: none"> (a) The height of emergency services facilities (excluding hose drying towers) measured from the natural ground level immediately below that part of the structure must not exceed 9m. <p>Council's control is reserved over the following matters:</p>		(2) Activity status where compliance not achieved: DIS

Part 3: Area-specific matters / Zones / Rural zones / RLZ – Rural lifestyle zone

<ul style="list-style-type: none"> (a) Location on the site; (b) Dominance on adjoining sites; and (c) Design. 	
RLZ-S5	Height – building general
<p>(1) Activity status: CON</p> <p>Where:</p> <ul style="list-style-type: none"> (a) The maximum height of emergency services hose drying towers measured from the natural ground level immediately below that part of the structure must not exceed 15m. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (b) Location on the site; (c) Dominance on adjoining sites; and (d) Design. 	<p>(2) Activity status where compliance not achieved: DIS</p>
RLZ-S6	Height in relation to boundary
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Buildings and structures 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 every point of the site boundary. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on adjacent site; (d) Privacy on any other site; and (e) Effects on amenity values of the locality.
RLZ-S7	Building coverage
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) The building coverage must not exceed 10% of the site or 300m², whichever is the larger. (b) RLZ-S7(1)(a) does not apply: <ul style="list-style-type: none"> (i) To a structure that is not a building; or (ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matter:</p> <ul style="list-style-type: none"> (a) Design, scale and location of the building.
RLZ-S8	Impervious surfaces
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) The impervious surface of a site must not exceed 70%. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Site design, layout and amenity; (b) The risk of flooding, nuisance or damage to the site or other buildings and sites.
RLZ-S9	Building setbacks – all boundaries

<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building located on a site Record of Title containing more than 1000m² must be set back a minimum of: <ul style="list-style-type: none"> (i) 7.5m from a road boundary; (ii) 17.5m from the centre line of an indicative road; (iii) 12m from every boundary other than a road boundary. (b) RLZ-S9(1)(a)(ii) does not apply where the indicative road has been formed, is open to the public and has been vested in Council. (c) RLZ-S9(1)(a)(ii) does not apply to a structure which is not a building. 	<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) Amenity values; (b) Transport network safety and efficiency; (c) Daylight admission to adjoining properties; (d) Effects on privacy of adjoining sites; and (e) Reverse sensitivity effects.
<p>RLZ-S10 Building setbacks – all boundaries</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Any building located on a lot containing 1000m² or less must be set back a minimum of: <ul style="list-style-type: none"> (i) 3m from a road boundary; (ii) 1.5m from every boundary other than a road boundary; (iii) 24m from an existing dwelling residential unit on any adjoining site. (b) RLZ-S10(1)(a) does not apply to a structure which is not a building. 	<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) Amenity values; (b) Transport network safety and efficiency; (c) Daylight admission to adjoining properties; (d) Effects on privacy of adjoining sites; and (e) Reverse sensitivity effects.
<p>RLZ-S11 Building setback - sensitive land use</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of: <ul style="list-style-type: none"> (i) 15m from a national route or regional arterial boundary; (ii) 35m from the designated boundary of the Waikato Expressway; (iii) 200m from an Aggregate Extraction Area containing a sand resource; (iv) 500m from an Aggregate Extraction Area containing a rock resource; (v) 300m from the boundary of another site containing an intensive farming activity; (vi) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site; 	<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.

(vii) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed.	
RLZ-S12	Building setback - sensitive land use
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of 5m from the designated boundary of the railway corridor.</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 size, nature and location of the buildings on the site;</p> <p>(b) The extent to which the safety and efficiency of rail and road operations will be adversely affected;</p> <p>(c) The outcome of any consultation with KiwiRail; and</p> <p>(d) Any characteristics of the proposed use that will make compliance unnecessary.</p>
RLZ-S13	Building setbacks from Tamahere Commercial Areas and A and B
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any new building for a sensitive land use or alteration to an existing building for a sensitive land use must be:</p> <p>(i) Set back at least 100m from Tamahere Commercial Area A; or</p> <p>(ii) Within 100m of Tamahere Commercial Area A providing:</p> <p>(1) The alteration is to a residential unit that has existed since 30 June 2012;</p> <p>(2) No part of the alteration is located between the existing residential unit and any boundary of Tamahere Commercial Area A; and</p> <p>(3) It is designed and constructed to achieve the internal design sound level specified in APP1 – Acoustic insulation, Table 25 – Internal sound levels.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Reverse sensitivity;</p> <p>(b) The means to avoid, remedy or mitigate adverse effects on amenity within the site;</p> <p>(c) The setback distance from Tamahere Commercial Area A and Tamahere Commercial Area B; and</p> <p>(d) The position, orientation and design of the building and outdoor living court in relation to Tamahere Commercial Area A and Tamahere Commercial Area B.</p>
RLZ-S14	Building setbacks from Tamahere Commercial Areas and A and B
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any new building or alteration to an existing building for a sensitive land use must be:</p> <p>(i) Set back at least 100m from Tamahere Commercial Area B; or</p> <p>(ii) Within 100m of Tamahere Commercial Area B and either:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Reverse sensitivity;</p> <p>(b) The means to avoid, remedy or mitigate adverse effects on amenity within the site;</p>

<p>(1) the alteration is to a residential unit that has existed since 30 June 2012 and no part of the alteration is located between the existing residential unit and boundary of Tamahere Commercial Area B; or</p> <p>(2) it is a new residential unit that is placed within the building platform approved in the course of any subdivision and it is designed and constructed to achieve the internal design sound level specified in APPI – Acoustic insulation, Table 25 – Internal sound levels</p> <p>(3) Within Tamahere Commercial Area B, be designed and constructed to achieve the internal design sound level specified in APPI – Acoustic insulation, Table 25 – Internal sound levels</p>	<p>(c) The setback distance from Tamahere Commercial Area A and Tamahere Commercial Area B; and</p> <p>(d) The position, orientation and design of the building and outdoor living court in relation to Tamahere Commercial Area A and Tamahere Commercial Area B.</p>
<p>RLZ-S15 Building setback – waterbodies</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) Any building must be set back a minimum of:</p> <ul style="list-style-type: none"> (i) 32m from the margin of any; <ul style="list-style-type: none"> (1) Lake over 4ha; and (2) Wetland; (ii) 32m from the bank of any river (other than the Waikato River and Waipa River); (iii) 37m from the banks of the Waikato River and the Waipa River; and (iv) 32m from mean high water springs; or (v) 10m from the bank of a perennial or intermittent stream (named or unnamed) (vi) 10m from a managed wetland <p>(b) A public amenity of up to 25m², or a pump shed (public or private) within any building setback identified in RLZ-S15(1)(a);</p> <p>(c) A maimai structure with a maximum floor area of 10m² within any building setback identified in RLZ-S15(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.

Advice note: Refer to the National Environmental Standard for Freshwater

<p>RLZ-S16</p>	<p>Building setback – Environmental Protection Area</p>
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<p>(1) Activity status: PER Where: (a) Any building must be set back a minimum of 3m from an Environmental Protection Area.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>RLZ-S17 Building – Horotiu Noise Acoustic Area</p>	
<p>(1) Activity status: PER Where: (a) Construction, addition to, or alteration of a building containing a noise sensitive activity within the Horotiu Noise Acoustic Area that is designed and constructed to achieve the internal design sound levels specified in APP1 – Acoustic insulation, Table 22 – Internal design sound levels</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) On-site amenity values; (b) Noise levels received at the notional boundary of the building; (c) Timing and duration of noise received at the notional boundary of the building; and (d) Potential for reverse sensitivity effects.</p>

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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Part 3: Area-specific matters / Zones / Rural zones / SETZ – Settlement zone

	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

<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>(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 SETZ-R7(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>(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;</p> <p>(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;</p> <p>(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</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure.</p> <p><u>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</u></p>	
<p>SETZ-R8</p>	<p>Construction or alteration of a building for a sensitive land use</p>
<p>(1) Activity status: PER Activity-specific standards:</p>	<p>(2) Activity status where compliance not achieved: RDIS</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>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>SETZ-R9</p>	<p>Construction or demolition of, or alteration or addition to, a building or structure</p>
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>SETZ-R10</p>	<p>Educational facilities</p>
<p>(1) Activity status: RDIS Activity-specific standards: Nil. 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>
<p>SETZ-R11</p>	<p>Community corrections facilities</p>
<p>Activity status: DIS</p>	
<p>SETZ-R12</p>	<p>Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity</p>
<p>Activity status: DIS</p>	
<p>SETZ-R13</p>	<p>Any change of use of an existing building to a 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>	

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

<p>(1) Activity status: PER Where: (a) On a lot connected to public wastewater and a water supply, the building coverage must not exceed 40%.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>SETZ-S8 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 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.</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>

(e) SETZ-S9(1)(a), (c) and (d) do not apply to a structure which is not a building.	
SETZ-S10	Building setbacks – sensitive land use
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any new building or alteration to an existing building for a sensitive land use 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</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Road network safety and efficiency; (b) 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.
SETZ-S11	Building setback – waterbodies
<p>(1) Activity status: PER</p> <p>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</p> <p>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.

COMZ – Commercial zone

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

Purpose

The COMZ - Commercial zone identifies areas used predominantly for a range of commercial and community activities.

Objectives

COMZ-O1 Economic growth of industry.

Commercial activity is focussed within a differentiation of commercial zones (comprising the TCZ – Town centre zone, LCZ – Local centre zone, COMZ – Commercial zone, and the BTZ – Business Tamahere zone.

COMZ-O2 Commercial zone character.

The commercial scale, form of buildings and character of the zone is maintained.

COMZ-O3 Commercial zone amenity.

The amenity values of residential activities within, and activities in, adjoining zones are protected from the adverse effects of developments and activities in the zone.

Policies

COMZ-P1 Commercial function and purpose.

Larger scale commercial activities are provided for within the zone.

COMZ-P2 Commercial purpose.

- (I) The role of the zone is to support the local economy and the needs of businesses by:
- (a) Providing for a wide range of commercial activities; and
 - (b) Providing for commercial activities at a scale that supports the commercial viability of towns and villages; and
 - (c) Ensuring that commercial activities complement and support the role of business town centres.

COMZ-P3 Role and function of the zone.

