PART 3 - AREA SPECIFIC MATTERS

13 Area Specific Matters

13.1-GRZ General Residential Zone

Issues

Residential areas in Tokoroa, Putaruru, and Tīrau are mostly covered by the GRZ, however as there are some *objectives*, *policies* and rules that differ between the towns, Precincts have been identified for each town within the zone to cater for each area's needs.

The greater the potential adverse effect on the character and *amenity values* of an area, the greater the level of Council control. For example, low density single *residential units* are generally PER, while activities such as *visitor accommodation* for more than eight persons require a resource consent.

Standards have been developed for the GRZ which address potential adverse *environmental effects* and aim to promote a quality urban *environment* that affords choice as to the styles of living and to maintain good networks/links to reserves and to the town centre.

In Tokoroa, the uniformity of residential development is reflective of the period of sustained development of the town during the period through the 1950's and 1960's.

The elements and resources of importance to the character and *amenity values* of residential areas are visual amenity, quietness, a safe environment, maturing trees and green or open spaces on private property and the *road* reserve and a high quality and efficient supply of services. Therefore, emphasis is placed on the overall environmental quality of the zone, focusing on encouraging high standards of urban design, *landscaping*, visual amenity, and adequate *noise* control.

In Putaruru, the residential development in the town consists mostly of single-family *residential units* on sites of more than 800 square metres. Several houses clad in local stone add an unusual heritage feature and this has been recognised in the district plan. Putaruru represents the best of both worlds, a place that combines urban culture and diversity with small-town charm, affordability, and community.

The connection between town and countryside is emphasised by the fact that nowhere is very far from the rural area, and many *streets* have rural views. The developed reserves along the Oraka Stream form a valuable interface between urban and rural on the northern edge of the town. The character and *amenity values* of the zone come from its trees and visual attractiveness, quietness, a safe environment, and a high quality and efficient supply of services. The plan therefore focuses on encouraging high standards of *landscaping*, visual amenity, urban design, and adequate *noise* control.

The Tīrau Residential Precinct covers the majority of the township of Tīrau, with the remainder being zoned TCZ or GIZ. The zone intends to encourage some limited intensification and re-development of existing residential properties, but in a manner that retains the 'country village' atmosphere and the generally low-density housing style of development. Such redevelopment is appropriate, provided that a high quality of design is used, and new housing is generally consistent with existing density levels within Tīrau.

The zone will ensure pleasant and green places are maintained for people to walk around, with good walkway connections. Property sizes will remain generous to enable green space within residential properties. *Community events* and activities are provided for, as well as a mix of land-uses such as craftsperson's studios and *visitor accommodation*. This is so that side streets like Okoroire St and Rose Street can support and complement the vibrancy and business of the main street. Activities to meet the community's needs are also provided for, such as *community care housing* and *education facilities*.

Objectives

GRZ-O1

To establish a range of housing styles, cultural facilities, and recreational facilities that cater for changing lifestyles, an aging population, and the diverse ethnicity of the towns' populations.

GRZ-O2

To provide for outward expansion of existing townships where the new areas can be efficiently serviced with *network utilities and infrastructure* including provision for cycling and pedestrians, and where funding provision has been made consistent with the level of projected demand for new building sites for houses.

Policies

GRZ-P1

Enable *home businesses* and a range of non-residential activities in residential areas where the effects of these businesses are consistent with maintaining the character and *amenity values* of the residential neighbourhoods and do not adversely affect the vitality of the town centres.

GRZ-P2

Consolidate new residential development in the existing vacant, zoned and serviced *land*, and in the Putaruru Growth Cells identified by this Plan, in order to achieve the efficient use of existing *network utilities and infrastructure*.

GRZ-P3

Promote a high standard of urban design for new *development*, including reflecting the town's past and the locality's Raukawa heritage, and consideration of community safety and Crime Prevention Through Environmental Design (CPTED) principles.

PREC1- Putaruru

GRZ-PREC1-O1

Refer to GRZ-O1 and GRZ-O2

GRZ-PREC1-O2

To ensure that staged *development* in the Putaruru Residential Growth Cells does not compromise the future urban use of those areas.

GRZ-PREC1-P1

Refer to GRZ-P1 to GRZ-P3

GRZ-PREC1-P1

Land within the Putaruru Precinct Growth Cells will not be developed for urban use until the provision of *network utilities and infrastructure* to service the *land* is secured through private developer agreements or other appropriate legal mechanisms.

GRZ-PREC1-P2

Each Putaruru Residential Growth Cell shall be developed and serviced to provide sufficient capacity in *network utilities and infrastructure* for the same scale and density of residential and development anticipated for the entire Growth Cell.

