

Attachment H – Accept / Reject IHP Recommended Plan Provisions

Part of Plan	Provision	IHP Recommendation	Accept / Reject
Part 1: Introduction and general provisions Part 2 – District Wide Matters Part 3 – Area Specific Matters Part 4 – Appendices and Schedules	All relevant References in Appendix 5 of the IHP recommendations	Appendix 5: All provisions that replace the words Medium density residential zone with Medium density residential zone <u>1</u> and <u>Medium density residential zone 2</u>	Accept, it is recommended the amendment is made under Cl 16. Refer Attachment I
Interpretation - Definitions	<u>Active Transport</u>	<u>Has the same meaning as in the National Policy Statement on Urban Development 2020 (as set out in the box below).</u> <u>Means forms of transport that involve physical exercise, such as walking or cycling, and includes transport that may use a mobility aid such as a wheelchair.</u>	Accept
Interpretation - Definitions	<u>Flood plain management area 2</u>	<u>Identifies the 1% Annual Exceedance Probability (AEP)* floodplain and has been developed through predominantly ‘rain on grid’ modelling. This includes both 1D and 2D modelling of upstream catchments where appropriate. The modelling is based on 2022 lidar and includes critical pipes and culverts.</u>	Accept with minor amendments refer Attachment G

Interpretation - Definitions	<u>High risk flood area 2</u>	Identifies areas within the floodplain where the depth of flood water in a 1% AEP* flood event exceeds 1 metre and the speed of flood water exceeds 2 metres per second, or the flood depth multiplied by the flood speed exceeds one. *includes climate change RCP 6.0 (Hirds v4)	Accept with minor amendments refer Attachment G
Interpretation - Definitions	<u>Landscaped area</u>	Means any part of the site that has is grassed and/or planted in and can include the canopy of trees regardless of the ground treatment below them, shrubs, or ground cover and may include ancillary water, rocks, paved areas or amenity features.	Accept
Interpretation - Definitions	<u>MDRS</u>	Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below). Means the requirements, conditions, and permissions set out in Schedule 3A.	Accept with minor amendments – refer to Attachment G.
Interpretation - Definitions	<u>MRZ2 flood risk</u>	The QM is identified on the planning maps and identifies land in the MRZ2 where there are increased flood risks and additional residential development rules apply. The MRZ2 flood risk includes: <ul style="list-style-type: none"> • <u>Flood plain management areas</u> • <u>Flood ponding area</u> • <u>Defended areas</u> • <u>Flood plain management area 2</u> • <u>High risk flood area 2</u> 	Accept with minor amendments refer Attachment G
Interpretation - Definitions	<u>Qualifying matters</u>	Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below). Means a matter referred to in section 77I or 77O of the Resource Management Act 1991	Accept
Interpretation - Definitions	<u>Servicing area</u>	Means the use of land for services, storage or waste management to serve a dwelling or residential activity.	Accept
Interpretation - Abbreviations	<u>MDRS</u>	<u>Medium Density Residential Standards</u>	Accept

Strategic Directions	SD-O14	<p><u>Well-functioning urban environment.</u></p> <p><u>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</u></p>	Accept
Strategic Directions	SD-P2	<p><u>Medium Density Residential Standards</u></p> <p><u>Apply the MDRS across all relevant residential zones in the district plan except in circumstances where the qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Maaori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga).</u></p>	Accept

<p>Water, wastewater and stormwater</p>	<p>WWS-R1A <u>MRZ2</u></p>	<p><u>Stormwater Management Plan for development of 4 or more residential units or subdivision of 4 or more lots in the MRZ2</u></p> <p>(1) Activity Status: RDIS Activity specific standards:</p> <p>(a) <u>A stormwater management plan must be prepared by a suitably qualified expert to demonstrate how the development or subdivision will comply with:</u></p> <p>(i) <u>The relevant Waikato District Council Comprehensive Stormwater Discharge Consent and Catchment Management Plan for the applicable catchment; and</u></p> <p>(ii) <u>Waikato Regional Council Stormwater Guidelines.</u></p> <p>(b) <u>The stormwater management plan must:</u></p> <p>(i) <u>Include the location, size and type of any stormwater treatment devices and infrastructure, any proposed ponds or wetlands;</u></p> <p>(ii) <u>Demonstrate how the stormwater treatment devices and infrastructure can be accommodated within the subdivision or development layout;</u></p> <p>(iii) <u>Include an operations and maintenance plan describing how any stormwater treatment devices will be regularly maintained and serviced; and</u></p> <p>(iv) <u>Identify the location of hydrological features including: groundwater (where relevant to stormwater management), rivers and streams overland flow paths and 1% AEP floodplain within or adjoining the development or subdivision.</u></p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) <u>In the Waikato River catchment, the extent to which the application enhances or benefits the Waikato River, and its tributaries.</u></p> <p>(b) <u>The effectiveness of the stormwater system to manage flooding (including safe access and egress), nuisance or damage to other infrastructure, buildings and sites, including the rural environment;</u></p>	<p>Accept with minor amendments – refer to Attachment G.</p>
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		<p>(c) The capacity of the stormwater system and ability to manage stormwater;</p> <p>(d) The potential for adverse effects to the environment in terms of stormwater volume including downstream channel erosion, stormwater flow rate and stormwater quality, taking into account the requirements or recommendations of the relevant Comprehensive Stormwater Discharge Consent, Catchment Management Plan and Waikato Regional Council Stormwater Guidelines; and</p> <p>(e) The extent to which low impact design principles and approaches are used for stormwater management.</p>	
Water, wastewater and stormwater	<p>WWS-R1B</p> <p>MRZ2 (Area 2)</p>	<p>Services for more than one residential unit per site in the MRZ2.</p> <p>(1) Activity status: PER Activity-specific standards: Where more than one residential unit (excluding minor residential units) is developed on a site, all services shall be provided to each additional unit as if the site was being subdivided to create separate titles for each serviced unit.</p> <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The provision and location of infrastructure.</p>	Accept
Natural hazards & climate change	<p>Overview</p> <p>(4) Overlay - Description</p>	<p>(...)</p> <p>The following natural hazards areas have been identified and mapped in the District Plan:</p> <p>(...)</p> <p>High risk flood area 2 Identifies areas within the floodplain where the depth of flood water in a 1% AEP* flood event exceeds 1 metre and the speed of flood water exceeds 2</p>	Accept with minor amendments – refer to Attachment G.

		<p>metres per second, or the flood depth multiplied by the flood speed exceeds one.</p> <p><u>*includes climate change RCP 6.0 (Hirds v4)</u></p> <p>(...)</p> <p><u>Flood plain management area 2</u> <u>Identifies the 1% Annual Exceedance Probability (AEP)* floodplain and has been developed through predominantly ‘rain on grid’ modelling. This includes both 1D and 2D modelling of upstream catchments where appropriate. The modelling is based on 2022 lidar and includes critical pipes and culverts.</u></p> <p><u>*includes climate change RCP 6.0 (Hirds v4)</u></p> <p>(...)</p> <p><u>Flood density QM MRZ2 flood risk</u> <u>The QM is identified on the planning maps and includes mapped areas in Flood plain management areas, Flood ponding area, and Defended areas: identifies land in the MRZ2 where there are increased flood risks and additional residential development rules apply. It also includes other areas of 1% Annual Exceedance Probability (AEP) floodplain identified by Council. The QM contains its own Higher risk area, being areas within the QM that meet the definition of a High risk flood area.</u> <u>The MRZ2 flood risk includes:</u></p> <ul style="list-style-type: none"> <u>• Flood plain management areas</u> <u>• Flood ponding area</u> <u>• Defended areas</u> <u>• Flood plain management area 2</u> <u>• High risk flood area 2</u> <p>(...)</p>	
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Natural hazards & climate change	Rules	<p><i>Flood plain management area and Flood ponding area</i> <i>Additional rules apply to sites located within the Flood density QM MRZ2 flood risk (see NH-R26A-E)</i> <i>(...)</i> <i>Defended area (Residual risk)</i> <i>Additional rules apply to sites located within the Flood density QM MRZ2 flood risk (see NH-R26A-E)</i> <i>(...)</i> <i>Flood density QM MRZ2 flood risk</i> <i>Except for NH-R26D, the following Flood density QM rules apply in addition to any relevant rules under the Flood plain management area, Flood ponding area, High flood risk area and Defended area</i></p>	Accept
Natural hazards & climate change	<p>NH-R26A</p> <p><i>Flood density QM (Higher risk area) in the MRZ (Area 2)</i> <i>High risk flood area 2</i></p>	<p>Residential unit</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) One residential unit within a site; and</p> <p>(b) The minimum floor level is at least 0.5m above the 1% AEP flood level; and</p> <p>(c) buildings must be set back a minimum of:</p> <p>(i) 23m from the margin of any lake;</p> <p>(ii) 23m from the margin of any wetland;</p> <p>(iii) 23m from the bank of any river (other than the Waikato and the Waipa River);</p> <p>(iv) 28m from the margin of either the Waikato or the Waipa River.</p> <p><i>This rule does not apply where Council approves a detailed hydraulic analysis that demonstrates that the site is not within the definition of a High Risk Flood Area 2.</i></p> <p>(2) Activity status where compliance not achieved: NC</p>	Accept

<p>Natural hazards & climate change</p>	<p>NH-R26B</p> <p>Flood density OM (outside the higher risk area) in the MRZ (Area 2)</p> <p>Flood plain management areas Flood ponding area Defended Areas Flood plain management area 2.</p>	<p>Residential unit</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) One residential unit within a site; and (b) The minimum floor level is at least 0.5m above the 1% AEP flood level; and (c) buildings must be set back a minimum of: (i) 23m from the margin of any lake; (ii) 23m from the margin of any wetland; (iii) 23m from the bank of any river (other than the Waikato and the Waipa River); (iv) 28m from the margin of either the Waikato or the Waipa River</p> <p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is limited to the following matters:</p> <p>(a) In the Waikato River Catchment the extent to which the application enhances or benefits the Waikato River and its tributaries; (b) Flooding effects including safe access and egress and displacement of stormwater; (c) Stormwater management and Low Impact Design methods; (d) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body; (e) Adequacy of erosion and sediment control measures; (f) The functional or operational need for the building to be located close to the waterbody; (g) Effects on public access to the waterbody; (h) Effects on the amenity of the locality; and (i) Effects on natural character values.</p>	<p>Accept</p>
<p>Natural hazards & climate change</p>	<p>NH-R26C</p> <p>Flood density OM in the MRZ (Area 2)</p>	<p>Minor Residential unit</p> <p>(1) Activity status: PER</p> <p>Where:</p>	<p>Accept</p>

	<p>Flood plain management areas Flood ponding area Defended areas Flood plain management area 2</p>	<p>(a) One minor residential unit contained within a site must comply with all of the following standards: (i) The net site area is 600m² or more; and (ii) The gross floor area shall not exceed 70m²; and (b) The minimum floor level is at least 0.5m above the 1% AEP flood level.; <u>and</u> (c) buildings must be set back a minimum of: (i) 23m from the margin of any lake; (ii) 23m from the margin of any wetland; (iii) 23m from the bank of any river (other than the Waikato and the Waipa River); (iv) 28m from the margin of either the Waikato or the Waipa River</p> <p>(2) Activity status where compliance not achieved: DIS</p>	
<p>Natural hazards & climate change</p>	<p>NH-R26D Flood density QM (excluding the Flood plain management area, Flood ponding area, and Defended area) in the MRZ (Area 2) High risk flood area 2 and Floodplain management area 2</p>	<p>Subdivision that creates one or more vacant lot other than a utility allotment, access allotment or subdivision to create a reserve allotment.</p> <p>(1) Activity status: RDIS Activity specific standards: (a) each vacant lot includes an area capable of containing a building platform of 8m x 15m (exclusive of setbacks) entirely outside the Flood density QM high risk flood area 2 and the 1% AEP.</p> <p>Council's discretion is restricted to the following matters: (a) Avoidance or mitigation of natural hazards; (b) In the Waikato River Catchment the extent to which the application enhances or benefits the Waikato River and its tributaries; (c) The effectiveness of the stormwater system to manage flooding (including safe access and egress), nuisance or damage to other infrastructure, buildings and sites, including the rural environment; (d) The capacity of the stormwater system and ability to manage stormwater;</p>	<p>Accept with minor amendments – refer to Attachment G.</p>