- (I) Ensure the role of the zone is complementary to the TCZ – Town centre zone by:
- (a) Enabling a wide range of commercial activities including large format retail activities within the zone; and
 - (b) Discouraging small scale retail activities, administration and commercial services within the zone.

COMZ-P4 Employment opportunities.

Commercial development within the zone increases employment opportunities within the district.

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

COMZ-P5 Retail.

- (1) Locate small scale retail activities within the TCZ – Town centre zone and LCZ – Local centre zone and discourage large scale activities with the exception of supermarkets from establishing within the TCZ – Town centre zone.
- (2) Locate large scale retail and commercial activities within the COMZ – Commercial zone.

COMZ-P6 Residential upper floors.

- (1) Maintain the commercial viability of the zone while:
 - (a) Providing for mixed use developments, ensuring residential activities are preferably located above ground floor; and
 - (b) Avoiding residential activity located at ground level, where it could undermine commercial activity and frontage.

COMZ-P7 Landscaping of onsite parking areas.

Provide a degree of amenity for onsite parking areas within the zone by ensuring a planting strip is established and maintained.

COMZ-P8 Strategic infrastructure setback.

- (1) Ensure buildings within the zone are designed and set back from strategic infrastructure by:
 - (a) Retaining the predominant building setback within the street; and
 - (b) Allowing sufficient space for the establishment of landscaping on the site.

COMZ-P9 Height.

Ensure the height of new buildings is complementary to, and promotes, the existing character of the zone and adjoining residential zones.

COMZ-P10 Reverse sensitivity.

Development within the zone is acoustically insulated to mitigate the adverse effects of noise.

COMZ-P11 Adjoining site amenity.

- (1) Maintain amenity of adjoining GRZ – General residential zone, MRZ – Medium density residential zone or OSZ – Open space zone by:
 - (a) Requiring buildings within the zone to be set back from boundaries adjoining GRZ – General residential, MRZ – Medium density residential and OSZ – Open space zoned land; and
 - (b) The progressive reduction in the height of buildings in the zone, the closer they are located to boundaries adjoining GRZ – General residential, MRZ – Medium density residential and OSZ – Open space zoned land.

Rules

Land use – activities

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

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

COMZ-R1	Commercial activity
(1) Activity status: PER Activity-specific standards: (a) Any individual tenancy must have a gross floor area of greater than 350m ² .	(2) Activity status where compliance not achieved: DIS
COMZ-R2	Supermarket
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
COMZ-R3	Community facility
(1) Activity status: PER Activity-specific standards: (a) Excluding a cemetery.	(2) Activity status where compliance not achieved: DIS
COMZ-R4	Residential activity, unless specified below This includes occupation of a single residential unit for short term rental.
(1) Activity status: PER Activity-specific standards: (a) Located above ground floor level.	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The extent to which the residential activity effects the primary purpose of the zone to provide for commercial activities.
COMZ-R5	Educational facility
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
COMZ-R6	Child care facility
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
COMZ-R7	Office
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
COMZ-R8	Public amenity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
COMZ-R9	Health facility
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a

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

COMZ-R10	Visitor accommodation
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
COMZ-R11	Public transport facility
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
COMZ-R12	Servicing of boats at Raglan Wharf
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
COMZ-R13	Community corrections activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
COMZ-R14	Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018
(1) Activity status: PER Activity-specific standards: (a) Within National Grid Yard: (i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or (ii) 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; or (iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or (iv) Non-habitable horticultural buildings; or (v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures); (vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and	(2) Activity status where compliance not achieved: NC

<p>(vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule COMZ-R14(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>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation;</p> <p>or</p> <p>(ii) 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>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for</p>	
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Part 3: Area-specific matters / Zones / Commercial and mixed use zones / COMZ – Commercial zone

<p>separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p> <p><u>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</u></p>	
COMZ-RI5	Construction or alteration of a building for a sensitive land use
<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>
COMZ-RI6	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>
COMZ-RI7	A multi-unit development
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) A multi-unit development that meets all of the following standards:</p> <p>(i) Land use – effects standards for the zone;</p> <p>(ii) Land use – building standards for the zone, except the following rules do not apply;</p> <p>(1) COMZ-S9 (Residential units) does not apply;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(2) COMZ-S10 (Outdoor living space) does not apply;</p> <p>(b) A detailed site plan depicting the proposed Record of Title boundaries for each residential unit and any common areas (including access and services) must be provided, ensuring that a freehold (fee simple) or unit title subdivision complies with Rule SUB-R93 (Subdivision of multi-unit developments);</p> <p>(c) Each residential unit must be designed and constructed to achieve the internal design sound levels specified in APP1 – Acoustic insulation, Table 25 – Internal sound levels;</p> <p>(d) A communal service court is provided comprising;</p> <p style="margin-left: 20px;">(i) minimum area of 20m²; and</p> <p style="margin-left: 20px;">(ii) minimum dimension of 3m.</p> <p>(e) Outdoor living space areas are provided to meet the following minimum requirements for each residential unit:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Residential Unit</th> <th style="width: 30%;">Minimum outdoor Living space area</th> <th style="width: 40%;">Minimum Dimensions</th> </tr> </thead> <tbody> <tr> <td>Studio unit or 1 bedroom</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>2 or more bedrooms</td> <td>15m²</td> <td>2m</td> </tr> </tbody> </table> <p>(f) Each residential unit must meet the following minimum unit size:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Unit or Apartment Area</th> <th style="width: 40%;">Minimum Unit</th> </tr> </thead> <tbody> <tr> <td>Studio Unit</td> <td>35m²</td> </tr> <tr> <td>1 or more bedroom unit</td> <td>45m²</td> </tr> </tbody> </table> <p>Council's discretion is restricted to the following matters:</p> <p><u>Design:</u></p> <p>(g) The extent to which that portion of the building or site which fronts a road or public space:</p> <p style="margin-left: 20px;">(i) Provides for passive surveillance of the street from habitable rooms at ground and upper floor levels.</p> <p style="margin-left: 20px;">(ii) Avoids the use of impermeable screens or fencing that obstruct visual connections.</p> <p style="margin-left: 20px;">(iii) Avoids unrelieved and blank façades.</p> <p style="margin-left: 20px;">(iv) Creates visual interest through the use of cladding materials, colour and articulation of the façade.</p>	Residential Unit	Minimum outdoor Living space area	Minimum Dimensions	Studio unit or 1 bedroom	10m ²	2m	2 or more bedrooms	15m ²	2m	Unit or Apartment Area	Minimum Unit	Studio Unit	35m ²	1 or more bedroom unit	45m ²	
Residential Unit	Minimum outdoor Living space area	Minimum Dimensions														
Studio unit or 1 bedroom	10m ²	2m														
2 or more bedrooms	15m ²	2m														
Unit or Apartment Area	Minimum Unit															
Studio Unit	35m ²															
1 or more bedroom unit	45m ²															

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

<p>(v) Utilises soft or hard landscape elements to contribute positively to streetscape amenity.</p> <p>(vi) Minimises vehicle garaging/parking or manoeuvring areas.</p> <p>(vii) Service courts are screened or obscured.</p> <p><u>On-site amenity:</u></p> <p>(h) The extent to which the design:</p> <p>(i) Maximises opportunities for accessibility, privacy between units, access to daylight and shelter, including outdoor living spaces.</p> <p>(ii) Incorporates measures that may be required to mitigate the potential for reverse sensitivity effects.</p> <p>(iii) Maximises opportunities for passive solar gain within units.</p> <p>Infrastructure:</p> <p>(i) The extent to which the design can be efficiently serviced with 3 waters infrastructure.</p> <p>Natural hazards:</p> <p>(j) The extent to which the design avoids or mitigates effects arising from the presence of natural hazards.</p> <p>Staging:</p> <p>(k) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner.</p>	
COMZ-R18	Commercial activities within in the Motorway service centre specific control
<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) Effects on amenity of the locality;</p> <p>(b) Landscaping;</p> <p>(c) Design and layout;</p> <p>(d) Effects on efficiency and safety of the land transport network, including the Waikato Expressway;</p> <p>(e) Access design; and</p> <p>(f) Potential reverse sensitivity effects.</p>	<p>(2) Activity status: NC</p> <p>Where:</p> <p>(a) Any other activity within the Motorway service centre specific control area.</p> <p>Advice note: The other land-use activities listed within the COMZ – Commercial zone do not apply to the Motorway service centre specific control area, however the land-use effects and land-use standards do apply.</p>
COMZ-R19	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
(1) Activity status: DIS	

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

COMZ-R20	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
(1) Activity status: NC Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid	
COMZ-R21	Any change of use of an existing building to a sensitive land use within the National Grid Yard
(1) Activity status: NC Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid	
COMZ-R22	The establishment of any new sensitive land use within the National Grid Yard
(1) Activity status: NC Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid	
COMZ-R23	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
(1) Activity status: NC Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid	
COMZ-R24	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).
(1) Activity status: PR	

Land use – effects

COMZ-S1	Servicing and hours of operation
(1) Activity status: PER Where: (a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity on a site adjoining the GRZ - General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone must only occur between 6.00am and 8.00pm.	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Effects on amenity values on adjoining sites within the GRZ - General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone; (b) Timing, duration and frequency of adverse effects; (c) Location of activity in relation to zone boundary; (d) Location of activity in relation to residential units on adjoining sites; (e) The means to avoid, remedy or mitigate adverse effects on adjoining sites.
COMZ-S2	Onsite parking areas – landscaping
(1) Activity status: PER Where: (a) Onsite car parking area for 5 or more parking spaces located adjoining a road, must comply with the following standards: (i) The car parking area must be separated from the road by a 1.5m wide planting strip, with the exception of vehicle access points; and	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Design and location of the parking area and landscaping strip; and (b) Effects on streetscape amenity.