PREC2- Tirau

GRZ-PREC2-O1

Refer to GRZ-O1 and GRZ-O2

GRZ-PREC2-P1

Refer to GRZ-P1 to GRZ-P3

GRZ-PREC2-P2

Retain the distinctive low-density nature and village character of the built form of Tirau.

PREC3- Tokoroa

GRZ-PREC2-O1

Refer to GRZ-O1 and GRZ-O2

GRZ-PREC2-P1

Refer to GRZ-P1 to GRZ-P3

Rules PREC1-Putaruru, PREC2-Tirau and PREC3-Tokoroa

GRZ-R1 PER Activities All PRECs	Subject to
(1) *Residential units* (maximum 2 per property)	(a) GRZ-R5(1) to (6) (b) For PREC1, GRZ-R6 (c) GRZ-R7 where relevant

(2) *Home business*	(a) GRZ-R5(1) to (6) (b) For PREC1, GRZ-R6 (c) the principal operator of the home occupation must be a permanent resident on site (d) the residential activity must remain the primary activity on the property with the home occupation involving not more than one third of the total floor space of *buildings* on the site (e) involve no more than up to four full-time equivalent staff (f) does not generate more than a total of 20 vehicle movements per day (i.e. a total of 10 vehicles involved in the commercial activity visiting and leaving the site) (g) shall not generate vehicle movements between the hours of 7.00pm and 7.00am (h) does not involve any exterior display or indication of the home occupation activity (apart from signage in compliance with the relevant zone standards) (i) does not cause any dust nuisance and/or objectionable odour as defined by a Council Enforcement Officer (j) does not include motor vehicle repair garages; wrecking and/or storage or recycling of vehicles; storage or recycling of vehicle parts, redundant white ware, bicycle frames, tyres, household waste, clothing, general rubbish; panel beating, spray painting or fibre-glassing; or facilities for the boarding, breeding and/or training of animals on a commercial basis. (k) does not include the slaughtering of animals, or the manufacturing or retail sale of food prepared in the kitchen of the residential unit (l) GRZ-R7 where relevant
(3) Craft workshops and studios	(a) GRZ-R5(1) to (6) (b) For PREC1, GRZ-R6 (c) GRZ-R7 where relevant

(4) *Community care housing*	(a) GRZ-R5(1) to (6) (b) For PREC1, GRZ-R6 (c) No more than 8 persons per site, excluding staff (d) GRZ-R7 where relevant
(5) *Hospitals and Homes for the Aged*	(a) GRZ-R5(1) to (6) (b) For PREC1, GRZ-R6 (c) No more than 8 persons per site, excluding staff (excluding Tokoroa Hospital) (d) GRZ-R7 where relevant
(6) *Health Care Services*	(a) GRZ-R5(1) to (6) (b) For PREC1, GRZ-R6 (c) GRZ-R7 where relevant
(7) *Housing for the Elderly*	
(8) *Educational facility*	(a) GRZ-R5(1) to (6) (b) For PREC1, GRZ-R6 (c) No more than 8 persons per site, excluding staff (d) GRZ-R7 where relevant
(9) Visitor accommodation	
(10) Accessory buildings	(a) GRZ-R5(1) to (6) (b) For PREC1, GRZ-R6 (c) GRZ-R7 where relevant
(11) Recreation and sporting activities on parks and reserves	
(12) Indoor sporting and recreation facilities provided for in an approved reserve management plan (under the Reserves Act 1977)	
(13) Carparks	
(14) Emergency Service Facilities	
(15) Tokoroa Hospital on Lot 1 DPS 11665, Lot 2269 DPS 10289 and Lot 2 DPS 2211 (55-75 Maraetai Road, State Highway 32, Tokoroa	

(16) Relocatable buildings	(a) GRZ-R5(1) to (6) (b) For PREC1, GRZ-R6 (c) Any *relocatable building* intended for use as a *residential unit* (excluding previously used garages and *accessory buildings*) must have been designed, built and used as a *residential unit* (d) A building pre-inspection report by an independent Licenced Building Practitioner (design) or building surveyor shall accompany the application for a building consent for the destination site prior to relocation. That report is to identify: (i) All reinstatement works that are to be completed to the exterior of the *building*, and (ii) Proposed insulation to meet Clause H1 (energy efficiency) of the New Zealand Building Code (for Zone 2) for underfloor and ceiling insulation (compliance is to be ascertained in accordance with the compliance document for the New Zealand Building Code, Clause H1 Energy Efficiency - third edition, or any equivalent solution.) (e) The *building* shall be located on permanent foundations approved by building consent, no later than 2 months of the *building* being moved to the site. (f) All other reinstatement work and insulation required by the building inspection report and the building consent to reinstate the exterior of any relocatable *residential unit* shall be completed within 12 months of the *building* being delivered to the *site*. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. (g) The proposed owner of the relocated *building* must certify to the Council that all reinstatement work will be completed within the twelve-month period of the *building* being delivered to the site. (h) GRZ-R7 where relevant
(17) Within PREC1-Putaruru, pastoral farming activities lawfully established on the land concerned as at 13 May 2020	(a) GRZ-R5(1) to (6) (b) For PREC1, GRZ-R6 (c) GRZ-R7 where relevant