		<p>(e) <u>The potential for adverse effects to the environment in terms of stormwater volume including downstream channel erosion and stormwater quality, taking into account the requirements or recommendations of the relevant Comprehensive Stormwater Discharge Consent, Catchment Management Plan and Waikato Regional Council Stormwater Guidelines; and</u></p> <p>(f) <u>Extent to which low impact design principles and approaches are used for stormwater management.</u></p> <p>(2) Activity status where compliance not achieved: DIS</p>	
Natural hazards & climate change	<p>NH-R26E</p> <p><u>Flood density</u> <u>QM in the</u> <u>MRZ (Area 2).</u></p> <p><u>High risk flood area 2</u> <u>Flood plain</u> <u>management areas</u> <u>Flood ponding area</u> <u>Defended areas</u> <u>Floodplain</u> <u>management area 2</u></p>	<p><u>Earthworks for two or more residential units (excluding a minor residential unit)</u></p> <p>(1) Activity status: RDIS <u>Council’s discretion is restricted to the following matters:</u></p> <p>(a) <u>Timing, location and scale of earthworks;</u></p> <p>(b) <u>Adverse effects on:</u></p> <p>(i) <u>Existing overland flow paths and surface drainage patterns;</u></p> <p>(ii) <u>Flood storage capacity;</u></p> <p>(iii) <u>Runoff volumes;</u></p> <p>(iv) <u>Adjoining properties, including the transfer of risk; and</u></p> <p>(v) <u>Infrastructure and flood protection works;</u></p> <p>(c) <u>Consideration of soil types and potential for erosion;</u></p> <p>(d) <u>Mitigation including compensatory storage, or other flood management measures proposed; and</u></p> <p>(e) <u>In the Waikato River Catchment the extent to which the application enhances or benefits the Waikato River and its Tributaries.</u></p> <p>(2) Activity status where compliance not achieved: DIS N/A</p>	Accept
Historical and cultural values	TETW-P1	<p>(1) To restore and protect the health and wellbeing of the Waikato River including by;</p> <p>(a) Identifying and recognising the Waikato River as an Outstanding Natural Cultural Landscape;</p>	Accept with minor modification – Refer to Attachment G.

		<p>(b) Acquiring appropriate public access to and along the Waikato River at time of subdivision;</p> <p>(c) Protecting and restoring significant natural areas, riparian margins and wetlands within the catchment;</p> <p>(d) Providing for conservation activities;</p> <p>(e) Protecting waahi tapu, sites and areas of significance to Maaori;</p> <p>(f) Recognising and providing for application of maatauranga Maaori; and</p> <p>(g) Managing the effects of subdivision, use and development including those associated with:</p> <p>(i) Building in river setbacks;</p> <p>(ii) Intensive farming;</p> <p>(iii) Earthworks and land disturbance; and</p> <p>(iv) Subdivision; and</p> <p>(v) Residential development.</p>	
Subdivision	SUB-P3	<p>Lot sizes.</p> <p>(1) Except for residential subdivision within the MRZ2 – Medium density residential zone 2 (Area 2) Minimum lot size and dimension of lots enable the achievement of the character and density outcomes of each zone; and</p> <p>(2) Prevent undersized lots in the SETZ – Settlement zone and LLRZ – Large lot residential zone.</p> <p>(3) Within the MRZ2 – Medium density residential zone 2 (Area 2), subdivision enables medium density residential outcomes except where there is a relevant qualifying matter.</p>	Accept with minor amendments – refer to Attachment G.
Subdivision	SUB-P23	<p>Subdivision in the MRZ2 – Medium density residential zone 2 (Area 2)</p> <p>(1) Provide for subdivision that supports the development of medium density residential development as a controlled activity within the MRZ2 – Medium density residential zone 2 (Area 2), except where:</p> <p>(a) There is a relevant qualifying matter; or</p>	Accept with minor amendments – refer to Attachment G.

		<p><u>(b) The proposed subdivision does not comply with the relevant subdivision standards.</u></p> <p><u>(2) Require subdivision within the MRZ2 – Medium density residential zone 2 (Area 2) to not compromise any qualifying matters applied to the site.</u></p>	
<p>Subdivision</p> <p>Medium density residential zone 2</p>	SUB-R152	<p><u>(1) Activity status: CON</u></p> <p><u>Where no vacant lots are created or where 1(b) and/or 1(c) are complied with:</u></p> <p><u>(a) Any subdivision around existing constructed residential units if the subdivision does not increase the degree of any non-compliance with the standards in MRZ2-S2 to S9; or</u></p> <p><u>(b) Any subdivision where a land use consent for residential units has been granted or applied for concurrently; and/or</u></p> <p><u>(c) Any subdivision that demonstrates it is practicable to construct on every allotment within the proposed subdivision a residential unit which complies with the standards in MRZ2-S2 to S9.</u></p> <p><u>Note:</u> <u>For the purpose of SUB-R152(1a), if subdivision is proposed between residential units that share a common wall, the standard in MRZ2-S3 does not apply along the length of the common wall.</u></p> <p><u>Council’s control is reserved over the following matters:</u></p> <p><u>(a) Subdivision layout including a range of lot sizes; and</u></p> <p><u>(b) Provision of infrastructure;</u></p> <p><u>(c) Vehicles and pedestrian networks; and.</u></p>	<p>Accept with minor amendments – refer to Attachment G.</p>

		<p>(d) <u>The design and capacity of the stormwater system and ability to manage stormwater; and</u></p> <p>(e) <u>The potential for adverse effects to the environment in terms of stormwater volume including downstream channel erosion and stormwater quality, taking into account the requirements or recommendations of the relevant Comprehensive Stormwater Discharge Consent, Catchment Management Plan and Waikato Regional Council Stormwater Guidelines; and</u></p> <p>(f) <u>The extent to which low impact design principles and approaches are used for stormwater management.</u></p> <p>Notification</p> <p><u>Any application for a subdivision consent for a controlled activity under this rule will be considered without public or limited notification in the following circumstances:</u></p> <p>(a) <u>A subdivision associated with the construction of no more than three residential units that do not comply with the standards in MRZ2-S2 to S9 provided that other standards in the district plan are met; or</u></p> <p>(b) <u>A subdivision associated with the construction of four or more residential units that comply with the standards in MRZ2-S2 to S9 provided that other standards in the district plan are met.; and</u></p> <p>(c) provided that other standards in the district plan are met.</p> <p><i>Advice Notes:</i></p> <p><i>The Council may refuse a controlled activity subdivision consent under section 106 of the Resource Management Act where there is a significant risk from natural hazards.</i></p> <p><i>A water, wastewater and/or stormwater connection approval from the network provider will be required.</i></p> <p><i>The presence of infrastructure that can service the lot</i></p>	
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		<i>or unit does not guarantee a connection will be possible and capacity is available to service new development.</i>	
Subdivision	SUB-R153	<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) <u>In the Outer Intensification Area shown on the planning maps in Ngaaruawaahia, Huntly, Tuakau and Pokeno and Horotiu, proposed vacant lots must have a minimum net site area of 300m²(excluding access legs and access lot, utility allotment, or reserve to vest) provided for any subdivision of more than 9 lots:</u></p> <p style="padding-left: 40px;">(1) there must be an average minimum net site area of 375m²; and</p> <p style="padding-left: 40px;">(2) lots of more than 5,000m² are excluded from the average calculation;</p> <p>and</p> <p>(ii) <u>In the Outer Intensification Area each rear lot must be capable of containing a building platform upon which a residential unit and outdoor living space could be sited as a permitted activity, with the building platform being contained within a rectangle of at least 200m² with a minimum dimension of 12m exclusive of setbacks</u></p> <p>(ii) <u>In all other areas Pproposed vacant lots must have a minimum net site area of 200m² (excluding access legs and access allotment, utility allotment or reserve to vest); and</u></p> <p>(iii) <u>(i) and (ii) Above do not apply to land within the Slope Residential Area in the Havelock Precinct where proposed minimum vacant lots must have a minimum net site area of 2,500m², (except where the proposed lot is an access allotment, utility allotment or reserve to vest)</u></p> <p>(b) Proposed vacant lots must be able to connect to public-reticulated water supply and wastewater.</p>	Accept with minor amendments – refer to Attachment G.

		<p>Council’s discretion is restricted to the following matters:</p> <p>(c) <u>Subdivision</u> layout;</p> <p>(d) Shape of lots and variation in lot sizes;</p> <p>(e) Ability of all lots to accommodate a <u>practical</u> building platform including geotechnical stability for building;</p> <p>Likely location of future buildings and their potential effects on the environment;</p> <p>(f) Avoidance or mitigation of natural hazards;</p> <p>(g) Opportunities for streetscape landscaping;</p> <p>(h) Vehicle and pedestrian networks;</p> <p>(i) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and</p> <p>(j) Provision of infrastructure;</p> <p><u>(k) In the Waikato River Catchment, the extent to which the application enhances or benefits the Waikato River and its tributaries;</u></p> <p><u>(l) The effectiveness of the stormwater system to manage flooding (including safe access and egress), nuisance or damage to other infrastructure, buildings and sites, including the rural environment;</u></p> <p><u>(m) The design and capacity of the stormwater system and ability to manage stormwater;</u></p> <p><u>(n) The potential for adverse effects to the environment in terms of stormwater volume including downstream channel erosion and stormwater quality, taking into account the requirements or recommendations of the relevant Comprehensive Stormwater Discharge Consent, Catchment Management Plan and Waikato Regional Council Stormwater Guidelines;</u></p> <p><u>(o) Extent to which low impact design principles and approaches are used for stormwater management.</u></p>	
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		<i>Advice Note: A water, wastewater and/or stormwater connection approval from the network provider will be required. The presence of infrastructure that can service the lot or unit does not guarantee a connection will be possible and capacity is available to service new development</i>	
Subdivision	SUB-R154	DELETED	Accept
	<u>SUB-R154</u>	<p>(1) Activity status: CON Activity specific standards: (a) Boundary adjustments must comply with all of the following standards: (i) The standards specified in: (ii) Rules in SUB-R31 to SUB-R32 SUB-R153 (iii) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary adjustment.</p> <p>Council’s control is reserved over the following matters: (a) Subdivision layout; and (b) Shape of titles and variation in lot sizes.</p> <p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (1) Subdivision layout; and (2) Shape of titles and variation in lot sizes</p>	Accept
	SUB-R155	<p>Subdivision – amendments and updates to Cross Lease Flats Plans and Conversion to Freehold</p> <p>(1) Activity status: CON Activity specific standards: (c) Conversion of a cross lease flats plan to a fee simple title.</p> <p>Council’s control is reserved over the following matters: (d) Effects on existing buildings; (e) Site layout and design; and (f) Compliance with permitted building rules.</p> <p>(2) Activity status where compliance not achieved: n/a</p>	Accept

	SUB-R156	<p>Subdivision – amendments and updates to Cross Lease Flats Plans and Conversion to Freehold</p> <p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Amendment or update of a cross lease flats plan.</p> <p>(2) Council’s control is reserved over the following matters:</p> <p>(b) Effects on existing buildings;</p> <p>(c) Site layout and design of cross lease or flats plan; and</p> <p>(d) Compliance with permitted building rules.</p>	Accept
	SUB-R157	<p>Subdivision – road frontage</p> <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 11m, provided that for lots with a frontage of less than 12.5m, a legal mechanism restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Safety and efficiency of vehicle access and road network.</p> <p>(c) <u>Amenity of the street environment</u></p> <p>(2) Activity status where compliance not achieved: DIS</p>	Accept
	SUB-R158	<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),</p>	Accept

		<p>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> <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; and (i) The type and standard of boundary fencing <p>(2) Activity status where compliance not achieved: DIS</p>	
	SUB-159	<p><u>Subdivision of Esplanade Reserves and Esplanade Strips</u></p> <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. 	Accept