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

(ii) Plants within the planting and pedestrian strip must be maintained to a height no greater than 1m.	
COMZ-S3	Outdoor storage
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Outdoor storage of goods or materials must comply with all of the following standards:</p> <p>(i) Be associated with the activity operating from the site;</p> <p>(ii) Not encroach on parking or loading areas;</p> <p>(iii) Standards COMZ-S4 Height and COMZ-S7 Height in relation to boundary; and</p> <p>(iv) Be fully screened from view by a close boarded fence or solid fence or wall to a height of 1.8m fencing or landscaping from any:</p> <p>(1) Public road;</p> <p>(2) Public reserve; and</p> <p>(3) Adjoining site in another zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Visual amenity;</p> <p>(b) Effects on loading and parking areas;</p> <p>(c) Size and location of storage area; and</p> <p>(d) Measures to mitigate adverse effects.</p>

Land use – building

COMZ-S4	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 12m;</p> <p>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 14m measured from the natural ground level immediately below the structure;</p> <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>(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.</p>
COMZ-S5	Height in relation to boundary
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building or structure must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m</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>

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

<p>above ground level at the site boundary where it adjoins the:</p> <ul style="list-style-type: none"> (i) GRZ – General residential zone; (ii) MRZ – Medium density residential zone; (iii) LLRZ – Large lot residential zone; (iv) SETZ – Settlement zone; (v) RLZ – Rural lifestyle zone; or (vi) OSZ – Open space zone. 	<ul style="list-style-type: none"> (b) Design and location of the building; (c) Level of shading on any other adjoining sites; (d) Privacy on other sites; and (e) Amenity values of the locality.
<p>COMZ-S6 Building setbacks – zone boundaries</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A building must be set back a minimum of at least: <ul style="list-style-type: none"> (i) 3.0 m from rear and side boundaries adjoining any: <ul style="list-style-type: none"> (1) GRZ – General residential zone; (2) MRZ – Medium density residential zone; (3) LLRZ – Large lot residential zone; (4) SETZ - Settlement zone; (5) RLZ – Rural lifestyle zone; or (6) OSZ – Open space zone. (ii) 1.5m from rear and side boundaries adjoining any: <ul style="list-style-type: none"> (1) GRUZ – General rural zone; (2) GIZ – General industrial zone; or (3) HIZ – Heavy industrial zone. (iii) 15m from SH23 for any site between Greenslade Road and Hills Road, Raglan. (b) COMZ-S6(1)(a) does not apply to a structure which is not a building. 	<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, design and location of the building relative to the boundary; (b) Impacts on the privacy for adjoining site(s); (c) Impacts on amenity values, including main living areas, outdoor living space of adjoining site(s); and (d) Landscaping and/or screening.
<p>COMZ-S7 Building setback – waterbodies</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A building that is set back a minimum of: <ul style="list-style-type: none"> (i) 27.5m from the margin of any lake; (ii) 27.5m from the margin of any wetland; (iii) 27.5 from the bank of any river (other than the Waikato River and Waipa River); (iv) 32.5m from the margin of either the Waikato River and the Waipa River; (v) 27.5m from mean high water springs; (vi) 10m from any artificial wetland; (b) A public amenity of up to 25m² or pump shed (private or public) within any 	<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 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;

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

<p>building setback identified in Standard COMZ-S7(1)(a);</p> <p>(c) COMZ-S7(1)(a) does not apply to a structure which is not a building.</p>	<p>(e) Effects on the amenity of the locality; and</p> <p>(f) Effects on natural character values.</p>
<p>COMZ-S8 Horotiu acoustic area</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Construction, addition to or alteration of a building for a noise-sensitive activity within the Horotiu Acoustic Area must be designed and constructed to achieve the internal design sound level specified in APPI – Acoustic insulation, Table 22 – Internal design sound levels</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) On-site amenity values;</p> <p>(b) Noise levels received at the notional boundary of the residential unit;</p> <p>(c) Timing and duration of noise received at the notional boundary of the residential unit;</p> <p>(d) Potential for reverse sensitivity effects.</p>
<p>COMZ-S9 Residential units</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) One residential unit on the Record of Title must comply with all of the following standards:</p> <p>(i) The residential unit must not be located at ground level;</p> <p>(ii) The residential unit is designed and constructed to achieve the internal design sound levels specified in APPI – Acoustic insulation, Table 22 – Internal design sound levels.</p> <p>(b) Standard COMZ-S9(1)(a) does not apply to multi-unit development (refer to Rule COMZ-R17 (Multi-unit development)).</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>COMZ-S10 Outdoor living space</p>	
<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; and</p> <p>(iii) It is located on a balcony containing at least 15m² and a circle with a diameter of at least 2.4m.</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 of outdoor living including access to daylight and open space and the useability and accessibility of the outdoor living space proposed;</p> <p>(c) Privacy on adjoining sites;</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>

GIZ – General industrial zone

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

Purpose

The GIZ – General industrial zone contains areas used predominantly for a range of industrial activities, other than Heavy Industrial Activities, but also other compatible activities.

Objectives

GIZ-O1 Economic growth of industry.

The existing and future growth of the district's industry is supported and strengthened.

Policies

GIZ-PI Provide industrial zones with different functions.

(1) Provide for the operation and growth of a variety of industrial activities in two industrial zones as follows:

- (a) A HIZ – Heavy industrial zone that caters for those industrial and other compatible activities that may have significant adverse effects beyond the boundary of the zone, and where adverse effects of those activities is avoided, remedied or mitigated; and
- (b) A GIZ – General industrial zone that caters for those industrial and other compatible activities, where the significant adverse effects of those activities are confined to locations within the zone, and where the adverse effects of those activities are avoided, remedied or mitigated.

GIZ-P2 Maintain sufficient industrial land.

- (1) Maintain a sufficient supply of industrially zoned land to meet reasonably foreseeable future demand for industrial land.
- (2) Utilise industrial land primarily for industrial purposes so as to preserve the functionality of industrially zoned land.
- (3) Protect industrial activities, and in particular heavy industrial activities, from reverse sensitivity effects associated with activities in non-industrial zones.

GIZ-P3 Management of environmental effects in the zone.

- (1) Avoid significant adverse effects of activities in the zone on the environment of other immediately adjacent zones.
- (2) (b) Avoid, remedy or mitigate other environmental effects of activities in the zone to the extent necessary to:
 - (a) Maintain the functionality of the zone; and
 - (b) Maintain the functionality of adjacent zones.

GIZ-P4 Support of regionally significant industry.

Support the operation and growth of the district’s regionally significant industries.

Rules

Land use – activities

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

GIZ-R1	Industrial activity	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
GIZ-R2	Trade and industry training activity	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
GIZ-R3	Truck stop for refuelling	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
GIZ-R4	Office ancillary to an industrial activity	
(1) Activity status: PER Activity-specific standards: (a) Less than 100m ² gross floor area; or (b) Does not exceed 30% gross floor area of all buildings on the site.		(2) Activity status where compliance not achieved: DIS
GIZ-R5	Food outlet	
(1) Activity status: PER Activity-specific standards: (a) Less than 200m ² gross floor area.		(2) Activity status where compliance not achieved: DIS
GIZ-R6	Ancillary retail	
(1) Activity status: PER Activity-specific standards: (a) Does not exceed 10% gross floor area of all buildings on the site.		(2) Activity status where compliance not achieved: DIS
GIZ-R7	Hire centre	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
GIZ-R8	Wholesale	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
GIZ-R9	Trade supply outlet	

Part 3: Area-specific matters / Zones / Industrial zones / GIZ – General industrial zone

(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 0	Transport depot
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 1	Garden centre
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 2	Retailing of agricultural and industrial motor vehicles and machinery
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 3	Ancillary activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 4	Construction or demolition of, or alteration or addition to, a building or structure
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 5	Community corrections activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 6	Service station
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 7	Caretaker's or security person's residential unit
(1) Activity status: PER Activity-specific standards: (a) Is located within an industrial building; (b) Does not exceed 70m ² gross floor area; and (c) Accommodates no more than two people.	(2) Activity status where compliance not achieved: DIS
GIZ-RI 8	Buildings, structures and sensitive land use within the National Grid Yard in all other zones as of 18 July 2018
(1) Activity status: PER Activity-specific standards: (a) Within National Grid Yard: (i) Building alterations and additions to an existing building or structure that	(2) Activity status where compliance not achieved: NC

<p>does not involve an increase in the building height or footprint; or</p> <p>(ii) 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; or</p> <p>(iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or</p> <p>(iv) Non-habitable horticultural buildings; or</p> <p>(v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures);</p> <p>(vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</p> <p>(vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule GIZ-R18(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 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(1) A building or structure where Transpower has given written</p>	
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<p>approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(2) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(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</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114 0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p> <p><u>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</u></p>	
<p>GIZ-RI 9</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,</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>

Part 3: Area-specific matters / Zones / Industrial zones / GIZ – General industrial zone

<p>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>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
GIZ-R20	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>
GIZ-R21	A waste management facility
(1) Activity status: DIS	
GIZ-R22	Hazardous waste storage, processing or disposal
Activity status: DIS	
GIZ-R23	Quarrying activities
(1) Activity status: DIS	
GIZ-R24	An office not provided for by Rule GIZ-R4(1)
(1) Activity status: DIS	
GIZ-R25	A retail activity not provided for by GIZ-R6(1)
(1) Activity status: DIS	
GIZ-R26	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
(1) Activity status: DIS	
GIZ-R27	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
(1) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>	
GIZ-R28	Any change of use of an existing building to a sensitive land use within the National Grid Yard
(1) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>	
GIZ-R29	The establishment of any new sensitive land use within the National Grid Yard
(1) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>	
GIZ-R30	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
(1) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>	
GIZ-R31	A noise-sensitive activity, except as provided for by Rule GIZ-R17
(1) Activity status: NC	
GIZ-R32	A sensitive land use, except as provided for by Rule GIZ-R17
(1) Activity status: NC	

Land use – effects

GIZ-S1	Landscape planting
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<p>(1) Activity status: PER Where: (a) Any building or land use activity on a record of title that has a side and/or rear boundary adjoining any GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone, RLZ – Rural lifestyle zone or OSZ – Open space zone that is landscaped to the following minimum standards: (i) A 3m depth measured from the side and/or rear boundary; and (ii) Comprises a mixture of shrubs and trees planted a maximum of 1.5m metres apart.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Type, density and scale of landscape plantings; and (b) The extent to which the amenity of the adjoining GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone, RLZ – Rural lifestyle zone or OSZ – Open space zone is maintained.</p>
<p>GIZ-S2 Landscape planting</p>	
<p>(1) Activity status: PER Where: (a) Any building or land use activity on a record of title that contains, or adjoins, a river or a permanent stream that is landscaped to the following minimum standards: (i) A 4m depth measured from the bank and extending across the entire length of the water body; and (ii) Comprises mixed indigenous vegetation planted a maximum of 1.5m apart.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Type, density and scale of indigenous vegetation; and (b) The extent to which the natural character and cultural values of a river or stream are maintained.</p>
<p>PREC7-SI Land use activities within PREC7 – Huntly North precinct</p>	
<p>(3) Activity status: PER Where: (a) Any land use activity where it is on a site that: (i) Was created by a subdivision consent decision that had regard to a stop bank breach assessment; and (ii) The stop bank breach assessment assessed risk to the site and future development on the site; and (iii) All flood hazard mitigation measures recommended in the stop bank breach assessment are in place.</p>	<p>(4) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) The avoidance and mitigation of flooding hazards; and (b) Preparation of, and responses to recommendations in, a stop bank breach assessment.</p>