GRZ-R2 RDIS Activities	Subject to
(1) Any activity listed in GRZ-R1 (PER) that does not comply with the Standards in GRZ-R5	**Matters of discretion** (a) AA-R3(1) (b) AA-R3(2)
(2) Residential units on sites with a net site area (per residential unit) of between 300m²-450m².	**Matters of discretion** (a) Separation and design of *residential units* for visual and aural privacy, including screening, the bulk of proposed *buildings* in relation to neighbouring properties, and the location of open space and glazing (b) Arrangement of yard space, including the use of zero lot lines, common open space and room for trees and *landscaping* (c) The orientation, roof pitch and style, and footprint of the *residential units*, in terms of promoting a difference from other *residential units* existing or proposed nearby (d) The location of any garages or carports, and the layout of access drives, parking and manoeuvring spaces, in terms of maximising the amount and amenity of *outdoor living space*, promoting safety and minimising conflict between vehicles and people using the site and adjoining properties and *roads*.
(3) In PREC3-Tokoroa, *Relocatable buildings* that do not meet the standards	
GRZ-R3 DIS Activities	**Subject to**
(1) Activities that are not PER, RDIS or NC will be DIS activities in the GRZ	**Assessment criteria** (a) AA-R4 (b) Refer to GRZ-R5(1) to (6) as a guide (c) GRZ-R6 PREC1 as a guide (d) GRZ-R7 where relevant

(2) More than two *residential units* on a site	**Assessment criteria** (a) Separation and design of *residential units* for visual and aural privacy, including screening, the bulk of proposed *buildings* in relation to neighbouring properties, and the location of open space and glazing (b) Arrangement of yard space, including the use of zero lot lines, common open space and room for trees and *landscaping* (c) The orientation, roof pitch and style, and footprint of the *residential units*, in terms of promoting a difference from other *residential units* existing or proposed nearby (d) The location of any garages or carports, and the layout of access drives, parking and manoeuvring spaces, in terms of maximising the amount and amenity of *outdoor living space*, promoting safety and minimising conflict between vehicles and people using the site and adjoining properties and roads.
(3) *Marae development and papakāinga* (4) Health and veterinary services	**Assessment criteria** (a) The potential impact of the *development* on traffic safety and efficiency (b) The effect of any educational and employment initiatives upon the *amenity values* of nearby properties (c) The extent of the potential social, economic and cultural benefits of the proposal for *Tangata Whenua.*
(5) *Offices* (6) *Community facility* (7) *Retail Activities* within PREC1- Putaruru and PREC2-Tīrau (8) *Restaurants, Bars, and Cafes* within PREC1- Putaruru and PREC2-Tīrau	**Assessment criteria** (a) AA-R4 (b) Refer to GRZ-R5(1) to (6) as a guide (c) GRZ-R6 as a guide (d) GRZ-R7 where relevant
GRZ-R4 NC Activities	**Subject To**
(1) *Industrial activities*	**Assessment criteria**

(2) *Service industry*	GRZ-R5 used as a guide
(3) *Service stations including motor vehicle repair*	
(4) *Outdoor storage*	
(5) *Residential units* on *sites* with a net site area (per *residential unit* of less than 300m^2)	
(6) Retail activities within PREC3-Tokoroa	
(7) Restaurants, Bars and Cafes within PREC3-Tokoroa	

GRZ-R5 Standards for all GRZ Areas and Precincts

R5(1) Building Setbacks

(a) *Buildings* must be setback from the *front boundary* at least 3m

(b) *Buildings* must be setback from *side and rear boundaries* at least 1.5m

(c) Subject to the written consent of adjoining owners any *building* setback other than a front setback may be reduced to whatever level is acceptable to the parties.

R5(2) Outdoor Living Space

(a) Each *residential unit* shall have an *outdoor living space* with a minimum of 50m² in area, that is directly accessible from the *residential unit*, at least 50% of the area is to the north of the *building*, with the minimum dimension being 2.5 metres, and with one part of the area capable of containing a rectangle of 4 metres by 6 metres.