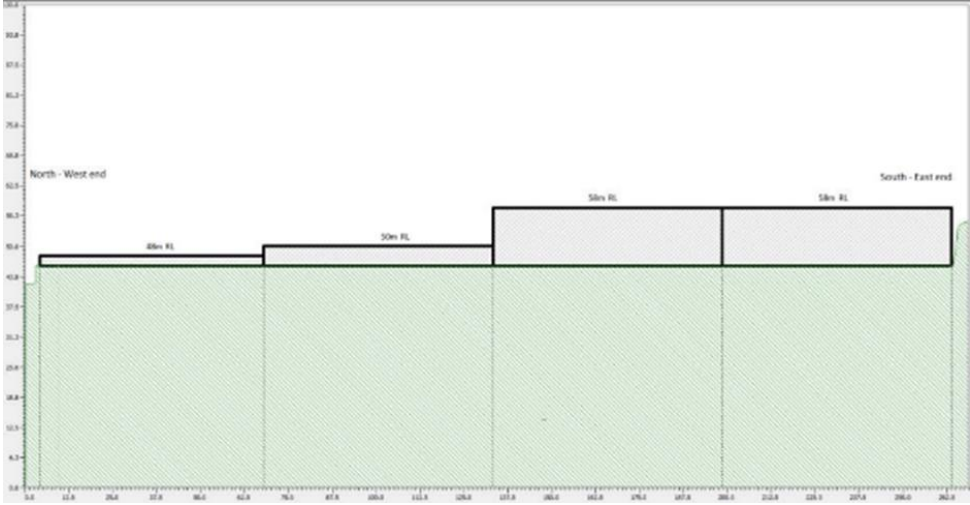
		<p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; (c) Width of the esplanade reserve or strip; (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument 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>	
Subdivision	SUB-R160	<p><u>Subdivision within the National Grid Corridor</u></p> <p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p><u>(a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards:</u></p> <ul style="list-style-type: none"> <u>(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</u> <u>(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.</u> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <u>(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;</u> <u>(c) The ability to provide a complying building platform outside of the National Grid Yard;</u> 	<p>Accept with minor amendments – refer to Attachment G.</p> <p>Note: this recommendation will be given effect to through the resolution of the Transpower appeal. The recommendation from Council officers is to align the wording of SUB-R160 with the consent order wording.</p> <p>This therefore is considered as a minor amendment as the</p>

		<p>(d) <u>The risk of electrical hazards affecting public or individual safety, and the risk of property damage;</u></p> <p>(e) <u>The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid;</u></p> <p>(f) <u>The risk to the structural integrity of the National Grid;</u></p> <p>(g) <u>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.</u></p> <p>(2) Activity status where compliance not achieved: NC</p>	provisions are ultimately included.
Subdivision	SUB-R19	<p><u>PREC4 –Havelock Precinct (Applies to Local Centre, General Rural, General Industry, Medium Density Residential Zone 2)</u></p> <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, <u>is a boundary adjustment under SUB-R20A</u>, or is a utility allotment, is capable of containing a building platform complying with SUBR18(1) located outside the <u>Pōkeno-Havelock Industry Buffer</u> illustrated on the planning maps.</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 <u>within and adjoining the Precinct</u></p>	Accept with rule numbering update to relocate to precinct provisions (rather than the GRZ).

Subdivision	SUB-R21	<p>PREC4 - Havelock Precinct (Applies to Local Centre, General Rural, General Industry, Medium Density Residential Zone 2)</p> <p>(1)Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Except as provided for by SUB-R20A, subdivision within the PREC – Havelock Precinct that complies with all of the following standards:</p> <p>(i) The first subdivision to create residential lots includes the indicative road connections from Hitchen Road and Yashili Drive as a road to vest.</p> <p>(ii) The proposal includes the indicative roads as roads to vest, provided that this can be constructed and vested in stages.</p> <p>(iii) The proposal includes the provision of the Hilltop Park, provided that these can be established in stages.</p> <p>(iv) The proposal includes the provision of the Havelock Industry Buffer area and Environmental Protection Area that it contains, provided that these can be established in stages (all as shown on the planning maps) and the proposal includes legal mechanisms to retain Environmental Protection Area in perpetuity and which prevent further subdivision of them (such as via covenants, consent notice or vesting).</p> <p>(iv) The proposal includes the provision of the Environmental Protection Area (where outside the Havelock Industry Buffer) and includes legal mechanisms to retain the Environmental Protection Areas in perpetuity and which prevent further subdivision of them (such as via covenants, consent notice or vesting).</p> <p>(vi) Either prior to or concurrent with subdivision in Lot 2 DP199997, 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 LAeq 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 DP199997 and Lots 3 and 4 DP 492007 (excluding the Collector Road on the</p>	Accept with rule numbering update to relocate to precinct provisions (rather than the GRZ).
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		<p>Havelock Precinct Plan and 5m front yard setback – Rule GIZ-S6(1)(a)(1)).</p> <p>(vii) <u>The proposal includes planted primary ridgelines and other ridgelines (as shown on the APP14 – Havelock precinct plan) for any part of the ridgeline that falls within that proposal or stage.</u></p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) <u>Consistency with the Havelock Precinct Plan (APP14 – Havelock precinct plan);</u></p> <p>(c) <u>Design and construction of the indicative roads and pedestrian networks;</u></p> <p>(d) <u>Design, location and timing of construction of the acoustic barrier within the Havelock Precinct’s GIZ – General industrial zone;</u></p> <p>(e) <u>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;</u></p> <p>(f) <u>Design and planting (including cultural values and landmarks, management plans for weed and pest control and their implementation, ownership and ongoing management) of the Hilltop Parks and adjoining park edge roads. This includes the landscaping of the Hill Top Parks in indigenous species;</u></p> <p>(g) <u>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;</u></p> <p>(h) <u>Potential effects on the safe and efficient operation of Bluff and Pioneer Roads (including where these intersect with State Highway 1) from roading connections to Cole Road;</u></p> <p>(i) <u>The design of, and potential effects on, the safe and efficient operation of the intersections of:</u></p> <p>(i) <u>Yashili Drive and Gateway Park Drive;</u></p> <p>(ii) <u>Gateway Park Drive and Hitchen Road; and</u></p>	
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		<p><u>(iii) Gateway Park Drive and McDonald Road.</u></p> <p><u>(j) Potential effects on the safe and efficient operation of the McDonald Road railway crossing;</u></p> <p><u>(k) Accessible, safe and secure pedestrian and cycling connections within the Precinct and to the existing transport network and public facilities;</u></p> <p><u>(l) Provision within the Precinct design for future public transport;</u></p> <p><u>(m) Provision of planting, management plans for weed and pest control and their implementation, ownership and ongoing management of the Environmental Protection Area, including a 3m width band of fast growing evergreen indigenous species along the upper edge of the Havelock Industry Buffer to provide a planting screen within the short term;</u></p> <p><u>(n) Design of earthworks (contours and aspect), lot size and orientation, fencing and landscape treatment between the 40 dB LAeq noise contour and the Havelock Pōkero Industry Buffer on the planning maps to minimise possible reverse sensitivity effects on nearby HIZ - Heavy industrial zone activities, including through limiting potential for direct visual interaction from building platforms and associated future dwellings and outdoor living areas to industrial activities; and</u></p> <p><u>(o) Ridgeline landscape buffers and greenways as identified on the APP14 – Havelock precinct plan to create landscape plantings between the Hilltops and Environmental Protection Areas (20-25m width on primary ridgeline and 8m on other ridgeline), including provision of fast growing shelter species and indigenous canopy trees, ownership and ongoing management;</u></p> <p><u>(p) Provision of Te Ara Hikoi; and</u></p> <p><u>(q) Tangata Whenua engagement and cultural Effects.</u></p> <p>(2) Activity status: DIS Where: <u>(a) Subdivision that does not comply with Rule SUB-R21(1)(a)(i) – (iii), (v) and (vii)</u></p>	
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		<p>(3)Activity status: NC Where: (b) Subdivision that does not comply with Rule SUB-R21(1)(a)(iv) and (vi).</p>  <p>Figure 20 – Havelock Precinct</p>	
Subdivision	SUB-R20A	<p><u>PREC4 – Havelock precinct (Applies to Local Centre, General Rural, and Medium Density Residential Zone)</u></p> <p>(1) Activity status: CON Activity specific standards: (a) Boundary adjustment must comply with the following standard: (i) <u>Boundary adjustment between sites within the Havelock Precinct and Lot 2 DP 463893 to include parts of the Havelock Industry Buffer and Environmental protection Area within Lot 2 DP 463893</u></p> <p>Council’s control is reserved over the following matters:</p>	Accept with rule numbering update to relocate to precinct provisions (rather than the GRZ).

		(b) Subdivision layout (2) Activity status where compliance not achieved: DIS	
General Residential Zone	GRZ-R15	Any new building within the Huntly North Wetland specific control identified on the planning maps (1) Activity status: NG	Accept – this is proposed to be amended via Clause 16.
General Residential Zone	PREC4-S1	Height – buildings or structures adjoining Hilltop parks within PREC4 – Havelock precinct (3) Activity status: PER Where: (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 APP14 – Havelock precinct plan. (4) Activity status where compliance not achieved: DIS	Accept – this is proposed to be amended via Clause 16.
General Residential Zone	GRZ-S20	Building setback – sensitive land use (1) Activity status: PER Where: (a) Any new building or alteration to an existing building for a sensitive land use shall be set back a minimum of: (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; <u>and</u> (v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed.; <u>and</u>	Accept – this is proposed to be amended via Clause 16.

		<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> <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 	
General Residential Zone	GRZ-S21 Building setback – sensitive land use located outside the Amenity Setback specific control in Tuakau	DELETE	Accept – this is proposed to be amended via Clause 16.
General Residential Zone	PREC4-S2 Building setback Havelock	DELETE	Accept – this is proposed to be amended via Clause 16.
General Residential Zone	PREC4-S3 Building design Havelock	DELETE	Accept – this is proposed to be amended via Clause 16.
Medium density	Explanatory note:	<p>The Medium density residential zone provisions are applied differently within the following two areas sub-zones:</p> <ul style="list-style-type: none"> • Area 1 MRZ1: Raglan and Te Kauwhata 	Accept

residential zone		<ul style="list-style-type: none"> • Area 2 MRZ2: Huntly, Pookeno, Tuakau and Ngaaruawaahia and Horotiu. <p>This Chapter contains the following parts to reflect the different outcomes sought within each of the two areas sub-zones:</p> <ul style="list-style-type: none"> • Part 1 provides for Area 1 the Medium density residential zone in Raglan and Te Kauwhata towns and are is prefixed with MRZ1 • Part 2 provides for Area 2 towns the Medium density residential zone in Huntly, Pookeno, Tuakau, Ngaaruawaahia and Horotiu and are is prefixed with MRZ2 	
Medium density residential zone	Part 1: Medium density residential zone areas 1 (MRZ1)	<p>This part of the Chapter applies to all Medium density residential zone land within Raglan and Te Kauwhata.</p> <p>Purpose of the MRZ1</p> <p>The purpose of the MRZ1 – Medium density residential zone in area 1 is to enable more efficient use of residentially zoned land and infrastructure by providing for a higher intensity of residential development than typically found in the GRZ – General residential zone. The MRZ1 – Medium density residential zone in area 1 provides for this form of development within a walkable catchment of town centres, strategic transport corridors and community facilities. Within Area 1 the zone MZR1 will: ...</p>	Accept – this is proposed to be amended via Clause 16.
	Part 2: Medium density residential zone areas 2 (MRZ2)	<p>This part of the Chapter applies to all Medium density residential zone land within Huntly, Tuakau, Pookeno and Ngaaruawaahia and Horotiu.</p> <p>Purpose</p> <p>The purpose of the MRZ – Medium density residential zone in area 2 is to enable the most efficient use of residentially zoned land and infrastructure within the suite of Waikato District Plan residential zones. The MRZ2 – Medium density residential zone in area 2 provides for this form of development within a walkable catchment of the town centres of Huntly, Ngaaruawaahia, Pookeno and Tuakau and Horotiu. Within areas 2 the zone MRZ2 will:</p>	Accept with minor amendments – refer to Attachment G.