Land use – building

<p>GIZ-S3 Building height</p>	
<p>(1) Activity status: PER Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) A building measured from the natural ground level immediately below that part of the structure that does not exceed a height of:</p> <ul style="list-style-type: none"> (i) 15m; or (ii) 18m if located on Whangarata and Bollard Road in Tuakau; or (iii) 10m if located on Tregoweth Lane and within 50m of the GRZ – General residential zone in Huntly. <p>(b) Chimneys not exceeding 1m in width and finials measured from the natural ground level immediately below the structure shall not exceed that do not exceed a height of</p> <ul style="list-style-type: none"> (i) 17m; or (ii) 20m if located on Whangarata and Bollard Road in Tuakau; or (iii) 12m if located on Tregoweth Lane and within 50m of the GRZ – General residential zone in Huntly. 	<p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on the amenity of neighbouring properties.
<p>GIZ-S4</p>	<p>Building height in an Outstanding Natural Feature or Outstanding Natural Landscape</p>
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building measured from the natural ground level immediately below that part of the structure that does not exceed a height of 5m in an Outstanding Natural Feature or Outstanding Natural Landscape. 	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which the aesthetic value of the identified feature or landscape is maintained
<p>GIZ-S5</p>	<p>Height in relation to boundary</p>
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building or structure that does not project beyond a 45 degree height control plane measured from a point 3m above natural ground level along the boundary of a site located outside of a HIZ – Heavy industrial zone or GIZ – General industrial zone. 	<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) Effect on the amenity of neighbouring properties.
<p>GIZ-S6</p>	<p>Building setbacks – all boundaries</p>
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building that is set back at least: <ul style="list-style-type: none"> (i) 5m from a road boundary; and (ii) 3m from any other boundary where the site adjoins another zone, other than the HIZ – Heavy industrial zone. 	<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 amenity values; (b) Effects on streetscape; and (c) Traffic and road safety.

(b) GIZ-S6(1)(a) does not apply to a structure which is not a building.	
GIZ-S7	Building setback – waterbodies
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building that is set back a minimum of:</p> <ul style="list-style-type: none"> (i) 30m from a lake margin; (ii) 30m from a wetland that is identified on the planning maps; (iii) 37m from the bank of the Waikato River; (iv) 10m from the bank of a river, other than the Waikato River; (v) 10m from the bank of a perennial or intermittent stream; (vi) 10m from a wetland that is not identified on the planning maps <p>(b) A pump shed, or a public amenity of not exceeding an area of 25m², that is located within the building setbacks identified in Standards GIZ-S7(1)(a);</p> <p>(c) GIZ-S7(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> <ul style="list-style-type: none"> (a) Effects on natural character values.

HIZ – Heavy industrial zone

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

Purpose

The HIZ – Heavy industrial zone contains areas used predominantly for industrial activities that generate potentially significant adverse effects, but also other compatible activities.

Objectives

HIZ-O1 Economic growth of industry.

The existing and future growth of the district's industry is supported and strengthened.

Policies

HIZ-PI Provide industrial zones with different functions.

(1) Provide for the operation and growth of a variety of industrial activities in two industrial zones as follows:

(a) A HIZ – Heavy industrial zone that caters for those industrial and other compatible activities that may have significant adverse effects beyond the boundary of the zone, and where adverse effects of those activities is avoided, remedied or mitigated; and

(b) A GIZ – General industrial zone that caters for those industrial and other compatible activities, where the significant adverse effects of those activities are confined to locations within the zone, and where the adverse effects of those activities are avoided, remedied or mitigated.

HIZ-P2 Maintain sufficient industrial land.

(1) Maintain a sufficient supply of industrially zoned land to meet reasonably foreseeable future demand for industrial land.

(2) Utilise industrial land primarily for industrial purposes so as to preserve the functionality of industrially zoned land.

(3) Protect industrial activities, and in particular heavy industrial activities, from reverse sensitivity effects associated with activities in non-industrial zones.

HIZ-P3 Management of environmental effects in the zone.

(1) Avoid, remedy or mitigate the environmental effects of activities in the zone to the extent necessary to:

(a) Maintain the functionality of the zone; and

(b) Maintain the functionality of adjacent zones.

HIZ-P4 Support of regionally significant industry.

Support the operation and growth of the district's regionally significant industries.

Rules

Part 3: Area-specific matters / Zones / Industrial zones / HIZ – Heavy industrial zone

Land use – activities

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

HIZ-R1	Industrial activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
HIZ-R2	Trade and industry training activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
HIZ-R3	Truck stop for refuelling
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
HIZ-R4	Office ancillary to an industrial activity
(1) Activity status: PER Activity-specific standards: (a) Less than 100m ² , or 30% gross floor area of all buildings on the site.	(2) Activity status where compliance not achieved: DIS
HIZ-R5	Food outlet
(1) Activity status: PER Activity-specific standards: (a) Less than 200m ² gross floor area.	(2) Activity status where compliance not achieved: DIS
HIZ-R6	Ancillary retail
(1) Activity status: PER Activity-specific standards: (a) Does not exceed 10% gross floor area of all buildings on the site.	(2) Activity status where compliance not achieved: DIS
HIZ-R7	Ancillary activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
HIZ-R8	Construction or demolition of, or alteration or addition to, a building
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
HIZ-R9	Electricity generation on the Huntly Power Station site
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
HIZ-R10	Service station
(1) Activity status: PER Activity-specific standards:	(2) Activity status where compliance not achieved: n/a

Nil.	
HIZ-R11	Caretaker's or security person's residential unit
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Is located within an industrial building; (b) Does not exceed 70m² gross floor area; and (c) Accommodates no more than two people. 	<p>(2) Activity status where compliance not achieved: DIS</p>
HIZ-R12	Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Within National Grid Yard:</p> <ul style="list-style-type: none"> (i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or (ii) 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; or (iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or (iv) Non-habitable horticultural buildings; or (v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures); (vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and (vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle stops, stock underpasses, stock bridges and 	<p>(2) Activity status where compliance not achieved: NC</p>

<p>culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks;</p> <p>(b) All buildings or structures permitted by Rule HIZ-R12(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>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) 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>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p>	
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<p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p> <p>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</p>	
HIZ-R13	Construction or alteration of a building for a sensitive land use
<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>
HIZ-R14	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>
HIZ-R15	A waste management facility
Activity status: DIS	
HIZ-R16	Storage, processing or disposal of hazardous waste
Activity status: DIS	
HIZ-R17	An extractive industry
Activity status: DIS	
HIZ-R18	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity
Activity status: DIS	
HIZ-R19	Caretaker's or security person's residential unit not provided for by Rule HIZ-R11(1)
Activity status: DIS	
HIZ-R20	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
(1) Activity status: NC Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid	
HIZ-R21	Any change of use of an existing building to a sensitive land use within the National Grid Yard
(1) Activity status: NC Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid	

Part 3: Area-specific matters / Zones / Industrial zones / HIZ – Heavy industrial zone

HIZ-R22	The establishment of any new sensitive land use within the National Grid Yard (1) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>
HIZ-R23	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard (1) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>
HIZ-R24	A noise-sensitive activity, except as provided for by Rule HIZ-R11(1) and Rule HIZ-R11(2) (1) Activity status: NC
HIZ-R25	A sensitive land use, except as provided for by Rule HIZ-R11(1) and Rule HIZ-R11(2) (1) Activity status: NC
HIZ-R26	An office not provided for by Rule HIZ-R4(1) (1) Activity status: NC
HIZ-R27	A retail activity not provided for by HIZ-R6(1) (1) Activity status: NC

Land use – effects

HIZ-S1	Landscape planting	(1) Activity status: PER Where: (a) Any building or land use activity on a record of title that has a side and/or rear boundary adjoining any GRZ – General residential zone, SETZ – Settlement zone, RLZ – Rural lifestyle zone or OSZ – Open space zone that is landscaped to the following minimum standards: (i) A 3m depth measured from the side and/or rear boundary; and (ii) Comprises a mixture of shrubs and trees planted a maximum of 1.5m metres apart.	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Type, density and scale of landscape plantings; and (b) The extent to which the amenity of the adjoining GRZ – General residential zone, SETZ – Settlement zone, RLZ – Rural lifestyle zone or OSZ – Open space zone is maintained.
HIZ-S2	Landscape planting	(1) Activity status: PER Where: (a) Any building or land use activity on a record of title that contains, or adjoins a river or a permanent stream that is landscaped to the following minimum standards: (i) A 4m depth measured from the bank and extending across the entire length of the water body; and (ii) Comprises mixed indigenous vegetation planted a maximum of 1.5m apart.	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Type, density and scale of indigenous vegetation; and (b) The extent to which the natural character and cultural values of a river or stream are maintained.