(b) The outdoor area is for the exclusive use of each *residential unit* that is readily accessible from the *residential unit*, and is free of *buildings*, driveways, vehicle manoeuvring areas, and parking spaces. An *outdoor living space* may include the area beneath eaves, and uncovered decks and terraces.

R5(3) Building coverage

(a) The maximum extent that *buildings* can cover a site is 45%.

(b) The maximum *building coverage* for Emergency Service Facilities is 55%

R5(4) Building Height

(a) Maximum *Building Height* - 8 metres

(b) The maximum *height* for *Emergency Service Facilities* is 15m

(c) Maximum *Height in Relation to Boundary* - No part of any *building* shall protrude through a plane rising at an angle of 45 degrees commencing at an elevation of 3m measured at the boundary.

(d) Parts of *buildings* that may protrude through the height control lines are chimneys, flues and similar projections, television, and *telecommunication* aerials and dishes, rainwater tanks, *domestic scale renewable energy devices*, and in addition on commercial and industrial *buildings*, lift machinery, air-conditioning and heating plants; all attached to the *building* and projecting not more than 3m above the building *height* standard for the zone, and less than 4m^2 in area.

R5(5) Housing Density

Minimum area of *land* required for each *residential unit* shall be 450m² of net site area.

R5(6) Exclusions/Inclusions for residential units

(a) *Residential units* do not include residential use of tents, buses or caravans/camper vans, whether in association with use of another *building* or not, except for a period not exceeding one month

(b) It includes the construction, alteration, removal or demolition of *residential units* (except *buildings* listed in SCHED1-HH, an existing *residential unit* moved within the same *site*, and new prefabricated *residential units* that are constructed elsewhere and then moved onto the site.

GRZ-R6 PREC1 Standards

R6(1) Limitations of Putaruru Growth Cell 1 (Overdale Road).

(a) No permitted activity within Putaruru Growth Cell 1 shown on the Planning Maps shall cause the cumulative number of *residential unit* sites within that Growth Cell to exceed 328 *Household Unit Equivalents*. This calculation shall include any multi-unit developments already approved by Council.

R6(2) Limitations of Putaruru Growth Cell 2 (Ruru Street)

(a) No PER activity within Putaruru Growth Cell 2 shown on the Planning Maps shall cause the cumulative number of *residential unit* sites within that Growth Cell to exceed 67 *Household Unit Equivalents*. This calculation shall include any multi-unit developments already approved by Council.

GRZ-R7 Other Plan Matters

The following may also be relevant:

(1) Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transportation

(2) Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards

(3) Section 9.1 Historic Heritage

(4) Chapter 11 Subdivision

(5) Section 12.1 All Activities

(6) Section 12.2 Activities on the Surface of Water, 12.3 Air Emissions, 12.4 Earthworks, 12.5 Financial Contributions, 12.6 Light,12.7 Noise, 12.8 Signs, 12.9 Temporary Activities

(7) Part 3- Any relevant overlay

GRZ- Principal Reasons

GRZ-PR1

The plan's provisions have sought to generate better urban design outcomes through a more flexible approach (in the way activity lists are used) and a more targeted approach (in the Standards that are applied). An example of this flexibility is the broad range of PER Activities within residential areas of the towns – which will add interest and help to revitalise these areas.

GRZ-PR2

Four areas shown on the Planning Maps have been newly zoned for "greenfield" residential and business *development* in Putaruru. The size and location of these Growth Cells reflects the Council's latest growth projections, and more than caters for the additional demand for houses and business over the 2020-2030 period.

GRZ- Anticipated Environmental Results

GRZ-AER1

A range of housing styles that caters for the changing lifestyle and increasing ethnic diversity of the towns' population

GRZ-AER2

A range of non-residential activities are established consistent with maintaining the character and *amenity values* of the residential neighbourhoods

GRZ-AER3

Consolidation of new residential development within existing vacant, zoned and serviced *land* to achieve the efficient use of existing infrastructure

GRZ-AER4

Well-maintained public reserves serve the neighbourhood, town and district and region wide needs for active and passive recreation

GRZ-AER5

Safe pedestrian and cycleway connections link residential neighbourhoods with public reserves, schools and the town centre, and in future linking with the Waikato River Trails and to the east along the disused Rotorua rail corridor

GRZ-AER6

Residential *development* is undertaken in a manner that avoids the effects of hazards.