		<ul style="list-style-type: none"> • <u>Provide housing at increased densities with three residential units per lot and buildings up to three storeys in height being permitted;</u> • <u>Provide for the development of more than three residential units per lot, albeit subject to a more intensive design assessment process with matters of discretion to provide for appropriate design outcomes;</u> • <u>Encourage a variety of housing types and sizes that respond to housing needs and demands of the district and its planned urban built character;</u> • <u>Accommodate the highest level of residential growth within the district;</u> • <u>Reduce pressure for residential development on the urban fringe and beyond;</u> • <u>Relieve anticipated pressures on the road transport network (which are exacerbated by adopting sprawl to accommodate urban growth) by enabling greater development capacity in town centres where the use of both public and active modes of transport to access places of employment, retail and entertainment is readily achievable and/or viable;</u> • <u>Provide the highest capacity, diversity and choice of housing; and</u> • <u>Coordinate delivery of infrastructure and services.</u> <p><u>The capacity to accommodate medium density residential development may be limited to provide</u> <u>for and/or protect one or more of the following qualifying matters:</u></p> <ul style="list-style-type: none"> • <u>Matter of national importance under s6 (s771(a)) of the RMA</u> • <u>Matter required to give effect to a national policy statement (s771(b))</u> • <u>Matter required to give effect to Te Ture Whaimana (s771(c))</u> • <u>Matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure (s771(e))</u> • <u>Reverse sensitivity</u> <p><u>Provisions to provide for and/or protect the above qualifying matter are incorporated into the district wide matters and the rules and standards of this zone</u></p>	
	MRZ2-O1	Housing typology.	Accept

		<p><u>Provide for a variety of housing types and sizes that respond to:</u></p> <p><u>(a) Housing needs and demand; and</u></p> <p><u>(b) The neighbourhood’s planned urban built character, including three-storey buildings.</u></p>	
	MRZ2-O2	<p>Efficient use of land and infrastructure</p> <p>Land and infrastructure near the TCZ – Town Centre Zone, LCZ – Local centre zone and COMZ – Commercial zone and close to public transport networks, strategic transport corridors and community facilities is efficiently used for medium density residential living, resulting in a compact urban settlement pattern.</p>	Accept
	MRZ2-O3	<p>Residential amenity.</p> <p>Achieve a level of residential amenity commensurate with a medium density environment comprised of primarily <u>three-storey buildings, including semi-detached and terraced housing, townhouses and low-rise apartments.</u></p>	Accept
	MRZ2-O4	<p>Activities.</p> <p>An appropriate mix of complementary and compatible activities, <u>including educational facilities,</u> is enabled to support residential growth.</p>	Accept
	MRZ2-O5	<p><u>Qualifying matters.</u></p> <p><u>The capacity to accommodate medium density residential development may be limited to provide for recognise and/or protect one or more qualifying matters.</u></p>	Accept
	MRZ2-O6	<p><u>Reverse sensitivity.</u></p> <p><u>Avoid or mMinimise the potential for reverse sensitivity by managing the location and design of sensitive activities through:</u></p>	Accept

		(a) The use of building setbacks; and (b) The design of subdivisions and development	
	MRZ2-O7	<u>Educational Facilities.</u> Residential development is supported by educational facilities.	Accept
	MRZ2-O8	<u>Public realm safety and amenity.</u> Recognise amenity values and enhance safety for the transport corridor and public open spaces.	Accept
	MRZ2-O9	<u>Outlook from Tuurangawaewae Marae.</u> In Ngaaruawaahia, the outlook from Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga and Waikato Awa is recognised and provided for.	Accept
	MRZ2-O10	<u>Railway Corridors.</u> Protect the safe and efficient operation of the railway corridor and minimise risks to public health and safety.	Accept
	MRZ2-P1	<u>Housing Typology.</u> Enable a variety of housing typologies with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.	Accept
	MRZ2-P2	<u>Residential Amenity.</u> Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.	Accept
	MRZ2-P3	<u>Housing Design.</u> Enable housing to be designed to meet the day-to-day needs of residents.	Accept
	MRZ2-P4	<u>Enabling Housing Development.</u>	Accept

		<u>Provide for developments not meeting permitted activity status, while encouraging high quality developments.</u>	
	MRZ2-P5	<p>Streetscape, yards and outdoor living spaces.</p> <p>(1) Enable residential development that contributes to attractive and safe streets and public open spaces by:</p> <ul style="list-style-type: none"> (a) Providing for passive surveillance to public open spaces and streets through the siting of dwellings and rooms, façade design and fencing / landscaping; (b) Incorporating front yard landscaping that will enhance streetscape amenity; and (c) Minimising the prevalence of garage doors, carparking and driveways fronting the street. <p>(2) Require development to have sufficient side yard setbacks to provide for:</p> <ul style="list-style-type: none"> (a) Landscaping and permeable surfaces; (b) Privacy to adjoining sites; (c) Sunlight and daylight; and (d) Driveways and accessways. <p>(3) Require the provision of outdoor living spaces that:</p> <ul style="list-style-type: none"> (a) Are attractive, functional and accessible; and (b) Provide a reasonable standard of privacy for residents and to adjoining sites. <p><u>(4) In relation to retirement villages, require outdoor living spaces or communal outdoor living spaces to be usable and accessible.</u></p> <p>(5) Enable flexibility and innovation in the provision of outdoor living spaces by recognising the varying means by which suitable spaces can be provided for a particular form of development; including shared outdoor spaces, roof terraces or other communal outdoor living spaces.</p>	Accept
	MRZ2-P6	<u>Qualifying Matters</u>	Accept

		<u>Restrict residential development to an appropriate level to provide for and protect any relevant qualifying matters.</u>	
	MRZ2-P7	<p>Efficient use of land and infrastructure</p> <p>(1) Enable land to be used for higher intensity residential living where such land is:</p> <p>(a) Adjacent to the TCZ – Town centre zone, LCZ – Local centre zone, COMZ – Commercial zone and within a walkable catchment of transport networks; or</p> <p>(b) Integrated into master-planned growth areas in close proximity to neighbourhood centres or publicly accessible open space.</p> <p>(2) Recognise the social, economic and environmental benefits arising from higher density development being situated closer to community facilities and the TCZ – Town centre zone, LCZ – Local centre zone and COMZ – Commercial zone when considering development proposals.</p> <p>(3) Recognise the economic and environmental benefits of higher density development that efficiently utilises existing, and planned, investment in both transport and three waters infrastructure.</p>	Accept
	MRZ2-P8	<p>Changes to amenity values.</p> <p>Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban character over time.</p>	Accept
	MRZ2-P9	<p>Home businesses.</p> <p>(1) Provide for home businesses to allow flexibility for people to work from their homes.</p> <p>(2) Manage adverse effects on residential amenity through limiting home occupations to a scale that is compatible with the primary residential purpose of the zone.</p>	Accept
	MRZ2-P10	<p>Non-residential activities.</p> <p>(1) Maintain the zone primarily for residential activities while also:</p> <p>(a) Ensuring community facilities:</p> <p>(i) Are suitably located;</p>	Accept

		<ul style="list-style-type: none"> (ii) Are of a limited scale and intensity that is compatible with the zone; (iii) Contribute to the amenity of the neighbourhood; and (iv) Support the social and economic well-being of the residential community. <ul style="list-style-type: none"> (b) Avoiding the establishment of new non-residential activities (except home occupations) on rear sites, or sites located on cul-de-sacs; and (c) Ensuring that the design and scale of non-residential activities and associated buildings mitigates adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill. <p>(2) Enabling existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse effect on character and amenity.</p>	
	MRZ2-P11	<p><u>Reverse Sensitivity.</u></p> <ul style="list-style-type: none"> (1) <u>Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that may result in reverse sensitivity effects.</u> (2) <u>Manage potential reverse sensitivity effects by use of design controls for sensitive land uses in the Horotiu Acoustic Area.</u> 	Accept
	MRZ2-P12	<p><u>Building form, massing and coverage.</u></p> <ul style="list-style-type: none"> (1) <u>Enable medium density residential development that:</u> <ul style="list-style-type: none"> (a) <u>Is of a height and bulk that manages daylight access and a reasonable standard of privacy for residents; and</u> (b) <u>Manages unreasonable visual dominance effects on adjoining properties.</u> 	Accept

	MRZ2-P13	<p><u>Retirement villages.</u></p> <p>(1) Provide for the establishment of new retirement villages and care facilities that:</p> <p>(a) Offer a diverse range of housing types, including care facilities, for the particular needs and characteristics of older people;</p> <p>(b) Promote visual integration with the street scene, neighbourhoods and adjoining sites;</p> <p>(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;</p> <p>(d) Recognise that housing and care facilities for older people can require higher densities;</p> <p>(e) Provide high quality on-site amenity;</p> <p>(f) Integrate with local services and facilities, including public transport; and</p> <p>(g) Connect to alternative transport modes to the LLRZ – Large lot residential zone, SETZ – Settlement zone, MRZ1 – Medium density residential zone 1, GRZ – General residential zone, TCZ – Town centre zone, LCZ – Local centre zone or COMZ – Commercial zone.</p> <p>(2) Enable alterations and additions to existing retirement villages that:</p> <p>(a) Promote visual integration with the street scene, neighbourhoods and adjoining sites;</p> <p>(b) Recognise that housing and care facilities for older people can require higher densities;</p> <p>(c) Provide high quality on-site amenity; and</p> <p>(d) Integrate with local services and facilities, including public transport and alternative transport modes.</p>	Accept
	MRZ2-P14	<p><u>Outlook from Tuurangawaewae Marae</u></p> <p>(1) In Ngaaruawaahia, provide for the cultural relationship between Tuurangawaewae Marae the Hakarimata Ranges, Taupiri Maunga and the Waikato Awa within the Tuurangawaewae Marae Outlook High Potential Effects Area identified on the Planning Maps.</p>	Accept with minor amendments – refer to Attachment G.

		(2) In Ngaaruawaahia, provide for the cultural relationship between Tuurangawaewae Marae the Hakarimata Ranges and Taupiri Maunga within the Tuurangawaewae Marae Building Height Assessment Overlay identified on the Planning Maps.	
	MRZ2-P15	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.	Accept
	MRZ2-P16	Railway Corridors. Maintain appropriate setback distances to the railway corridor to provide for its safe and efficient operation and to minimise any risks to public health and safety.	Accept
	MRZ2-P17	Avoid building within the Geotechnical limitation QM identified on the planning maps.	Accept
	MRZ2-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	Accept
	MRZ2-R2	A new retirement village or alterations to an existing retirement village (1) Activity status: PER Activity-specific standards: (a) The site is connected to public water and wastewater infrastructure; (b) The minimum living space or balcony area and dimensions are: (i) Apartment – 10m ² area with a 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.	Accept

		<p>(c) The minimum service court is either:</p> <ul style="list-style-type: none"> (i) Apartment – Communal outdoor space (i.e. no individual service courts required); or (ii) All other units – 10m² for each unit. <p>(d) The following land use – effects standard does not apply:</p> <ul style="list-style-type: none"> (i) SIGN-R1, SIGN-R8 – SIGN-R10 (Signs). <p>(e) The following Land Use – Building standards do not apply:</p> <ul style="list-style-type: none"> (i) MRZ2-S1 (Residential unit (per unit)); (ii) MRZ2-S6 (Outdoor living space); and (iii) MRZ2-S7 (Outlook space) (iv) MRZ2-S10 (Minimum residential unit size); and (v) MRZ2-S12 Ground floor internal habitable space. <p>(f) All other Land Use – Building standards apply, including the following MDRS standards:</p> <ul style="list-style-type: none"> (i) MRZ2-S2 (Height – building general) (ii) MRZ2-S3 (Height in relation to boundary) (iii) MRZ2-S4 (Setbacks) (iv) MRZ2-S5 (Building coverage) (v) MRZ2-S8 (Windows to the street) (vi) MRZ2-S9 (Landscaped areas). <p>(g) The following infrastructure and energy rule does not apply:</p> <ul style="list-style-type: none"> (i) Rule TRPT-R4(1)(a) (Traffic generation). <p>(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) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; and (c) Cumulative effects; and (d) <u>Whether the non-compliance with the activity standard is required for the operational needs of the retirement village.</u> 	
	MRZ2-R3	<p>Home business</p> <p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The home business is wholly contained within a building; 	Accept