Land use – building

HIZ-S3	Building height
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(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:</p> <p>(i) 35m for 2% of the net site area; and</p> <p>(ii) 20m over the balance of the net site area.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on the amenity of neighbouring properties.</p>
HIZ-S4	Building height
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building or structure on the Huntly Power Station site measured from the natural ground level immediately below that part of the structure that does not exceed a height of:</p> <p>(i) 60 metres; and</p> <p>(ii) 35 metres over 90% of 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) Effects on the amenity of neighbouring properties.</p>
HIZ-S5	Building, structure or vegetation within battlefield viewshafts
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building, structure or vegetation within a battlefield viewshaft identified on the planning maps that does not obscure views of:</p> <p>(i) the Waikato River; or</p> <p>(ii) the Whangamarino Redoubt from Meremere Paa/Redoubt.</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 extent to which views within the battlefield viewshaft are maintained.</p>
HIZ-S6	Building height in an Outstanding Natural Feature
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building measured from the natural ground level immediately below that part of the structure that does not exceed a height of 5m in an Outstanding Natural Feature.</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 extent to which the aesthetic value of the identified feature or landscape is maintained.</p>
HIZ-S7	Height in relation to boundary
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building that does not project beyond a 45 degree height control plane measured from a point 3m above natural ground level along the boundary of a site located outside of a HIZ – Heavy industrial zone or GIZ – General industrial zone.</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 of neighbouring properties.</p>
HIZ-S8	Building setbacks – all boundaries

<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building that is set back at least:</p> <p>(i) 5m from a road boundary; and</p> <p>(ii) 3m from any other boundary where the site adjoins another zone, other than the GIZ – General industrial zone.</p> <p>(b) HIZ-S8(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 amenity values; and</p> <p>(b) Traffic and road safety.</p>
<p>HIZ-S9 Building setback – waterbodies</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building that is set back a minimum of:</p> <p>(i) 30m from a lake margin;</p> <p>(ii) 30m from a wetland that is identified on the planning maps;</p> <p>(iii) 37m from the bank of the Waikato River;</p> <p>(iv) 10m from the bank of a river, other than the Waikato River;</p> <p>(v) 10m from the bank of a perennial or intermittent stream;</p> <p>(vi) 10m from a wetland that is not identified on the planning maps</p> <p>(b) A pump shed, or a public amenity of not exceeding an area of 25m², that is located within the building setbacks identified in Standards HIZ-S9(1)(a);</p> <p>(c) HIZ-S9(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>

OSZ – Open space zone

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

Purpose

The OSZ – Open space zone provides for a range of passive and active recreational activities, along with limited associated facilities and structures.

Objectives

- OSZ-O1 Reserves provision.
Public open space, natural reserves, parks and recreational facilities are provided to meet the needs of communities.
- OSZ-O2 Natural values.
The natural values of public open space, natural reserves and parks is maintained and enhanced.
- OSZ-O3 Commercial activities.
Commercial activities remain ancillary to, and promote the purpose of, the reserve.
- OSZ-O4 Community hub.
A community hub is developed in Tamahere.

Policies

- OSZ-PI Provision, use and development of public open space and reserves.
- (1) Ensure that subdivision and development contributes to the provision of public open space, natural reserves, parks and recreational facilities.
- (2) Ensure that subdivision involving the vesting of land in Council as reserve aligns with the principles of Council's Parks Strategy or a structure plan, by:
- (a) Being of an appropriate size, scale and location for its intended use;
 - (b) Being appropriate for the strategic needs of the local community and the region;
 - (c) Having suitable road frontage and is accessible for its intended use and for future maintenance;
 - (d) Provide for the safety of the community by establishing fencing on side and rear boundaries;
 - (e) Linking to, and supporting, existing social infrastructure; and
 - (f) Providing for community wellbeing.
- (3) Require the location and design of recreation facilities and reserve development to integrate and support the surrounding urban environment by:
- (a) Being appropriately setback from boundaries;

- (b) Maintaining the character and amenity values of the surrounding environment; and
 - (c) Incorporating safety and security for reserve users by encouraging methods/designs that respond to the principles of Crime Prevention Through Environmental Design (CPTED).
- (4) Recognise that the development and day-to-day use of reserves is managed through Council's reserve management plans, and provides for activities and uses in these areas to continue.
- (5) Recognise the community benefit of educational facilities on reserves, subject to the activity being appropriate to the location and purpose of the reserve, and considering the effects on amenity, natural character and public access, and the availability of services.

OSZ-P2 Esplanade reserves and walkways.

- (1) Acquire esplanade reserves or strips along coasts, rivers, lakes and wetlands during subdivision to enable the creation of trails and public access, particularly in identified high priority areas in APP7 – Esplanade priority areas.
- (2) During subdivision, provide for the acquisition and development of walkways/cycle ways/bridle ways identified on the planning maps, structure plans or in Council's Trails Strategy by:
- (a) Having convenient and practical public access to and along the route;
 - (b) Incorporating safety and security for neighbours and users;
 - (c) Integrating with the wider transport network; and
 - (d) Protecting and restoring natural values.

OSZ-P3 Natural values.

Enhance the natural environment during the use and development of reserves, by restoring and linking habitats for indigenous species, particularly in lake catchments, riparian margins, lowland ecosystems, wetland areas and coastal dunes and ecosystems where appropriate and practicable.

OSZ-P4 Commercial activities.

- (1) Restrict the scale, type and extent of commercial activities on reserves other than sport and active recreation parks to:
- (a) Those compatible with the reserve's primary use; and
 - (b) Those compatible with surrounding residential amenity values.

OSZ-P5 Commercial activities on sport and active recreation reserves.

- (1) Enable commercial activities on sport and active recreation reserves where the activities are:
- (a) Accessory to and compatible with the reserve's classification and primary use;
 - (b) Of an appropriate scale, type and extent;
 - (c) Support and enhance the use and enjoyment of the open space; and

- (d) Compatible with amenity values of the locality.

OSZ-P6 Integrated development.

Ensure that development within the Tamahere Park and Tamahere Village Green is integrated and connected with the BTZ – Business Tamahere zone.

OSZ-P7 Development within the Tamahere Village Green.

(1) Ensure new development:

- (a) Acknowledges local cultural and historic values;
- (b) Achieves consistency of building scale, form, layout and design theme across the BTZ – Business Tamahere zone, Tamahere Park and Tamahere Village Green;
- (c) Promotes a village character; and
- (d) Provides amenity planting that minimises the adverse visual effects of hard structures.

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.

OSZ-R1	Any activity provided in a Reserve Management Plan approved under the Reserves Act 1977	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
OSZ-R2	Informal recreation	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
OSZ-R3	A conservation activity	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
OSZ-R4	Maintenance, routine operation and repair of existing off-road pedestrian, cycleways and bridleways and associated accessory buildings	
(1) Activity status: PER Activity-specific standards: (a) Any indigenous vegetation alteration or removal must be undertaken within 1m either side of existing tracks; (b) Any indigenous vegetation alteration or removal must not include any trees over 6m in height, or 600mm in girth; and		(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Design and construction; (b) Visual, ecosystem and amenity effects; and

<p>(c) Any indigenous vegetation alteration or removal must not exceed 50m² per site per calendar year.</p>	<p>(c) The extent to which the indigenous vegetation alteration or removal is necessary to provide for the functional and operational needs of off-road pedestrian, cycleways and bridleways.</p>
<p>OSZ-R5</p>	<p>Retail activity accessory to a permitted activity on a sport and active recreation reserve.</p>
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>OSZ-R6</p>	<p>Buildings, structures and sensitive land use within the National Grid Yard on existing sites as of 18 July 2018</p>
<p>(1) Activity status: PER Activity-specific standards: (a) Within National Grid Yard: (i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or (ii) 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; or (iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or (iv) Non-habitable horticultural buildings; or (v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures); (vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and (vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle stops, stock underpasses, stock bridges and</p>	<p>(2) Activity status where compliance not achieved: NC</p>

<p>culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks;</p> <p>(b) All buildings or structures permitted by Rule OSZ-R6(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>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) 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>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p>	
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<p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p> <p><u>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</u></p>	
OSZ-R7	Construction or alteration of a building for a sensitive land use
<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>
OSZ-R8	Restaurant and café
<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) Effects of the intensity, scale and duration of the activity on recreation use and amenity values of the reserve;</p> <p>(b) The effects on public access to, and use of, the open space;</p> <p>(c) Design, external appearance and landscaping;</p> <p>(d) Effects on natural values;</p> <p>(e) Containment of effects within the reserve and adverse effects amenity of the locality; and</p> <p>(f) The extent the activity is consistent with any relevant Reserve Management Plan and reserve classification.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
OSZ-R9	Markets
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects of the intensity, scale and duration of the activity on recreation use and amenity values of the reserve; (b) The effects on public access to, and use of, the open space; (c) Design, external appearance and landscaping; (d) Effects on natural values; (e) Containment of effects within the reserve and adverse effects amenity of the locality; and (f) The extent the activity is consistent with any relevant Reserve Management Plan and reserve classification. 	
OSZ-R10	Educational facilities
Activity status: DIS	
OSZ-R11	Any activity that is not listed as Permitted, Restricted Discretionary, Discretionary or Non-Complying
Activity status: DIS	
OSZ-R12	Waste management facility
Activity status: NC	
OSZ-R13	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard
(1) Activity status: NC Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid	
OSZ-R14	Any change of use of an existing building to a sensitive land use within the National Grid Yard
(1) Activity status: NC Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid	
OSZ-R15	The establishment of any new sensitive land use within the National Grid Yard
(1) Activity status: NC Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid	
OSZ-R16	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
(1) Activity status: NC Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid	
OSZ-R17	Hazardous waste, storage, processing and disposal
(1) Activity status: NC	
OSZ-R18	Any building, structure, objects or vegetation that obscures the sight lines of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon)
(1) Activity status: PR	

Land use – building

OSZ-SI	Height – building general
(1) Activity status: PER	(2) Activity status where compliance not achieved: DIS
Where:	

<p>(a) Any building must not exceed a maximum height of 10m measured from the natural ground level immediately below that part of the structure; or</p> <p>(b) Any building must not exceed a maximum height of 5m measured from the natural ground level immediately below that part of the structure in any of the following landscape and natural character areas:</p> <p>(i) Outstanding Natural Feature;</p> <p>(ii) Outstanding Natural Landscape;</p> <p>(iii) Outstanding Natural Character Area of the coastal environment;</p> <p>(iv) High Natural Character Area of the coastal environment.</p>	
<p>OSZ-S2 Height – building general</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any floodlight must not exceed a maximum height of 12m measured from the natural ground level immediately below that part of the structure; or</p> <p>(b) Any floodlight must not exceed a maximum height of 5m measured from the natural ground level immediately below that part of the structure in any of the following landscape and natural character areas:</p> <p>(i) Outstanding Natural Feature;</p> <p>(ii) Outstanding Natural Landscape;</p> <p>(iii) Outstanding Natural Character Area of the coastal environment;</p> <p>(iv) High Natural Character Area of the coastal environment.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>OSZ-S3 Height – buildings, structures and vegetation in a battlefield view shaft</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The maximum height of a building, structure or vegetation within a battlefield view shaft as shown on the planning maps must not exceed 5m measured from the natural ground level immediately below that part of the structure.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>OSZ-S4 Height in relation to boundary</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building must not protrude through a height control plane rising at an angle of</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p>