GRZ-AER7

Oraka Stream walkways are developed to connect to Tīrau in the long-term and further south to Domain Road to connect with tree-lined walkways into town

GRZ-AER8

Lot orientation and residential development maximises solar energy/gain and opportunities for *domestic-scale renewable energy generation*

GRZ-AER9

Buildings are sited and designed to allow adequate sunlight access for neighbouring properties

GRZ-AER10

New *residential units* are designed and built taking known flood hazards into account.

13.2-GRUZ General Rural Zone

Issues

Areas used predominantly for *primary production* activities, including *intensive indoor primary production*. The zone may also be used for a range of activities that support *primary production* activities, including associated *rural industry* and other activities that require a rural location.

Most of the land outside the settlements is in the rural area and within the GRUZ that covers this part of the district. Pastoral farming and production forestry are the main land use activities within the GRUZ. The economy is dependent on *primary production*, and the associated secondary processing facilities, in the rural area for the long-term growth and development of the district.

The GRUZ is a working environment that supports a diverse range of *primary production* activities and associated processing facilities.

The key elements that influence rural character and *amenity values* are:

- A working rural production environment with the orderly arrangement of paddocks, shelter belts, livestock, farm access tracks and production facilities, tree plantations and fire breaks
- An open space *environment* (in the case of pastoral farming enterprises) with *buildings* comprising only a minor element in the landscape
- A dispersed pattern of *residential units*
- *Noise*, odours, sprays and effluent disposal systems associated with a range of production activities
- The absence of urban level infrastructure services
- *Wetlands*, native vegetation or forest areas, riparian margins and other natural areas.

Agricultural activities within the General Rural Zone have changed dramatically over the last decade. Large expanses of land have been converted to more intensive practices including dairy farming, and existing dairy farms have intensified their operations. Consequently, the environment and landscape have undergone extensive change, with resulting impacts on biodiversity and water quality. Restoring and protecting the health and wellbeing of the waterways in the Waikato River catchment is essential to achieve the Vision and Strategy for the Waikato River.

Conversion of commercial forestry land for farming is generally accepted as contributing diffuse pollution to waterways in the district. Dealing with the impacts of diffuse discharges on waterways is a pressing national, regional and local issue. For this reason, specific environmental consent requirements and standards are now included in the district plan to improve the sustainable qualities of the soil resource and the biodiversity of riparian areas and the receiving water environments.

While the protection of the environmental quality of the rural land resource is important, so is the ability of landowners to adjust to changing land use practices and economic trends such as conversion of parts of the forest estate to dairying. Change should be enabled so long as the *sustainable management* of natural resources is maintained. Existing farming and production *forestry* activities are therefore permitted

with a minimum of regulatory control. Conversions from forest to farmland will be a controlled activity so that they can be made subject to site-specific best practice standards of environmental performance.

A diverse range of other rural-based activities operate in the GRUZ such as *mineral exploration*, *mining and quarrying* and *intensive indoor primary production*. These operations have the potential to create and be impacted on by reverse sensitivity issues associated with noise, dust, or odour. They may also have a significant impact on the safe and efficient operation of the transport network unless appropriate management is in place. The provisions seek to both limit the degree of *effects* themselves, and to create buffers between these activities and any new *residential units* in rural areas.

There is a growing opportunity for tourist related outdoor recreational activities and culturally based tourism operations to establish in rural areas. These opportunities are based on the district's rich history and culture, and scenic and environmental qualities, including the Waikato River Trails (walkways and cycleways). These activities can be managed to remain generally small-scale and have relatively low impacts on the *environment*.

Minimum *subdivision* controls and restrictions on the number of *residential units* per property are necessary to maintain opportunities for *primary production* activities to establish, expand and diversify without small lot residential development hampering such prospects. More intensive subdivision of large tracts of rural land has the potential to create adverse *effects*.

Objectives

GRUZ-O1

To maintain the productive capabilities of the rural land resource for *primary production* activities.

GRUZ-O2

To provide sufficient capability and opportunities for the District's primary produce to be processed within the District's rural areas.

GRUZ-O3

To avoid the establishment of non-*rural based activities* that do not have a legitimate need for a rural location, or which are potentially incompatible with activities that require such a location, including for reasons of *reverse sensitivity*.

GRUZ-O4

To recognise and provide for the special relationship of Māori with their ancestral lands, water, sites, *wāhi tapu* and other taonga in rural areas.

GRUZ-O5

To provide for *mineral exploration*, and *mining and quarrying* activities (including use of those resources by associated industries) that avoid, remedy or mitigate adverse effects on existing neighbouring land uses and amenity values, while recognising that the location of these activities is often fixed and dependent upon the location of the resources.

GRUZ-O6

To provide for *intensive indoor primary production* that avoids, remedies or mitigates adverse effects on existing neighbouring land uses and *amenity values*.