		<p>(b) The storage of materials or machinery associated with the home business are wholly contained within a building or are screened so as not to be visible from a public road or neighbouring residential property;</p> <p>(c) No more than 2 people who are not permanent residents of the site are employed at any one time;</p> <p>(d) Unloading and loading of vehicles, the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day; and</p> <p>(e) Machinery may only be operated between 7:30am and 9pm on any day.</p> <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) Consideration of the effects of the activity-specific standard not met;</p> <p>(b) Measures to avoid, remedy or mitigate adverse effects; and</p> <p>(c) Cumulative effects.</p>	
	MRZ-R4	<p>Community facilities</p> <p>(1) Activity status: PER Activity-specific standards:</p> <p>(a) No more than 200m² GFA.</p> <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) Consideration of the effects of the activity-specific standard not met;</p> <p>(b) Measures to avoid, remedy or mitigate adverse effects; and</p> <p>(c) Cumulative effects.</p>	Accept
	MRFZ2-R5	<p>Neighbourhood park</p> <p>(1) Activity status: PER Activity-specific standards:</p> <p>NIL</p> <p>(2) Activity status where compliance not achieved: n/a</p>	Accept
	MRZ2-R6	Home stay	Accept

		<p>(1) Activity status: PER Activity-specific standards: No more than 4 temporary residents.</p> <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; and (c) Cumulative effects. 	
	MRZ2-R7	<p>Boarding houses/boarding establishments</p> <p>(1) Activity status: PER Activity-specific standards: No more than 10 people per site inclusive of staff and residents.</p> <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; and (c) Cumulative effects. 	Accept
	MRZ2-R8	<p>Construction or alteration of a building for a sensitive land use</p> <p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: <ul style="list-style-type: none"> (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 (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 	Accept
	MZ2-R8	<p>Construction or alteration of a building for a sensitive land use</p> <p>(1) Activity status: PER Activity-specific standards:</p>	Accept

		<p>Nil.</p> <p>(2) Activity status where compliance not achieved: n/a</p>	
	MRZ2-R9	<p><u>Buildings, structures and sensitive land uses within the National Grid Yard in sites existing as of 18 July 2018</u></p> <p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) <u>Within the National Grid Yard:</u></p> <p>(i) <u>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</u></p> <p>(ii) <u>New, or additions to existing buildings or structures that are not for a sensitive land use;</u></p> <p>(iii) <u>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;</u></p> <p>(iv) <u>Fences less than 2.5m in height, measured from the natural ground level immediately below.</u></p> <p>(b) <u>All buildings or structures permitted by Rule GMRZ2-R10(1)(a) must:</u></p> <p>(i) <u>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</u></p> <p>(ii) <u>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:</u></p> <p>(2) <u>A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP34:2001 ISSN 0114-0663;</u></p> <p>(3) <u>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;</u></p> <p>(4) <u>Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by</u></p>	<p>Accept with minor amendments – refer to Attachment G.</p> <p>Note: this recommendation will be given effect to through the resolution of the Transpower appeal. The recommendation from Council officers is to align the wording of MRZ2-R9 with the consent order wording.</p> <p>This therefore is considered as a minor amendment as the provisions are ultimately included.</p>

		<p>a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(i) Not permanently physically impede existing vehicular access to a National Grid support structure.</p> <p>(2) Activity status where compliance not achieved: NC</p>	
	MRZ2-R10	<p>The establishment of any new sensitive land use within the National Grid Yard</p> <p>Activity status: NC</p>	<p>Accept with minor amendments – refer to Attachment G.</p> <p>Note: this recommendation will be given effect to through the resolution of the Transpower appeal. The recommendation from Council officers is to align the wording of SUB-R160 with the consent order wording.</p> <p>This therefore is considered as a minor amendment as the provisions are ultimately included.</p>
	MRZ2-R11	<p>Any activity that is not listed as permitted, restricted discretionary or prohibited,</p> <p>Activity Status: NC</p>	

	MRZ-R13	Any building, structure, objects or vegetation that obscures the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon): Activity status: PR	Accept
	MRZ2-R12	Any new building within the Huntly North Wetland specific control identified on the planning maps Activity status: NC	Accept
	MRZ2-R13	<p>Educational facilities This excludes childcare facilities (1) Activity status: RDIS Activity-specific standards: Nil 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 <u>GRZ - General residential zone MRZ2 - Medium density residential zone 2</u>; (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>	Accept
	MRZ2-R14	<p>Childcare facility (1) Activity status: PER Activity-specific standards: (a) For up to 4 children that are not permanent residents of the household unit. (2) Activity status where compliance not achieved: DIS</p>	Accept
	MRZ2-R15	<p>Neighbourhood centre (1) Activity status: PER Activity-specific standards:</p>	Accept

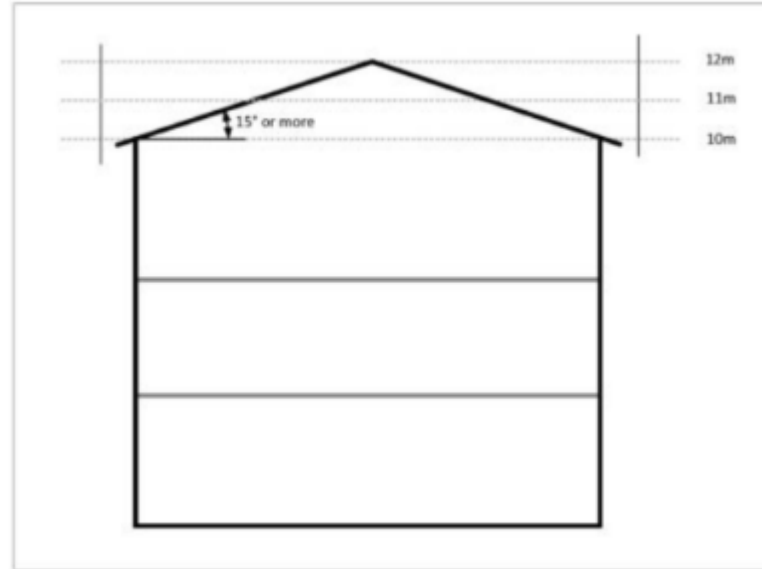
		<p>(a) Must be within an area identified in a Council approved Structure Plan or <u>Master Plan</u>.</p> <p>(2) Activity status where compliance not achieved: DIS</p>	
	MRZ2-R16	<p><u>Building setback – sensitive land use located outside the Amenity Setback specific control in Tuakau</u></p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) <u>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.</u></p> <p>(2) Activity status where compliance not achieved: RDIS</p> <p><u>Council’s discretion is restricted to the following matters:</u></p> <p>(a) <u>On-site amenity values;</u></p> <p>(b) <u>Odour, dust and noise levels received at the notional boundary of the building;</u></p> <p>(c) <u>Timing and duration of noise received at the notional boundary of the building; and</u></p> <p>(d) <u>Potential for reverse sensitivity effects</u></p>	Accept
	MRZ2-R17	<p><u>Any new building within the Geotechnical limitation QM identified on the planning maps.</u></p> <p>Activity status: NC</p>	Accept
	MRZ2-S1	<p>Residential unit</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) <u>Up to three residential units per site.</u></p> <p><u>Note: This standard does not apply to 5851-5837 Great South Road Ngaaruawaahia.</u></p> <p><i>Advice Notes:</i></p> <p><u>1. The relevant district-wide chapter provisions apply in addition to this chapter. Of particular relevance are the:</u></p> <p>(a) <u>Water, Wastewater and Stormwater chapter</u></p> <p>(b) <u>Earthworks chapter</u></p>	Accept in part the part that is not accepted relates to the note for 5837 Great South Road

		<p><u>2. A water, wastewater and/or stormwater connection approval from the network provider will be required. The presence of infrastructure that can service the unit(s) does not guarantee a connection will be possible and capacity is available to service new development.</u></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) Intensity of the development; and (b) Design, scale and layout of buildings and outdoor living spaces in relation to the planned urban character of the zone; (c) The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; and (d) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms and outdoor living spaces; and (e) Provision of 3-waters infrastructure to individual units; and (f) The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces; and (g) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces; and (h) <u>The effects on values held by mana whenua where:</u> <ul style="list-style-type: none"> <u>i. Sites contain or are adjacent to mapped archaeological sites, Sites and Areas of Significance to Maaori, Significant Natural Areas, Outstanding Natural Features or Outstanding Natural Landscapes; and/or</u> <u>ii. Sites are adjacent to marae or an Open Space Zone.</u> <p>Notification <u>Any application for resource consent for four or more dwellings per site that comply with all of the standards in (MRZ2-S2 to MRSZ-S9)</u></p>	
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		will be considered without public or limited notification.	
	MRZ2-S1A	<p>Residential unit within the QM for <u>5851 5837 Great South Road</u></p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Up to one residential unit per site.</p> <p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Intensity of the development; and</p> <p>(b) Design, scale and layout of buildings and outdoor living spaces in relation to the planned urban character of the zone;</p> <p>(c) The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; and</p> <p>(d) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms and outdoor living spaces; and</p> <p>(e) Provision of 3-waters infrastructure to individual units; and</p> <p>(f) The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces; and</p> <p>(g) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</p> <p>(h) Within QM <u>5851 5837 Great South Road</u> effects on the values associated with the Site or Area of Significance to Maaori.</p>	Reject – the QM related to 5837 Great South Road has been recommended to be rejected. Refer to Attachment F
	MRZ2-S2	<p>Height – building general</p> <p><u>This excludes land within the Tuarangawaewae Marae Surrounds QM</u></p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire</p>	Accept with minor amendment – refer to Attachment G.

roof slopes 15° or more, as shown on the following diagram (enlarged as Figure 1 at the conclusion of this Chapter).

Note: This standard does not apply to land within the Tuurangawaewae Marae Surrounds QM.