<p>45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p>(a) Height of the building; (b) Design and location of the building; (c) Level of shading on any other sites; (d) Privacy of other site; (e) Amenity values of the locality.</p>
OSZ-S5	Building coverage
<p>(1) Activity status: PER Where: (a) Building coverage must not exceed 5% of the site.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
OSZ-S6	Building coverage – Tamahere Park specific control area
<p>(1) Activity status: PER Where: (a) Any building in the Tamahere Park specific control area identified on the planning maps must not exceed 4% building coverage</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
OSZ-S7	Building – Tamahere Village Green specific control area
<p>(1) Activity status: PER Where: (a) Any building in the Tamahere Village Green specific control area must comply with the following standards: (i) Total building coverage must not exceed 170m²; (ii) Height must not exceed 6m. (b) Standards OSZ-S1 (Height – building general) does not apply.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
OSZ-S8	Building floor area
<p>(1) Activity status: PER Where: (a) The gross floor area of a building must not exceed 250m².</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
OSZ-S9	Building setbacks - general
<p>(1) Activity status: PER Where: (a) Any building must be set back a minimum of: (i) 6m from the road boundary; (ii) 6m from the boundary with the GRZ – General residential Zone; (iii) 6m from the boundary with the SETZ – Settlement zone or LLRZ – Large lot residential; (iv) 3m from the boundary with any other zone.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
OSZ-S10	Building setbacks – water bodies

<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Any building must be set back a minimum of 32m from: <ul style="list-style-type: none"> (i) The margin of any lake with a bed area of 8ha or more; (ii) The bank of any river where the river bed has an average width of 3m or more; (iii) Any wetland with an area greater than 1ha. (b) Any building must be set back a minimum of 37m from the banks of the Waikato River and the Waipa River. (c) Any building must be set back a minimum of: <ul style="list-style-type: none"> (i) 32m from mean high water springs (d) Standards OSZ-S10(1)(a), (b) and (c) do not apply to any: <ul style="list-style-type: none"> (i) public walkway, cycleway, or bridleway; (ii) boat launching facility; (iii) pump shed up to 25m²; (iv) public amenity up to 25m²; (v) 10m from a managed wetland. 	<p>(2) Activity status where compliance not achieved: DIS</p>
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FUZ – Future urban zone

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

Purpose

The FUZ – Future urban zone identifies areas suitable for urbanisation in the future and provides for activities that are compatible with and do not compromise potential future urban use.

Objectives

FUZ-O1 Future urban zone.

- (1) Identify and protect areas adjacent to existing urban areas in order to enable future urban growth to occur in a comprehensive manner.
- (2) Future urban development is not compromised by premature subdivision, use or development.

FUZ-O2 Long-term expansion of urban areas.

- (1) Provide for the long-term expansion of urban areas that results in a connected and integrated urban form and that is able to be serviced by reticulated network infrastructure.

Policies

FUZ-P1 Transition to an urban zone.

- (1) Use the FUZ – Future urban zone to maintain development potential until such time as a plan change is undertaken to confirm the long-term urban zoning for the area. Any such plan change is to include the following:
 - (a) Confirmation that transport infrastructure and reticulated water, stormwater, and wastewater services are able to be provided; and
 - (b) A structure plan prepared in accordance with Policy FUZ-P5.

FUZ-P2 Use and development of land.

- (1) Avoid use and development where:
 - (a) The scale and form of structures and buildings will hinder or prevent future urban development; or
 - (b) The efficient and effective operation of the local and wider transport network is compromised; or
 - (c) Significant upgrades, provisions or extension to the water, wastewater or stormwater networks are required; or
 - (d) The efficient provision of infrastructure is inhibited; or
 - (e) Reverse sensitivity effects will arise when urban development occurs; or
 - (f) The form or nature of future urban development is compromised.

Part 3: Area-specific matters / Zones / Special purpose zones / FUZ – Future urban zone

FUZ-P3 Retain rural character.

- (1) Retain rural character and land uses, residential unit density and character as anticipated in the GRUZ – General rural zone;
- (a) Enable use and development consistent with the GRUZ – General rural zone;
 - (b) Avoid activities where they will compromise future urban development; and
 - (c) Avoid intensive farming, forestry, and extractive industry.

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.

FUZ-R1	Farming	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
FUZ-R2	A 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 business is either wholly contained within a building, or where outside, occupies no more than 100m ² of site area and is located where it is not visible from other sites or public roads; (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 7:00am and before 7:00pm on any day; (e) Machinery can be operated after 7:30am and up to 7:00pm on any day; and (f) The home business shall not occupy more than 200m ² in total within buildings and outdoor storage areas.		(2) Activity status where compliance not achieved: DIS
FUZ-R3	Produce stall	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
FUZ-R4	Home stay	

(1) Activity status: PER Activity-specific standards: (a) Have no more than 5 guests.	(2) Activity status where compliance not achieved: DIS
FUZ-R5	Equestrian centre
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
FUZ-R6	Horse training centre
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
FUZ-R7	Visitors' Accommodation
(1) Activity status: PER Activity-specific standards: (a) Have no more than 5 guests; and (b) Be within a building that was existing as at 17 January 2022.	(2) Activity status where compliance not achieved: DIS
FUZ-R8	Residential activity, unless specified below This includes occupation of a single residential unit for short term rental.
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
FUZ-R9	Conservation activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
FUZ-R10	Childcare
(1) Activity status: PER Activity-specific standards: (a) Have no more than four non-resident children.	(2) Activity status where compliance not achieved: DIS
FUZ-R11	Forestry where limited to the harvesting of existing forests
(1) Activity status: PER Activity-specific standards: (a) Be undertaken in accordance with the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 (NES). Where compliance is not achieved with the permitted activity standards in the NES, then the activity is subject to the activity status as set out in the NES.	(2) Activity status where compliance not achieved: n/a
FUZ-R12	Buildings, structures and sensitive land use within the National Grid Yard on existing sites as of 18 July 2018
(1) Activity status: PER Activity-specific standards: (a) Within National Grid Yard:	(2) Activity status where compliance not achieved: NC

<p>(i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or</p> <p>(ii) 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; or</p> <p>(iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or</p> <p>(iv) Non-habitable horticultural buildings; or</p> <p>(v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures);</p> <p>(vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</p> <p>(vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule FUZ-R12(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 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p>	
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<p>(1) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(2) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(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</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p> <p><u>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</u></p>	
<p>FUZ-R13</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</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>

Part 3: Area-specific matters / Zones / Special purpose zones / FUZ – Future urban zone

	distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (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.	(c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
FUZ-R14	Construction or demolition of, or alteration or addition to, a building or structure	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
FUZ-R15	Educational facilities FUZ-R15 does not apply to childcare.	
(1) Activity status: DIS		
FUZ-R16	Community facilities	
(1) Activity status: DIS		
FUZ-R17	A dog or cat boarding, daycare, breeding or training establishment	
(1) Activity status: DIS		
FUZ-R18	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity	
(1) Activity status: DIS		
FUZ-R19	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard	
(1) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>		
FUZ-R20	Any change of use of an existing building to a sensitive land use within the National Grid Yard	
(1) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>		
FUZ-R21	The establishment of any new sensitive land use within the National Grid Yard	
(1) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>		
FUZ-R22	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard	
(1) Activity status: NC <i>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</i>		
FUZ-R23	Intensive farming	
(1) Activity status: NC		
FUZ-R24	Storage, processing or disposal of hazardous waste	
(1) Activity status: NC		
FUZ-R25	Correctional facility	
(1) Activity status: NC		
FUZ-R26	Quarrying activities	
(1) Activity status: NC		
FUZ-R27	Industrial activity, including rural industry	

(1) Activity status: NC	
FUZ-R28	Commercial activity, including rural commercial
(1) Activity status: NC	
FUZ-R29	Agricultural and horticultural research facilities
(1) Activity status: NC	
FUZ-R30	Motorised sport and recreation
(1) Activity status: NC	
FUZ-R31	Transport depot;
(1) Activity status: NC	
FUZ-R32	Waste management facility
(1) Activity status: NC	
FUZ-R33	Forestry and afforestation not otherwise provided for in FUZ-R13
(1) Activity status: NC	

Land use – building

FUZ-S1	Number of residential units and seasonal worker accommodation within a lot	
(1) Activity status: PER		(2) Activity status: DIS
Where:		Where:
<ul style="list-style-type: none"> (a) One residential unit within a Record of Title containing an area less than 40ha; (b) Within a lot Record of Title containing an area of 40ha or more, one additional residential unit is permitted for every additional 40ha of area up to a maximum of three residential units; (c) Any residential unit(s) under FUZ-S1(1)(a) and (b), or seasonal worker accommodation under FUZ-S1(1)(a)(c) must not be located within any of the following landscape and natural character areas: <ul style="list-style-type: none"> (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) Outstanding Natural Character Area; or (iv) High Natural Character Area. 		<ul style="list-style-type: none"> (a) A residential unit that complies with FUZ-S1(1)(a) or (b) and is located within an area listed in (d); or
		(3) Activity status: NC
		Where:
		<ul style="list-style-type: none"> (a) A residential unit that does not comply with FUZ-S1(1)(a) or (b); (b) Seasonal worker accommodation that does not comply with FUZ-S1(1)(c).
FUZ-S2	Minor residential units	
(1) Activity status: PER		(2) Activity status where compliance not achieved: DIS
Where:		
<ul style="list-style-type: none"> (a) One minor residential unit not exceeding 120m² gross floor area (excluding accessory buildings) within a Record of Title lot. (b) The minor residential unit shall be located on the same Record of Title as an existing residential unit and shall: <ul style="list-style-type: none"> (i) Be located within 100m of the existing residential unit; 		