GRUZ-O7

To identify and address possible effects from activities in rural areas in catchments in the district, and on the health and wellbeing of the Waikato River and its catchment during decision making.

Policies

GRUZ-P1

Maintain the availability of the rural land resource to be used for *primary production* purposes.

GRUZ-P2

Promote land management practices that are consistent with the productive capabilities of the soil/land resource

GRUZ-P3

Facilitate new industries within rural areas for processing primary produce, and the expansion of existing industries.

GRUZ-P4

Provide for *primary production* purposes and associated *residential units* and ancillary *buildings* and facilities such as store/loading areas including the bulk store *of hazardous substances* for cleaning process plant and equipment, *fertiliser* storage and for *wastewater* treatment, tanker reception areas, services *buildings* and storage silos.

GRUZ-P5

Avoid land use and development in the rural area that does not have an operational or other legitimate requirement for a rural location.

GRUZ-P6

Provide for the operation, maintenance and development of quarrying and other mineral extraction activities, and *intensive indoor primary production* within the rural area and where potential adverse effects on rural land uses, and landscape, ecological, cultural and heritage values are avoided, remedied or mitigated.

GRUZ-P7

Avoid, remedy or mitigate the adverse *effects* of activities on the existing character and *amenity values* of the surrounding rural area and avoid those activities that would cause *reverse sensitivity* concerns for established *rural-based activities* (including existing *network utilities and infrastructure*).

GRUZ-P8

Avoid establishing activities that could limit the legitimate/authorised operation of existing rural based activities such as *intensive indoor primary production*, *mineral exploration*, *mining and quarrying* activities, *network utilities and infrastructure*.

GRUZ-P9

Maintain Tokoroa Airport to ensure that the effects of other activities in the vicinity of the *site*, on operations and safety are avoided, remedied or mitigated.

GRUZ-P10

Enable Māori to develop ancestral lands for marae, papakāinga and recognised customary activities to enhance the cultural, spiritual, economic, social and archaeological values and associations of these sites.

GRUZ-P11

To minimise the potential for adverse *effects* of rural lifestyle *subdivision*, use and *development* at the interface of the GRUZ with other zones.

GRUZ-P12

To achieve the Objectives of the Vision and Strategy for the Waikato River by managing land-use within rural areas located within the River catchment in a way that restores and protects the health and wellbeing of the Waikato River, including by:

(a) Limiting rural lifestyle development to specific zoned areas

(b) managing the effects of large-scale land-use change

GRUZ-Rules

GRUZ-R1 PER Activities	Subject to
(1) *Primary production* (excluding mineral exploration, *mining and quarrying*)	Relevant standards in GRUZ-R6(1) to (9) and GRUZ-R7
(2) *Residential Units*	
(3) *Accessory buildings*	
(4) *Recreation and sporting activities* on *parks and reserves*, and associated structures	

(5) *Home business*	(a) GRUZ-R6(1) to (9) and GRUZ-R7 (b) the principal operator of the *home business* must be a permanent resident on *site* (c) the residential activity must remain the primary activity on the property with the *home business* involving not more than one third of the total floor space of *buildings* on the *site* (d) involve no more than up to four full-time equivalent staff (e) does not generate more than a total of 20 vehicle movements per day (i.e. a total of 10 vehicles involved in the commercial activity visiting and leaving the *site*) (f) shall not generate vehicle movements between the hours of 7.00pm and 7.00am (g) does not involve any exterior display or indication of the *home business* activity (apart from *signs* in compliance with the relevant zone standards) (h) does not cause any *dust* nuisance and/or objectionable odour as defined by a Council Enforcement Officer (i) does not include motor vehicle repair garages; wrecking and/or storage or recycling of vehicles; storage or recycling of vehicle parts, redundant white ware, bicycle frames, tyres, household waste, clothing, general rubbish; panel beating, spray painting or fibre-glassing; or facilities for the boarding, breeding and/or training of animals on a commercial basis. does not include the slaughtering of animals, or the manufacturing or retail sale of food prepared in the kitchen of the residential unit (j) The maximum floor area available for retail sales is 50m²
(6) *Visitor accommodation*	(a) Relevant standards in GRUZ-R6(1) to (9) and GRUZ-R7; and (b) Services shall be for no more than 8 persons at any one time (excluding staff) per *site*