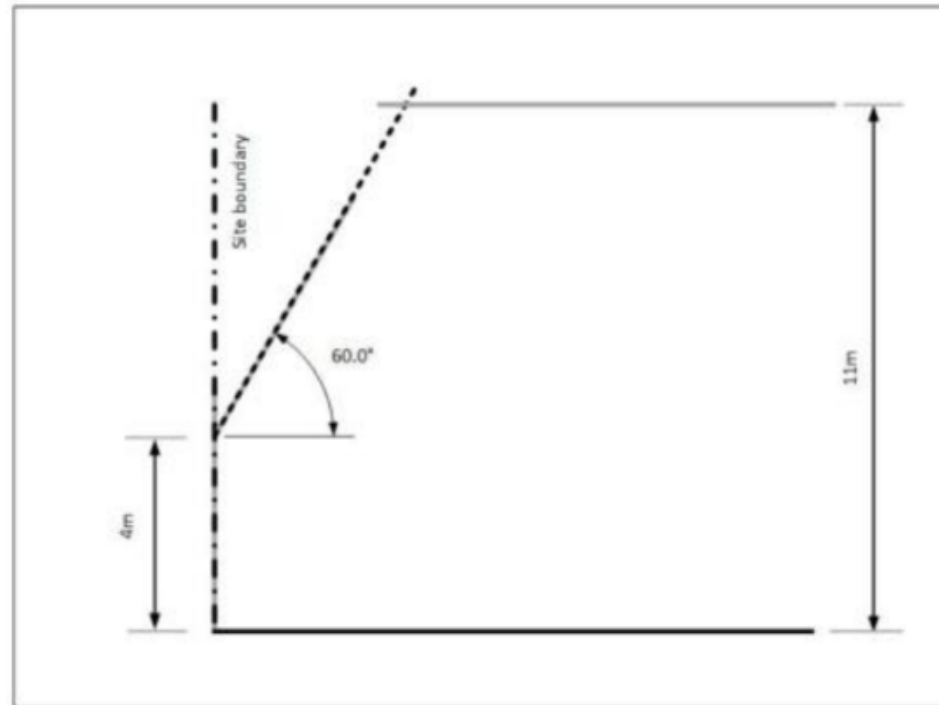


- (b) The permitted height of any building or structure is 11m measured from the natural ground level immediately below that part of the structure;
- (c) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 13m measured from the natural ground level immediately below the structure;
- (d) In Raglan, the permitted height of any building or structure is 7.5m measured from the natural ground level immediately below that part of the structure.
- (e) In Raglan, chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 9.5m measured from the natural ground level immediately below the structure;

		<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) Height of the building or structure;</p> <p>(b) Design, scale and location of the building;</p> <p>(c) Extent of shading on adjacent sites;</p> <p>(d) Privacy and overlooking on adjoining sites;</p> <p>(e) The visual dominance effects on adjoining sites;</p> <p>(f) <u>The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping;</u></p> <p>(g) <u>In Ngaaruawaahia in the Tuurangawaewae Marae High Potential Effects Area the potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the existing outlook.</u></p> <p>(h) <u>the potential to adversely affect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa;</u></p> <p>(i) <u>In Ngaaruawaahia in the Tuurangawaewae Marae Building Height Assessment Overlay the potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the existing outlook.</u></p> <p><u>the potential to adversely affect the outlook from Tuurangawaewae Marae to Hakarimata Ranges and Taupiri Maunga; and</u></p> <p>(j) The effects on values held by mana whenua where:</p> <p>i. <u>Sites contain or are adjacent to mapped archaeological sites, Sites and Areas of Significance to Maori, Significant Natural Areas, Outstanding Natural Features or Outstanding Natural Landscapes; and/or</u></p> <p>ii. <u>Sites are adjacent to marae or an Open Space Zone.</u></p> <p>Notification Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S2 will be considered without public notification.</p>	
	MRZ2-S2A	Height within the Tuurangawaewae Marae Surrounds QM	Accept

		<p>(1) Activity status: PER Where: (a) <u>The permitted height of any building or structure is 11m measured from the natural ground level immediately below that part of the structure;</u> (b) <u>Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 13m measured from the natural ground level immediately below the structure;</u></p> <p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) <u>Height of the building or structure;</u> (b) <u>Design, scale and location of the building;</u> (c) <u>Extent of shading on adjacent sites;</u> (d) <u>Privacy and overlooking on adjoining sites;</u> (e) <u>The visual dominance effects on adjoining sites;</u> (f) <u>The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping;</u> <u>The effect on cultural viewshafts from Tuurangawaewae Marae to Hakarimata Range, and Taupiri Maunga, and the Waikato Awa; and</u> (g) <u>The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the existing outlook.</u> (h) <u>The effects on values held by mana whenua where:</u> i. <u>Sites contain or are adjacent to mapped archaeological sites, Sites and Areas of Significance to Maaori, Significant Natural Areas, Outstanding Natural Features or Outstanding Natural Landscapes; and/or</u> ii. <u>Sites are adjacent to marae or an Open Space Zone.</u></p>	
	<p>MRZ2-S3</p>	<p>Height in relation to boundary This excludes land within the <u>Tuurangawaewae Marae Surrounds QM</u> (1) Activity status: PER Where:</p>	<p>Accept with minor amendment – refer to Attachment G.</p>

(a) Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram (enlarged as Figure 2 at the conclusion of this Chapter). Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.



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

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

		<p><u>Note: This standard does not apply to land within the Tuurangawaewae Marae Surrounds QM.</u></p> <p>(a) Buildings and structures must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3m above natural ground level at every point of the site boundary, except</p> <p>(iv) Where the boundary forms part of a legal right of way, entrance strip or access site; the standard applies from the farthest boundary of that legal right of way, entrance strip or access site;</p> <p>(v) This standard does not apply to existing or proposed internal boundaries within a site</p> <p>(vi) Where a site in the MRZ – Medium density residential zone adjoins a site in the GRZ – General residential zone, LLRZ – Large lot residential or SETZ – Settlement zone, then buildings must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above natural ground level at every point of the site boundary abutting that GRZ – General residential zone, LLRZ – Large lot residential zone or SETZ – Settlement zone;</p> <p>(vii) Where the boundary adjoins a legal Road.</p> <p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Extent of shading on adjacent sites; and</p> <p>(d) Privacy on adjoining sites.</p> <p>(e) The visual dominance effects on adjoining sites; and</p> <p>(f) <u>The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping.</u></p> <p>(g) <u>In Ngaaruawaahia, in the Tuurangawaewae Marae High Potential Effects Area the The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the existing outlook.</u></p>	
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		<p>the potential to adversely effect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa</p> <p>(h) The effects on values held by mana whenua where:</p> <ul style="list-style-type: none"> i. Sites contain or are adjacent to mapped archaeological sites, Sites and Areas of Significance to Maaori, Significant Natural Areas, Outstanding Natural Features or Outstanding Natural Landscapes; and/or ii. Sites are adjacent to marae or an Open Space Zone. <p>(i) In Ngaaruawaahia the potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the existing outlook. effect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa.</p> <p>Notification Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S3 will be considered without public notification.</p>	
	<p>MRZ2-S3A</p>	<p>Height in relation to boundary in the Tuurangawaewae Marae surrounds QM</p> <p>(1) Activity status: PER</p> <p>Where: Within the Tuurangawaewae Marae Surrounds QM:</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 3m above natural ground level at every point of the site boundary, except <ul style="list-style-type: none"> (i) Where the boundary forms part of a legal right of way, entrance strip or access site; the standard applies from the farthest boundary of that legal right of way, entrance strip or access site; (ii) This standard does not apply to existing or proposed internal boundaries within a site; (iii) Where the boundary adjoins a legal road. <p>(2) Activity status where compliance not achieved: RDIS</p>	<p>Accept</p>

		<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on adjacent sites; (d) Privacy on adjoining sites. (e) The visual dominance effects on adjoining sites. (f) The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; and (g) The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the existing outlook. effect on cultural viewshafts from Tuurangawaewae Marae to Hakarimata Range, and Taupiri Maunga, and the Waikato Awa. 									
	MRZ2-S4	<p>Setbacks</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="752 847 1357 1126"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5m</td> </tr> <tr> <td>Side</td> <td>1m</td> </tr> <tr> <td>Rear</td> <td>1m (excluded on corner sites)</td> </tr> </tbody> </table> <p>(b) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p> <p>(a) The finished external walls (excluding eaves) of a building must be set back a minimum of:</p> <ul style="list-style-type: none"> (i) 3m from the road boundary; 	Yard	Minimum depth	Front	1.5m	Side	1m	Rear	1m (excluded on corner sites)	Accept
Yard	Minimum depth										
Front	1.5m										
Side	1m										
Rear	1m (excluded on corner sites)										

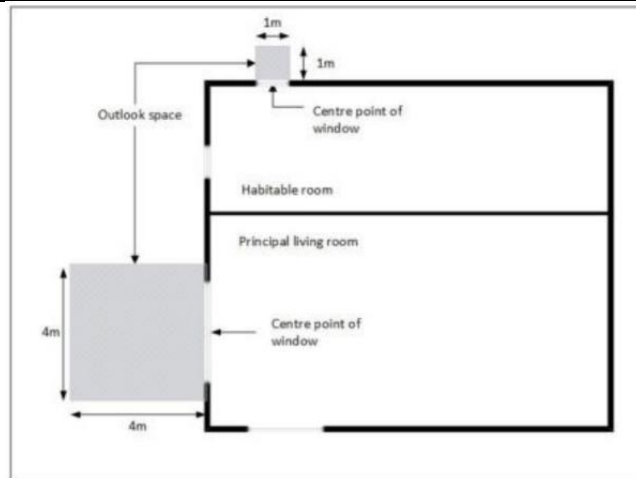
		<p>(ii) 3m from the edge of an indicative road (as demonstrated on a structure plan or planning maps);</p> <p>(iii) 1m from every boundary other than a road boundary; and</p> <p>(c) Balconies greater than 1.5m above ground level shall be set back a minimum of 4m from every boundary other than a boundary to a road or public open space;</p> <p>(d) MRZ-S10(1)(a) and (b) do not apply to structures that are not buildings.</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) Potential to mitigate adverse effects on the streetscape through use of other design features;</p> <p>(c) Daylight admission to adjoining properties;</p> <p>(d) Privacy overlooking on adjoining sites;</p> <p><u>(e) The visual dominance effects on adjoining sites;</u></p> <p><u>(f) Flooding effects including safe access and egress;</u></p> <p><u>(g) Stormwater management and the use of Low Impact Design methods;</u></p> <p><u>(h) Consistency with the relevant stormwater catchment management plan; and</u></p> <p><u>(i) The extent to which the non-compliance compromises the ability for emergency services to access the property in an emergency.</u></p> <p>Notification <u>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S4 will be considered without public notification.</u></p> <p>Advice note <u>Compliance with the Code of Practice for Electrical Safe Distances (NZECP 34:2001) may require increased setbacks to electrical infrastructure.</u></p>	
	<p>MRZ2-S5</p>	<p>Building coverage</p> <p><u>This excludes land within the Tuurangawaewae Marae Surrounds QM.</u></p> <p>(1) Activity status: PER</p> <p>Where:</p>	<p>Accept with minor amendment – refer to Attachment G.</p>

		<p>(a) <u>The maximum building coverage must not exceed 50% of the net site area.</u></p> <p>(b) <u>The maximum building coverage must not exceed 45% of the net site area.</u></p> <p>(c) <u>MRZ-S6(1)(a) does not apply:</u></p> <p>(i) <u>To a structure that is not a building; or</u></p> <p>(ii) <u>Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</u></p> <p><u>Note: This standard does not apply to land within the Tuurangawaewae Marae Surrounds QM.</u></p> <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) Design, scale and location of the building;</p> <p>(b) Provision for outdoor living space and service courts; and</p> <p>(c) Effects on the planned urban built character <u>and any qualifying matter on</u> of the surrounding residential area;</p> <p>(d) <u>The visual dominance effects on adjoining sites;</u></p> <p>(e) <u>Whether there is sufficient space on site for a stormwater treatment device and infrastructure;</u></p> <p>(f) <u>Flooding effects including safe access and egress; and</u></p> <p>(g) <u>Stormwater management and the use of Low Impact Design methods;</u> and</p> <p>(h) In Ngaaruawaahia in the Tuurangawaewae Marae High Potential Effects Area <u>the potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the existing outlook.</u> the potential to adversely affect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa.</p> <p><u>Notification</u></p>	
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		Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S5 will be considered without public notification.	
	MRZ2-S5A	<p><u>Building Coverage within the Tuurangawaewae Marae surrounds QM</u></p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) the maximum building coverage must not exceed 45% of the net site area.</p> <p>(b) MRZ-S5A(1(a)) does not apply:</p> <p>(i) To a structure that is not a building; or</p> <p>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</p> <p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Design, scale and location of the building;</p> <p>(b) Provision for outdoor living space and service courts;</p> <p>(c) Effects on the planned urban built character and any qualifying matter on the surrounding residential area ;</p> <p>(d) The visual dominance effects on adjoining sites;</p> <p>(e) The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the existing outlook. effect on cultural viewshafts from Tuurangawaewae Marae to Hakarimata Range, and Taupiri Maunga, and the Waikato Awa.R</p> <p>(f) Whether there is sufficient space on site for a stormwater treatment device and infrastructure;</p> <p>(g) Flooding effects including safe access and egress; and</p> <p>(h) Stormwater management and the use of Low Impact Design methods.</p>	Accept
	MRZ2-S6	<p>Outdoor living space (per unit)</p> <p>(1) Activity status: PER</p> <p>Where:</p>	Accept