<p>(ii) Share a single driveway access with the existing residential unit.</p> <p>(c) Any minor residential unit must not be located within any of the following landscape or natural character areas:</p> <p>(i) Outstanding Natural Feature;</p> <p>(ii) Outstanding Natural Landscape;</p> <p>(iii) Outstanding Natural Character Area;</p> <p>or</p> <p>(iv) High Natural Character Area.</p>	
<p>FUZ-S3 Building height – general</p>	
<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 15m, except:</p> <p>(i) The maximum height is 10m where located within 50m of a road or internal boundary;</p> <p>(ii) For hose drying towers associated with emergency service facilities the maximum height is 15m.</p> <p>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where the maximum height is 12m.</p> <p>Advice note: the height of frost fans is subject to FUZ-S4.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>FUZ-S4 Building height – frost fans</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The height of the support structure for a frost fan must not exceed 10.5m; and</p> <p>(b) The fan blades must not rotate higher than 13.5m above natural ground level.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>FUZ-S5 Height – buildings, structures and vegetation in a battlefield view shaft</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The maximum height of any building, structure or vegetation within a battlefield view shaft as shown on the planning map must not exceed 5m.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>FUZ-S6 Height in relation to boundary</p>	

<p>(1) Activity status: PER Where: (a) A building or structure (excluding poles or aerials) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p>(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) Admission of daylight and sunlight to the site and other site; (d) Privacy on any other site; and (e) Amenity values of the locality.</p>
<p>FUZ-S7 Building coverage</p>	
<p>(1) Activity status: PER Where: (a) The total building coverage must not exceed: (i) 2% of the site area or 500m² (whichever is larger) for sites smaller than 10ha; (ii) 5,000m² for sites larger than 10ha. (b) FUZ-S7(1)(a) does not apply: (i) To a structure that is not a building; or (ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building. (c) No site coverage limit applies to Artificial Crop Protection Structures that meet the following standards: (i) Green or black cloth shall be used on vertical faces within 30m of the site boundary; (ii) Green, black or white cloth shall be used on horizontal surfaces.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>FUZ-S8 Building setbacks – all boundaries</p>	
<p>(1) Activity status: PER Where: (a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of: (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; (iii) 25m from the boundary of an adjoining site that is 6ha or more; (iv) 12m from the boundary of an adjoining site that is less than 6ha; (b) A non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of: (i) 7.5m from the road boundary;</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on rural amenity values; (b) Transport network safety and efficiency; (c) Reverse sensitivity effects; and (d) Where the road boundary is with an unformed paper road the likelihood of the road being formed or readily utilised by the public.</p>

<ul style="list-style-type: none"> (ii) 17.5m from the centre line of an indicative road; (iii) 12m from every boundary other than a road boundary. (c) Standard FUZ-S9(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerals. (d) A habitable building located on a Record of Title 1.6ha or more must be set back a minimum of: <ul style="list-style-type: none"> (i) 12m from the road boundary; (ii) 22m from the centre line of an indicative road; (iii) 25m from every boundary other than a road boundary. (e) A non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of: <ul style="list-style-type: none"> (i) 12m from the road boundary; (ii) 22m from the centre line of an indicative road; (iii) 12m from every boundary other than a road boundary; and (f) Standard FUZ-S8(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerals. 	
<p>FUZ-S9 Building setbacks – sensitive land use</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Any building for a sensitive land use must be set back a minimum of: <ul style="list-style-type: none"> (i) 5m from the designated boundary of the railway corridor; (ii) 15m from a national route or regional arterial road; (iii) 35m from the designated boundary of the Waikato Expressway; (iv) 200m from an Aggregate Extraction Area or Extractive Resource Area containing a sand resource; (v) 500m from an Aggregate Extraction Area or Extractive Resource Area containing a rock resource, or a Coal Mining Area; (vi) 100m from a site in the Tamahere Commercial Areas A and C; (vii) 300m from the boundary of buildings or outdoor enclosures used for an intensive farming activity. This setback does not apply to sensitive activities 	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>located on the same site as the intensive farming activity;</p> <p>(viii) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site;</p> <p>(ix) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</p> <p>(x) Not be located within the Te Uku wind farm setback shown on the planning maps.</p>	
<p>FUZ-S10 Building setback – noise sensitive activities</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Construction of, or addition, or alteration to a building containing a noise sensitive activity must comply with APP1 – Acoustic insulation within:</p> <p>(i) 350m of the Huntly Power Station site boundary; or</p> <p>(ii) The Waikato Gun Club Noise Control Boundary.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Internal design sound levels;</p> <p>(b) On-site amenity values; and</p> <p>(c) Potential for reverse sensitivity effects.</p>
<p>FUZ-S11 Building setback – waterbodies</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building other than provided for under Standards FUZ-S11(1)(b) and (c) must be set back a minimum of:</p> <p>(i) 32m from the margin of any lake with a size of 8ha or more;</p> <p>(ii) 32m from the margin of any wetland;</p> <p>(iii) 32m from the bank of a river with an average width of 3m or more, other than the Waikato River and Waipa River;</p> <p>(iv) 37m from a bank of the Waikato River and Waipa River;</p> <p>(v) 12m from the bank of any river with an average width of 3m or less;</p> <p>(vi) 12m from the margin of any lake with a size of less than 8ha;</p> <p>(vii) 32m from mean high water springs</p> <p>(b) A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m² in size;</p> <p>(c) A pump shed (public or private) set back a minimum of 5m from any waterbody.</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 rural character and amenity.</p>
<p>FUZ-S12 Building setback – Te Kawhata Environmental Protection Area</p>	
<p>(1) Activity status: PER</p> <p>Where:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 3: Area-specific matters / Zones / Special purpose zones / FUZ – Future urban zone

<p>(a) Any building must be set back a minimum of 3m from the Te Kauwhata Environmental Protection Area identified on the planning maps.</p>	
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TTZ – TaTa Valley zone

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

Purpose

The purpose of the TTZ – TaTa Valley zone is to enable the development and operation of the TaTa Valley Resort whilst managing adverse effects.

Objectives

TTZ-O1 TaTa Valley Resort.

The TaTa Valley Resort is enabled to operate as a regionally significant rural tourism and recreation facility.

TTZ-O2 Adverse effects.

The TaTa Valley Resort is developed and operated while adverse effects on the environment, including on the character and amenity of the surrounding rural environment, are avoided, remedied or mitigated.

Policies

TTZ-P1 Development and operation of the TaTa Valley Resort.

(I) Enable the development and operation of the TaTa Valley Resort for:

- (a) Visitor accommodation; and
- (b) Rural tourism, including recreation activities.

TTZ-P2 Activities.

(I) Enable activities to establish onsite which are compatible with, or accessory to, the primary activities of the TaTa Valley Resort including:

- (a) Ancillary commercial and retail activities;
- (b) Conservation activities;
- (c) Concerts, events and ancillary temporary buildings and structures;
- (d) Workers' accommodation; and
- (e) Accessory buildings.

TTZ-P3 Concept plan.

Develop and manage the zone in general accordance with the concept plan (APPI3 – TaTa Valley concept plan).

TTZ-P4 Adverse effects.

(I) Manage the adverse effects of the establishment and operation of the TaTa Valley Resort by:

- (a) Contributing to a proportionate response to protecting and restoring the health and well-being of the Waikato River;

Part 3: Area-specific matters / Zones / Special purpose zones / TTZ – TaTa Valley zone

- (b) Minimising adverse effects on the amenity and character values of the surrounding rural environment;
- (c) Providing for the safe and efficient operation and functioning of the surrounding traffic network; and
- (d) Recognising and providing for cultural values.

TTZ-P5 Scale of development.

Recognise that establishing and operating the TaTa Valley Resort may result in a greater scale of development than what may typically be found in the rural environment.

TTZ-P6 Waikato River.

Buildings within 37m of the Waikato River must have a functional or operational need to be located in proximity of the Waikato River (for example, river access structures and ancillary buildings such as waiting areas).

Rules

Land use – activities

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

TTZ-RI	Visitor accommodation outside the Hotel Area (as identified on the planning maps)	
	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The height of the building, measured from the natural ground level immediately below that part of the structure, must not exceed 5m. (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 7m measured from the natural ground level immediately below the structure; (c) The maximum building footprint for Visitor Accommodation over the TTZ – TaTa Valley zone (but outside the Hotel Area) must not exceed 1,000m². 	<p>(2) Activity status: RDIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) The building must not exceed 10m in height, measured from the natural ground level immediately below that part of the structure; (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 12m measured from the natural ground level immediately below the structure; (c) The maximum building footprint for Visitor Accommodation over the TTZ – TaTa Valley zone (but outside the Hotel Area) must not exceed 2,000m². <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (d) Effects arising from any non-compliance with relevant land use - effects standards, and/or land use – buildings standards. (e) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects, having regard to the amenity values and

	<p>character of the surrounding area. Matters to consider include:</p> <ul style="list-style-type: none"> (i) Articulation of the overall mass of the building, including the extent to which the elevation of the Hotel is broken up horizontally and vertically at key points. (ii) The extent to which dynamic and innovative building forms have been utilised to downplay the overall scale, visual bulk and perceived dominance of the built form. (iii) The use of varied textures on the building's façade to emulate natural textures and diffuse naturally reflected light (iv) The use of colour and materials in the lower built form (v) The extent to which the uniformity of the roofline at the upper level can be broken up to provide a varied silhouette reminiscent of natural formations of land and clouds. (vi) Cultural effects particularly on the values of the Waikato River (f) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects. (g) Consistency with the concept plan (APP13 – TaTa Valley concept plan). <p>(3) Activity status: DIS Where:</p> <ul style="list-style-type: none"> (a) The standards of TTZ-R1(2) are not met.
TTZ-R2	Workers' accommodation
<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) There are no more than 3 workers' accommodation buildings within the entire TTZ – TaTa Valley zone. (b) Each workers' accommodation building shall have a floor area of no more than 120m² excluding decks and garaging. (c) Each building must comply with all the building setback and height requirements as set out in the land use – building standards. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which the building design and external appearance manages adverse effects having regard to the amenity values and character of the surrounding area.
TTZ-R3	Ancillary retail
<p>(1) Activity status: PER Activity-specific standards:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

Part 3: Area-specific matters / Zones / Special purpose zones / TTZ – TaTa Valley zone