(7) *Veterinary services*	Relevant standards in GRUZ-R6(1) to (8) and GRUZ-R7
(8) Animal boarding services	
(9) *Agricultural contractors' depots*	
(10) *Educational facility*	(a) Relevant standards in GRUZ-R6(1) to (8) and GRUZ-R7; and (b) Services shall be for no more than 8 persons at any one time (excluding staff) per *site*
(11) Residential Care Homes and Homes for the Aged	(a) Relevant standards in GRUZ-R6(1) to (9) and GRUZ-R7; and (b) Services shall be for no more than 8 persons at any one time (excluding staff) per *site*
(12) *Golf courses and associated clubhouses*	Relevant standards in GRUZ-R6(1) to (8) and GRUZ-R7
(13) *Community Facility* limited to existing country halls (including the upgrading or replacement)	
(14) *Commercial Tourism and recreational activities*	(a) Relevant standards in GRUZ-R6(1) to (8) and GRUZ-R7; and (b) The maximum floor area available for retail activities ancillary to *commercial tourism and recreational activities* is 50m², and (c) The maximum floor area available for cafes and restaurants ancillary to *commercial tourism and recreational activities* is 100m²
(15) Pedestrian tracks and cycleways associated facilities such as seating, tables, and toilets	Relevant standards in GRUZ-R6(1) to (8) and GRUZ-R7;
(16) *Cemeteries, urupā and crematoria*	
(17) *Saleyards*	
(18) Treatment and disposal of wastes from the pulp and paper mill and wood processing activities on the Kinleith industrial site	(a) Relevant standards in GRUZ-R6(1) to (8) and GRUZ-R7; and (b) In accordance with any Regional Council requirements.

(19) The storage, treatment, piping and spreading of agricultural effluent including dairy factory liquid by-products and wastes as a *fertiliser* and/or for irrigation purposes	GURZ-R6(7) and GRUZ-R7
(20) Any activities carried out in accordance with a Conservation Management Strategy, or management plan under the Reserves Act 1977 or the Conservation Act 1987	Relevant standards in GRUZ-R6(1) to (8) and GRUZ-R7
(21) *Recreational hunting*	
(22) *Mineral exploration*, *mining and quarrying*, if the amount of material extracted from each *site* does not exceed 1000 cubic metres per year.	NFL-R5(1) and NFL-R5(2)
(23) *Emergency Service Facilities*	Relevant standards in GRUZ-R6(1) to (7) and GRUZ-R7
(24) *Relocatable buildings*	(a) Relevant standards R6(1) to (6); R6(8)and R6(9) (b) Relevant standards in GURZ-R7
(25) *Aircraft landing areas, aerodromes and associated facilities.*	Relevant standards in GRUZ-R6(1) to (8) and GRUZ-R7
GRUZ-R2 CON Activities	**Subject to**
(1) *Marae development and papakāinga*	**Matters of control** (a) The potential impact of the development on traffic safety and efficiency (b) The effect of any educational and employment initiatives upon the amenity values of nearby properties
(2) Conversion of commercial *forestry* land for farming ADVICE NOTE: the conversion process excludes the harvesting (felling and extraction) of timber from the *site* as provided for in the definition of *forestry*	**Matters of control** (a) Measures to manage the effects on riparian margins including existing *indigenous vegetation* and stock access within these margins (b) Conditions of consent that ensure standards in GRUZ-R6(1) to (8) and GRUZ-R7 are implemented in an appropriate manner to

	minimise the actual and potential adverse effects including cumulative effects of the activity. (c) Measures to manage the actual and potential effects resulting from the extent of disturbance of natural character, access, *amenity values* and landscapes including cultural landscapes, cultural sites, and archaeological sites, and *indigenous biodiversity*. (d) Monitoring and/or review conditions
GRUZ-R3 RDIS	**Subject to**
(1) Any activity listed in GRUZ-R1 (except for commercial tourism and recreational activities) that does not comply with the relevant Standards in GRUZ-R6	**Matters of discretion** (a) Matters related to the effect of allowing non-compliance with the particular standard(s) which the proposal has failed to meet. (b) AA-R3(2)
(2) Any activity listed in GRUZ-R2 that does not comply with the relevant standards in GRUZ-R6	(a) Matters related to the effect of allowing non-compliance with the particular standard(s) which the proposal has failed to meet. (b) The matters of control under GRUZ-R2 (c) AA-R3(2)
(3) Any *building* that does not conform to the setbacks in GRUZ-R6(2), subject to an application providing a geotechnical assessment to assess potential erosion and instability threats for those identified *building* sites	(a) Matters related to the effect of allowing non-compliance with the particular standard(s) which the proposal has failed to meet. (b) AA-R3(2) (c) Distance between residential unit and *intensive indoor primary production* (d) Effects on other land use activities, including *reverse sensitivity* effects (e) Matters in industry Codes of Practice.
(4) *Poultry farming* complying with the minimum setbacks specified in R6(9)	(a) GRUZ-R6(2)(c) (b) Any *building*, compound or part of a *site* used for *poultry farming* shall be setback a minimum of 300m from any *residential unit*; any *educational facility*; and any residential care homes and homes for the aged (but excluding *residential units* and the other