		<p>(a) A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that meets all of the following standards:</p> <ul style="list-style-type: none"> (i) where located at ground level, has no dimension less than 3m; and (ii) where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8m; and (iii) is accessible from the residential unit; and (iv) may be— <ul style="list-style-type: none"> (1) grouped cumulatively by area in one communally accessible location; or (2) located directly adjacent to the unit; and (v) is free of buildings, parking spaces, and servicing and manoeuvring areas. <p>(b) A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</p> <ul style="list-style-type: none"> (i) is at least 8m² and has a minimum dimension of 1.8m; and (ii) is accessible from the residential unit; and (iii) may be— <ul style="list-style-type: none"> (1) grouped cumulatively by area in one communally accessible location, in which case it may be located at ground level; or (2) located directly adjacent to the unit. <p>(a) An outdoor living space must be provided for each residential unit that meets all of the following standards:</p> <ul style="list-style-type: none"> (iv) It is for the exclusive use of the occupants of the residential unit; (v) It is readily accessible from a living area of the residential unit; (vi) Where the residential unit contains an internal habitable space (excluding garages, bathrooms, laundries, and hall or stairways) on the ground floor, an outdoor living court shall be provided and shall have a minimum area of 20m² and a minimum dimension of 4m in any direction; and (vii) Where the residential unit has its principal living area at first floor level or above, a balcony shall be provided and shall have a minimum 	
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		<p>area of 5m² for studio and one-bedroom dwellings, or 8m² for two or more bedroom dwellings and a minimum dimension of 1.5m.</p> <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Design and location of the building; (b) Provision for outdoor living space including access to sunlight and open space and the usability and accessibility of the outdoor living space proposed; (c) Privacy and overlooking on adjoining sites; and (d) The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space. <p><u>Notification</u> <u>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S6 will be considered without public notification.</u></p>	
	MRZ2-S7	<p>Outlook space (per unit)</p> <p>(1) Activity status: PER <u>Where:</u></p> <ul style="list-style-type: none"> <u>(a) An outlook space must be provided for each residential unit as outlined below.</u> <u>(b) An outlook space must be provided from habitable room windows as shown in the diagram below (enlarged as Figure 3 at the conclusion of this Chapter):</u> 	Accept



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

		<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) Measures to ensure that outlook spaces shall remain unobstructed, while providing an open outlook with access to daylight from the windows of habitable rooms; (b) The nature of the occupation of the room without the required outlook; (c) The effects on amenity of future occupants from a reduced outlook; and (d) Any privacy benefits from providing a reduced outlook. <p>Notification <u>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S7 will be considered without public notification.</u></p>	
	<p>MRZ2-S8</p>	<p>Windows to the street</p> <p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) <u>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u> <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 front facing glazing is provided from ground floor living areas that is visible and prominent from the street; (b) Whether the majority of the glazing provided on the street facing façade of the unit is clear glazing to habitable spaces within the unit; (c) The level of passive surveillance from the residential unit to the street; and (d) Any other building features such as porches or gables that will add visual interest. <p>Notification</p>	<p>Accept</p>

		Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S8 will be considered without public notification.	
	MRZ2-S9	<p>Landscaped area</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.</p> <p>(b) The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</p> <p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The on-site and/or neighbouring amenity provided by the proposed landscaping;</p> <p>(b) The extent of landscaping between the buildings and road boundary to soften and integrate the development into the surrounding area;</p> <p>(c) The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site;</p> <p>(d) The additional accessibility and safety benefits of providing less landscaped area; and</p> <p>(e) The effect of any reduction in landscaping on adjoining properties, including the street or other public open spaces.</p> <p>Notification</p> <p>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S9 will be considered without public notification.</p>	Accept
	MRZ2-S10	<p>Minimum residential unit size</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Residential units must have a minimum net internal floor area of:</p> <p>(i) 35m² for studio dwellings; and</p>	Accept

		<p>(ii) 45m2 for one or more bedroom dwellings.</p> <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) The functionality of the residential unit The ability to meet the day to day needs of residents; and</p> <p>(b) Internal residential amenity.</p>	
	MRZ2-S11	<p>Impervious surfaces</p> <p>(1) Activity status: PER Where:</p> <p>(a) The impervious surfaces of a site must not exceed 70%.</p> <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) Site design, layout and amenity; and</p> <p>(b) <u>The effectiveness of the stormwater system to manage flooding (including safe access and egress), nuisance or damage to other infrastructure, buildings and sites, including the rural environment</u></p> <p>(c) <u>Stormwater management and the use of Low Impact Design methods;</u> and</p> <p>(d) <u>Whether there is sufficient space on site for a stormwater treatment device and infrastructure.</u></p>	Accept with minor amendment – refer to Attachment G.
	MRZ2-S12	<p>Ground floor internal habitable space</p> <p>(1) Activity status: PER Where:</p> <p>(a) Garages shall occupy less than 50% of the ground floor space internal to buildings on the site.</p> <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) The visual dominance of garaging, parking, and vehicle manoeuvring areas and the balance across the site of internal habitable space, outdoor living courts, and landscaping at ground level; and</p>	Accept

		(b) The design and location of garaging as viewed from streets or public open spaces.	
	MRZ2-S13	<p>Fences or walls</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) <u>Boundary Fences and walls:</u></p> <p>(i) <u>adjacent to between properties and any road boundaries;</u></p> <p>(ii) <u>Adjoining any OSZ - open space zone; or:</u></p> <p>(iii) <u>Between properties within the first 1.5m of the front yard</u></p> <p>(b) <u>Boundary fences and walls within (a) must comply with all of the following standards:</u></p> <p>(i) Be no higher than 1.5m if solid;</p> <p>(ii) Be no higher than 1.8m if:</p> <p>(1) Visually permeable for the full 1.8m height of the fence or wall;</p> <p>or</p> <p>(2) Solid up to 1.5m and visually permeable between 1.5 and 1.8m.</p> <p>(c) <u>Boundary fences and walls between properties further than 1.5m into the site must not exceed 2m.</u></p> <p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Building materials and design;</p> <p>(b) Effects on streetscape amenity; and</p> <p>(c) Public space visibility</p> <p>(d) <u>Amenity effects associated with access to sunlight.</u></p> <p><u>Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below</u></p>	Accept
	MRZ2-S14	<p>Building setbacks – water bodies</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building must be set back a minimum of:</p>	Accept

		<ul style="list-style-type: none"> (i) 20m from the margin of any lake; (ii) 20m from the margin of any wetland; (iii) 21.5m23m from the bank of any river (other than the Waikato River and Waipa River); (iv) 265.5m 38m from the margin of either the Waikato River and the Waipa River (v) 23m from mean high water springs (b) A public amenity of up to 25m² or pump shed within any building setback identified in MRZ2-S13(1)(a); (c) This standard 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) 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 including hydrology and flooding. (g) <u>Effect on hydrology and flooding.</u> (h) <u>In the Waikato River catchment, the extent to which the application enhances or benefits the Waikato River and its tributaries including groundwater resources.</u> (i) <u>Effects on cultural values identified in Maaori Values and Maatauranga Maaori Chapter; and</u> (j) <u>The objectives and policies in Chapter 2-20 - Te Ture Whaimana -Vision and Strategy.</u> 	
	MRZ2-S15	<u>Building setback – sensitive land use</u> (1) Activity status: PER Where:	Accept

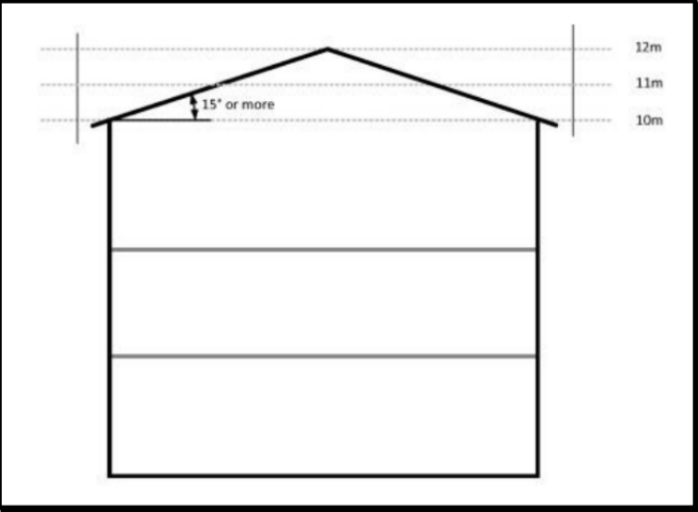
		<p>(a) Any new building or alteration to an existing building for a sensitive land use shall be set back a minimum of:</p> <p>(i) 5m from the designated boundary of the railway corridor;</p> <p>(ii) 15m from the boundary of a national route or regional arterial;</p> <p>(iii) 25m from the designated boundary 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>(vii) 6m from the centre of a gas transmission line 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) 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>	
	MRZ2-S16	<p>Building setback – Environmental Protection Area</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(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>	Accept
	MRZ2-S17	<p>Building and structure setback – rail corridor</p> <p>(1) Activity status: PER</p> <p>Where:</p>	Accept

		<p>(a) Any new building or structure, or alteration to an existing building or structure, shall be setback a minim of 2.5m from the designated boundary of the railway corridor.</p> <p>(b) Standard MRZ2-S17(1)(a) does not apply to fences or structures less than 2m in height, poles or aerials.</p> <p>(c) Standard MRZ2-S17(1)(a) does not apply to retaining walls, which must be setback a minimum of 1.5m from the destined boundary of the railway corridor.</p> <p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) The location, size and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</p> <p><i>Notification: Any restricted discretion activity under MRZ2-S17 shall not be notified or limited notified unless KiwiRail is determined to be an affected person in accordance with section 98B of the Resource Management Act 1991 or Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.</i></p>	
	MRZ-S18	<p>Building – Horotiu Acoustic Area (identified on the planning maps)</p> <p>(1) Activity status: PER Where:</p> <p>(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 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:</p> <p>(a) On-site amenity values;</p> <p>(b) Noise levels received at the notional boundary of the building;</p>	Accept

		<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-S1	<p><u>Height – Havelock industry buffer height restriction areas</u></p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building or structure with a maximum height not exceeding 5m, measured from the natural ground level, where it is located within the any of the following height restriction areas identified on the planning maps:</p> <p>(i) Havelock industry buffer height restriction area; and/or</p> <p>(ii) Havelock hilltop park height restriction area; and/or</p> <p>(iii) Havelock ridgeline height restriction area; and/or</p> <p>(iv) Area 1 Height Restriction area</p> <p>(2) Activity status where compliance not achieved: DIS</p>	Accept
	PREC4-S2	<p><u>Building restriction– sensitive land use within PREC4 – Havelock Precinct</u></p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any new building or alteration to an existing building for a sensitive land use within the PREC4 – Havelock Precinct that is located outside the Havelock Pōkeno Industry Buffer identified on the planning maps.</p> <p>(2) Activity status where compliance not achieved: NC</p>	Accept
	PREC4-S3	<p><u>Building design – sensitive land use within PREC4 – Havelock Precinct</u></p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building or structure with a maximum height not exceeding 8m, measured from the ground level immediately below that part of the structure, where it is located outside the Havelock Industry Buffer and the 'Height Restriction Area' (Rule-PREC4-S1) but within the 40 dB LAeq</p>	Accept

		<p>noise contour shown on the planning maps. (8m height 40dBa Noise Countour):</p> <p>(b) Any new building or alteration to an existing building for a sensitive land use located outside the Pōkero-Havelock Industry Buffer but within the 40 dB LAeq noise contour shown on the planning maps that is designed and constructed so that internal noise levels do not exceed 25 dB LAeq in all habitable rooms.</p> <p>(c) Provided that if compliance with clause (ab) 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> <p>(2) Activity status where compliance not achieved: DIS</p>	
	PREC4-S4	<p>Landscape Plantings - Havelock Precinct (Slope Residential Area)</p> <p>(1) Activity status: PER</p> <p>Where:</p>	Accept