<p>(a) There are no more than 5 ancillary retail premises within the entire TTZ – TaTa Valley zone.</p> <p>(b) The floor area for each of the ancillary retail premises must not exceed 200m².</p>	<p>Council’s discretion is restricted to the following matters:</p> <p>(a) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects.</p>
<p>TTZ-R4 Ancillary offices</p>	
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Offices must be ancillary to other activities onsite and be included in the calculations for building height, building coverage and building setbacks for those activities.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects.</p>
<p>TTZ-R5 Helicopter take offs and landings</p>	
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Flight movements must not exceed 5 landings and 5 take offs on any day.</p> <p>(b) Flight movements must not exceed 40 landings and 40 take-offs in any 30 day period.</p> <p>(c) Flights must only occur between 30 minutes before sunrise and 30 minutes before sunset on the same day.</p> <p>(d) The noise level arising from helicopter movements on any site must not exceed L_{dn} 50dB and 85dB L_{AFmax} on any single day measured at the TVR Zone boundary. This does not apply to helicopter movements required for emergency services.</p> <p>(e) All helicopter noise measurements must be undertaken in accordance with NZS 6801:2008 “Acoustics – Measurement of Environmental Sound” and all assessments shall be undertaken in accordance with and NZS6807:1994 Noise management and land use planning for helicopter landing areas. Where NZS6807:1994 is applied, the period for averaging of LDN levels shall be 1 day.</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 of noise on surrounding properties.</p>
<p>TTZ-R6 Informal recreation</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>TTZ-R7 Entertainment activity</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>TTZ-R8 Special noise events</p>	

<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) A Special Noise Event must not exceed a total cumulative duration of 8 hours on any day. A Special Noise Event that occurs over two days shall be considered to be two Special Noise Events. (b) There must not be more than one Special Noise Event on any day. (c) There must not be more than two Special Noise Events in any seven day period. (d) There must not be more than four Special Noise Events in any 30 day period. (e) There must not be more than 12 Special Noise Events in any 12 month period. (f) Special Noise Events may take place between 7.30am and 8:30pm on any day. (g) The noise generated by any activity associated with the Special Noise Event must not exceed 65dB L_{Aeq}(5min) when measured and assessed at any Notional Boundary on another site outside the TTZ – TaTa Valley zone. (h) The noise level must comply with the stated limit for every 5 minute LAeq period. There shall be no adjustment for Duration or Special Audible Character in accordance with NZS6802:2008 when determining compliance with Rule TTZ-R8(1)(g). All other relevant adjustments and assessment requirements specified in NZS6802 apply. (i) Noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 “Acoustics – Measurement of Environmental Sound”. Noise levels must be assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 “Acoustics – Environmental noise except as specified in (h) above. (j) The number of people at the event must not exceed 500. 	<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) Noise effects on the surrounding environment and adequacy of proposed measures to manage these effects. (b) For Special Noise Events not complying with TTZ-R8(1)(j), the following matters: <ul style="list-style-type: none"> (i) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects. (ii) Effects on the amenity of surrounding properties.
<p>TTZ-R9</p>	<p>Farming</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>TTZ-R10</p>	<p>Produce stall</p>

<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>TTZ-RI1 Equestrian centre</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>TTZ-RI2 Horse training centre</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>TTZ-RI3 Free range pig or poultry farming, and poultry hatcheries</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>TTZ-RI4 Conservation activity</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>TTZ-RI5 Buildings, structures and sensitive land use within the National Grid Yard on existing sites as of 18 July 2018</p>	
<p>(1) Activity status: PER Activity-specific standards: (a) Within National Grid Yard: (i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or (ii) 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; or (iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or (iv) Non-habitable horticultural buildings; or (v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures);</p>	<p>(2) Activity status where compliance not achieved: NC</p>

<p>(vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</p> <p>(vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule TTZ-R15(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>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) 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>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m</p>	
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<p>from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p> <p><u>Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid</u></p>	
<p>TTZ-R16</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>TTZ-R17</p>	<p>Ancillary commercial services</p>
<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) Effects arising from any non-compliance with relevant land use - effects standards, and/or land use – buildings standards.</p> <p>(b) Effects on retaining a predominantly rural character in the TTZ – TaTa Valley zone.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

(c) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects.	
TTZ-R18	Visitor accommodation within the Hotel Area (as identified on the planning maps)
<p>(1) Activity status: RDIS Activity-specific standards: Nil.</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects arising from any non-compliance with relevant land use – effects standards, and/or land use – buildings standards. (b) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects, having regard to the amenity values and character of the surrounding area. Matters to consider include: <ul style="list-style-type: none"> (i) Articulation of the overall mass of the building, including the extent to which the elevation of the Hotel is broken up horizontally and vertically at key points. (ii) The extent to which dynamic and innovative building forms have been utilised to downplay the overall scale, visual bulk and perceived dominance of the built form. (iii) The use of varied textures on the building’s façade to emulate natural textures and diffuse naturally reflected light. (iv) The use of colour and materials in the lower built form. (v) The extent to which the uniformity of the roofline at the upper level can be broken up to provide a varied silhouette reminiscent of natural formations of land and clouds. (vi) Cultural effects particularly on the values of the Waikato River. (c) Traffic effects on the local road network and the adequacy of proposed measures to manage these effects. (d) Consistency with the concept plan (APPI 3 – TaTa Valley concept plan). 	<p>(2) Activity status where compliance not achieved: n/a</p>
TTZ-R19	Community facility

<p>(1) Activity status: RDIS Activity-specific standards: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the TTZ – TaTa Valley zone; (b) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings; (c) Nuisance effects including light spill and glare, odour, dust, and noise; (d) Traffic effects; (e) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and (f) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes. 	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>TTZ-R20</p>	<p>Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills and animal feed production, and rural contractors' depots</p>
<p>(1) Activity status: RDIS Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills and animal feed production, and rural contractors' depots; that meet the following standard: <ul style="list-style-type: none"> (i) Is not an extractive activity. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the TTZ – TaTa Valley zone; (c) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings, (d) Location, type and scale of development; 	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 3: Area-specific matters / Zones / Special purpose zones / TTZ – TaTa Valley zone

	(e) Nuisance effects including light spill and glare, odour, dust, noise; and (a) Traffic effects.	
TTZ-R21	Any activity that is not listed as permitted, restricted discretionary, discretionary or non-complying	
(1) Activity status: DIS		
TTZ-R22	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard	
(1) Activity status: NC – Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid		
TTZ-R23	Any change of use of an existing building to a sensitive land use within the National Grid Yard	
(1) Activity status: NC – Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid		
TTZ-R24	The establishment of any new sensitive land use within the National Grid Yard	
(1) Activity status: NC – Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid		
TTZ-R25	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard	
(1) Activity status: NC – Refer Part 2 Energy, infrastructure and transport 9 GRID - National Grid		

Land use – effects

The standards below apply to permitted activities only.

TTZ-S2	Access	
(1) Activity status: PER Where: (a) Access and egress to and from the TTZ – TaTa Valley zone for all activities except for farming must be via an eastern entrance to the resort as shown on the concept plan (APP13 – TaTa Valley concept plan) as Proposed Yashili Road Connection.		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) The extent of traffic effects on the local road network and surrounding community and the adequacy of proposed measures to manage these effects.
TTZ-S3	Parking	
(1) Activity status: PER Where: (a) All parking associated with activities occurring within the TTZ – TaTa Valley zone must be accommodated within the zone.		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) The extent of traffic effects on the local road network and surrounding community and the adequacy of proposed measures to manage these effects.
TTZ-S4	Internal Road Circulation	
(1) Activity status: PER Where: (a) Internal roading within the TTZ – TaTa Valley zone must be developed in general accordance with the indicative road		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:

network in the concept plan (APP13 – TaTa Valley concept plan).	(a) Effects arising from any inconsistency with the Concept Plan.
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Land use – building

The standards below apply to permitted activities only.

TTZ-S5	Building height – general
<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 15m, except:</p> <p>(i) The maximum height is 10m where located within 50m of a road or internal boundary;</p> <p>(ii) For hose drying towers associated with emergency service facilities the maximum height is 15m.</p> <p>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where the maximum height is 12m.</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 extent to which the design of the building will result in adverse visual effects outside of the TTZ – TaTa Valley zone and the adequacy of proposed measures to manage these effects.</p>
TTZ-S6	Height in relation to boundary
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building or structure (excluding poles or aerials) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</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) Admission of daylight and sunlight to the site and other site;</p> <p>(d) Privacy on any other site; and</p> <p>(e) Amenity values of the locality.</p>
TTZ-S7	Building Coverage outside the Hotel Area
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The total building coverage throughout the TTZ – TaTa Valley zone (excluding the Hotel Area) must not exceed 50,000m².</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 extent to which the building bulk, design and external appearance manages adverse effects having regard to the amenity values and character of the surrounding area.</p> <p>(b) The extent of traffic effects on the local road network and surrounding</p>

	community and the adequacy of proposed measures to manage these effects.
TTZ-S8	Building setbacks – all boundaries
<p>(1) Activity status: PER Where:</p> <p>(a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of:</p> <ul style="list-style-type: none"> (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; (iii) 25m from the boundary of an adjoining site that is 6ha or more; (iv) 12m from the boundary of an adjoining site that is less than 6ha; <p>(b) A non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of:</p> <ul style="list-style-type: none"> (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; (iii) 12m from every boundary other than a road boundary. <p>(c) Standard TTZ-S8(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerials.</p> <p>(d) A habitable building located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <ul style="list-style-type: none"> (i) 12m from the road boundary; (ii) 22m from the centre line of an indicative road; (iii) 25m from every boundary other than a road boundary. <p>(e) A non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <ul style="list-style-type: none"> (i) 12m from the road boundary; (ii) 22m from the centre line of an indicative road; (iii) 12m from every boundary other than a road boundary. <p>(f) Standard TTZ-S8(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerials.</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 rural amenity values beyond the TTZ – TaTa Valley zone; (b) Transport network safety and efficiency; (c) Reverse sensitivity effects; and (d) Where the road boundary is with an unformed paper road the likelihood of the road being formed or readily utilised by the public.
TTZ-S9	Building setback – waterbodies
<p>(1) Activity status: PER Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) A building other than provided for under Standards TTZ-S9(1)(b) and (c) must be set back a minimum of:</p> <ul style="list-style-type: none">(i) 32m from the margin of any lake with a size of 8ha or more;(ii) 32m from the margin of any wetland;(iii) 32m from the bank of a river with an average width of 3m or more, other than the Waikato River and Waipa River;(iv) 37m from a bank of the Waikato River and Waipa River;(v) 12m from the bank of any river with an average width of 3m or less;(vi) 12m from the margin of any lake with a size of less than 8ha;(vii) 32m from mean high water springs <p>(b) A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m² in size;</p> <p>(c) A pump shed (public or private) set back a minimum of 5m from any waterbody.</p>	<p>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 rural character and amenity.
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