		<p>(a) Any new building or alteration to an existing building within the Slope Residential Area that is landscaped to the following minimum standards:</p> <p>(i) 25% of the site area; and</p> <p>(ii) Comprises locally appropriate, eco sourced indigenous vegetation planted a maximum of 1.5m apart.</p> <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) Type, density and scale of indigenous vegetation; and</p> <p>(b) The extent to which the vegetated character of Slope Residential Area is achieved and buildings are located within a revegetated landform.</p>	
	PREC4-S5	<p>Building Reflectivity - Havelock Precinct</p> <p>(1) Activity status: PER Where:</p> <p>(a) Any new building or alteration to an existing building that is designed to the following minimum standards:</p> <p>(i) The exterior finish of any building has a light reflectance value of no more than 20% for roofs and no more than 30% for exterior walls; and</p> <p>(ii) All glazing on the elevations of any building shall be low reflectivity glass having a reflectivity of less than 16 per cent.</p> <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) Effects on landscape values and visual amenity of views from public places; and</p> <p>(b) Mitigation of effects including through plantings.</p>	Accept

	PREC4-S6	<p>Residential unit within the Slope Residential Area</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) <u>One residential unit per site.</u></p> <p>(2) Activity status where compliance not achieved: DIS</p>	Accept
	PREC4-S7	<p>Building coverage within the Slope Residential Area</p> <p>(1) Where:</p> <p>(a) <u>The maximum building coverage must not exceed 40% of the net site area.</u></p> <p>Medium Density Residential Standard Figures</p>  <p>Figure 1: Building Height (refer to MRZ2-S2)</p>	Accept

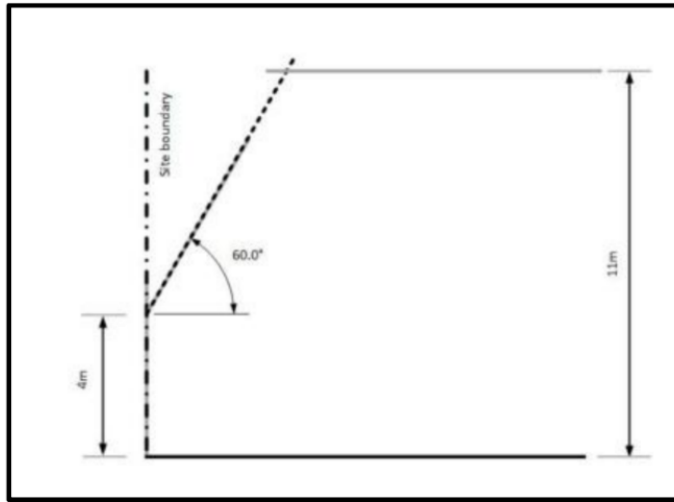


Figure 2: Height in relation to boundary (refer to MRZ2-S3)

(2) Activity status where compliance not achieved: DIS

Commercial Zone	COMZ-O4	<p><u>Huntly Commercial Precinct</u> Land within the Huntly Commercial Precinct is efficiently used to provide for mixed uses, including high-density urban living that increases housing capacity and choice.</p>	Accept
	COMZ-O5	<p><u>Outlook from Tuurangawaewae Marae</u> In Ngaaruawaahia the outlook from Tuurangawaewae Marae to Hakarimata Range Taupiri Maunga and Waikato Awa is recognised and provided for.</p>	Accept
	COMZ-P9	<p>Height. (1) Ensure the height of new buildings is complementary to, and promotes, the existing character of the zone and adjoining residential zones, <u>except within the Huntly Commercial Precinct.</u> (2) In Ngaaruawaahia, provide for the cultural relationship between Tuurangawaewae Marae the Hakarimata Ranges, Taupiri Maunga and the</p>	Accept with minor amendment – refer to Attachment G.

		<p>Waikato Awa within the Tuurangawaewae Marae Outlook High Potential Effects Area identified on the Planning Maps.</p> <p>(3) In Ngaaruawaahia, provide for the cultural relationship between Tuurangawaewae Marae and the Hakarimata Ranges and Taupiri Maunga within the Tuurangawaewae Marae Building Height Assessment Overlay identified on the Planning Maps.</p>	
	COMZ-P12	<p>Huntly Commercial Precinct – Multi unit development building heights</p> <p>(1) Enable a planned built character of up to 6 storeys for multi-unit development provided that:</p> <p>(a) Development provides quality on-site residential amenity for residents and supports attractive and safe streets.</p> <p>(b) The bulk, form and appearance of development above 3 storeys is required to mitigate visual dominance and overlooking of adjacent sites.</p>	Accept
	COMZ-R17	<p>A multi-unit development</p> <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>...</p> <p>(g) In the Huntly Commercial Precinct: For all side and rear boundaries that are not zone boundaries buildings above 12m in height must fit within a height plane of 12m, at the boundary plus 60 degrees. Must not protrude through a height control plane rising at an angle of 60 degrees commencing at an elevation of 12m above natural ground level at every point on the side and rear boundary.</p> <p>(h) In the Huntly Commercial Precinct: Residential units must have an outlook space of 6m in depth by 4m in width measured from the exterior of a unit's principal living room window. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width. This outlook area must be free of buildings and either be contained within the site or extend into public space or road. Outlook areas must not overlap outlook areas for other dwellings.</p>	Accept

		<p>Council’s discretion is restricted to the following matters:</p> <p><u>Design:</u></p> <p>(i) ...</p> <p><u>Additional Design matters within the Huntly Commercial Precinct:</u></p> <p>(a)(j) Sunlight and daylight access to adjoining sites; and</p> <p>(b)(k) Privacy and overlooking of adjoining sites;</p> <p>(c)(l) The effects on the heritage values of any scheduled heritage item</p> <p>(d)(m) The design and appearance of buildings including modulation and articulation of building mass to create visual interest and to break down larger elements;</p> <p>(e)(n) Landscape treatment of yards and frontages, including screening of taller buildings when viewed from adjoining residential zones.</p> <p>(f)(o) The effectiveness of screening of car parking and service areas from the view of people using public spaces.</p> <p>(g)(p) The maintenance or enhancement of amenity for pedestrians using public spaces or streets;</p> <p><u>On-site amenity:</u></p> <p>(i)(q) ...</p> <p><u>Additional on-site amenity matters within the Huntly Commercial Precinct:</u></p> <p>(h)(r) Dimensions of outlook area;</p> <p>(i)(s) Visual privacy and dominance effects on adjoining sites</p> <p>(j)(t) Internal amenity outcome.</p> <p>(k)(u) Methods to secure outlook if over adjoining site</p> <p><u>Infrastructure:</u></p> <p>(l)(v) The extent to which the design can be efficiently serviced with 3 waters infrastructure.</p> <p><u>Natural hazards:</u></p>	
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		<p>(f)(w) The extent to which the design avoids or mitigates effects arising from the presence of natural hazards.</p> <p>Staging:</p> <p>(m)(x) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner.</p> <p>(2) Activity status where compliance not achieved: DIS</p>	
	COMZ-S4	<p>Building height</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) ...</p> <p>(d) <u>The maximum height of any multi-unit development in the Huntly Commercial Precinct must not exceed 22m.</u></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;</p> <p>(d) Privacy on adjoining sites; and</p> <p>(e) <u>The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook.</u></p> <p>(f) In Ngaaruawaahia, in the Tuurangawaewae Marae High Potential Effects Area the potential to adversely affect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa; and</p>	Accept with minor amendment – refer to Attachment G

		(g) In Ngaaruawaahia, in the Tuurangawaewae Marae Building Height Assessment Overlay the potential to adversely affect the outlook from Tuurangawaewae Marae to Hakarimata Ranges and Taupiri Maunga.	
	COMZ-S5	<p>Height in relation to adjoining zone boundary</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building or structure must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins the:</p> <p>(i) GRZ – General residential zone;</p> <p>(ii) MRZ1 – Medium density residential zone 1;</p> <p>(iii) LLRZ – Large lot residential zone;</p> <p>(iv) SETZ – Settlement zone;</p> <p>(v) RLZ – Rural lifestyle zone; or</p> <p>(vi) OSZ – Open space zone; or</p> <p>(vii) MRZ2 – Medium density residential zone 2.</p> <p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Level of shading on any other adjoining sites;</p> <p>(d) Privacy on other sites; and</p> <p>(e) Amenity values of the locality and</p> <p>(f) The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook.</p> <p>(g) In Ngaaruawaahia in the Tuurangawaewae Marae High Potential Effects Area the potential to adversely affect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and Waikato Awa.</p>	Accept with minor amendment – refer to Attachment G
	COMZ-S6	<p>Building setbacks – zone boundaries</p> <p>(1) Activity status: PER</p>	Accept

		<p>Where:</p> <p>(a) A building must be set back a minimum of at least:</p> <p>(i) 3.0 m from rear and side boundaries adjoining any:</p> <p>(1) GRZ – General residential zone;</p> <p>(2) MRZ1 – Medium density residential zone 1;</p> <p>(3) LLRZ – Large lot residential zone;</p> <p>(4) SETZ - Settlement zone;</p> <p>(5) RLZ – Rural lifestyle zone; or</p> <p>(6) OSZ – Open space zone; or</p> <p>(7) MRZ2 – Medium density residential zone 2.</p> <p>(ii) ...</p> <p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>...</p>	
Town centre zone	TCZ-O4	<p><u>Outlook from Tuurangawaewae Marae.</u> <u>In Ngaaruawaahia the outlook from Tuurangawaewae Marae to Hakarimata Range Taupiri Maunga and Waikato Awa is recognised and provided for.</u></p>	Accept
	TCZ-P15	<p>Height.</p> <p>(1) Ensure the height of new buildings is complementary to, and promotes, the existing character of the business town centre within each town.</p> <p>(2) <u>In Ngaaruawaahia, provide for the cultural relationship between Tuurangawaewae Marae the Hakarimata Ranges, Taupiri Maunga and the Waikato Awa within the Tuurangawaewae Marae Outlook High Potential Effects Area identified on the Planning Maps.</u></p> <p>(3) <u>In Ngaaruawaahia, provide for the cultural relationship between Tuurangawaewae Marae and the Hakarimata Ranges and Taupiri Maunga within the Tuurangawaewae Marae Building Height Assessment Overlay identified on the Planning Maps.</u></p>	Accept with minor amendment – refer to Attachment G
	TCZ-S3	<p>Building height</p> <p>(1) Activity status: PER</p> <p>Where:</p> <p>...</p>	Accept with minor amendment – refer to Attachment G

		<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building (c) Extent of shading on an adjoining site; and (d) Privacy on adjoining sites; and (e) The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook. (f) In Ngaaruawaahia, in the Tuurangawaewae Marae High Potential Effects Area, the potential to adversely affect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and the Waikato Awa; and (g) In Ngaaruawaahia, in the Tuurangawaewae Marae Building Height Assessment Overlay, the potential to adversely affect the outlook from Tuurangawaewae Marae to Hakarimata Ranges and Taupiri Maunga. 	
	<p>TCZ-S4</p>	<p>Height in relation to boundary</p> <p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Any building or structure must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins the: <ul style="list-style-type: none"> (i) GRZ – General residential zone; (ii) MRZ1 – Medium density residential zone 1; (iii) LLRZ – Large lot residential zone; (iv) SETZ – Settlement zone; (v) RLZ – Rural lifestyle zone; or (vi) OSZ – Open space zone; or (vii) MRZ2 – Medium density residential zone 2 <p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p>	<p>Accept with minor amendment – refer to Attachment G</p>

		<p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Level of shading on any other sites adjoining site;</p> <p>(d) Privacy on other site; and</p> <p>(e) Amenity values of the locality; and</p> <p>(f) <u>The potential to adversely affect the cultural connection between Tuurangawaewae Marae to Hakarimata Range, Taupiri Maunga, and Waikato Awa as a result of changing the outlook.</u></p> <p>(g) In Ngaaruawaahia, in the Tuurangawaewae Marae High Potential Effects Area, the potential to adversely affect the outlook from Tuurangawaewae Marae to Hakarimata Ranges, Taupiri Maunga, and the Waikato Awa.</p>	
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