	listed facilities within the property containing the *poultry farming* activity). (c) Shed location, scale and design (d) Compliance with relevant industry standards or codes of practice (e) The extent of *landscaping*, and the on-going maintenance of *landscaping* (f) The means of ventilation from the sheds (g) Impacts of topography and prevailing winds (h) Traffic effects (i) The provision of a Management Plan specifying how operational practices will mitigate potential adverse odour, *noise* and *dust* effects, including a waste management strategy and a complaints and monitoring procedure (j) AA-R3(2)
GRUZ-R4 DIS Activities	**Subject to**
(1) Activities that are not PER, CON, or RDIS will be DIS activities in the GRUZ	**Matters of discretion** (a) AA-R4 (b) Standards in GRUZ-R6 used as a guide (c) The extent to which the proposal concerns a novel or different type of land-use activity that could not have been anticipated when the plan was developed
(2) Intensive indoor primary production except for poultry farming activities under R3(3)	(a) AA-R4 (b) Standards in GRUZ-R6 used as a guide (c) The degree of separation proposed between any building or pen housing animals and any building, boundary or road. Council may increase or relax the separation distance where on the grounds of public health, amenity values, intensity of use, odour, noise, visibility, noxiousness or other reasons it is appropriate to do so. The separation distances proposed by the Pork Industry Board's Code of Practice shall be used as a guideline for assessing the

	adequacy of separation around any proposed pig farming operation.
(3) Club or group outdoor recreation activities involving motor sports or firearms	(a) AA-R4 (b) Standards in GRUZ-R6 used as a guide
(4) Service stations including motor vehicle repair garages	(a) AA-R4 (b) Standards in GRUZ-R6 used as a guide (c) The extent to which the proposal will be screened from adjacent residential activity by landscaping or fencing (d) The effect of any access points on traffic safety and efficiency (e) The extent to which lighting will be managed to avoid nuisance on residential properties (f) Whether vehicle parking and manoeuvring can be accommodated on site (g) The extent to which signs comply with general controls in the zone (h) The adequacy of proposals to collect and deal with potentially contaminated stormwater (i) The extent to which the proposal is likely to have an effect on the amenity values sought by the objectives for the zone.
(5) *Transport and courier depots*	(a) AA-R4 (b) Standards in GRUZ-R6 used as a guide
(6) Any industry which is ancillary to *primary production* excluding quarrying activities, including premises used for the manufacture of milk products, abattoirs, timber processing, stock yards and *saleyards*, cool stores and pack houses	(a) AA-R4 (b) Standards in GRUZ-R6 used as a guide (c) The degree to which the proposal meets the standards specified for industries in the GIZ (d) The effect of the activity upon the health and wellbeing of the Waikato River
(7) *Mineral exploration*, *mining and quarrying* activities if the amount of material extracted from each *site* exceeds 1000 cubic metres per year. This does not include quarrying allowed as part of the definition of *forestry*.	(a) AA-R4 (b) Standards in GRUZ-R6 used as a guide (c) The techniques to be used in the operation

(8) Any industry ancillary to or associated with *mineral exploration, mining and quarrying*	(d) The likely duration of the quarrying or filling (e) Restoration and the ultimate use of the *site* (f) Adequate set-back and separation distances from roadways and adjoining uses, for visual amenity reasons and for *noise* attenuation (g) Traffic management measures for heavy vehicles
(9) *Commercial tourism and recreational activities* that do not conform to the Standards in GRUZ-R6	(a) AA-R4 (b) Standards in GRUZ-R6 used as a guide
(10) Commercial *aircraft landing areas, aerodromes and associated facilities*	
(11) *Poultry farming* that does not comply with the minimum standards in R6(9)	(a) AA-R4 (b) Standards in GRUZ-R6 used as a guide (c) The degree of separation proposed between any *building* or pen housing animals and any *building*, boundary or *road*. Council may increase or relax the separation distance where on the grounds of public health, *amenity values*, intensity of use, odour, *noise*, visibility, noxiousness or other reasons it is appropriate to do so.
GRUZ-R5 NC Activities	**Subject to**
(1) Outdoor Storage	

GRUZ-R6 –Standards

R6(1) Building Setbacks from Boundaries

(a) The minimum *building* setback requirements for *residential units* and *accessory buildings* are:

i) 10 metres from the *front boundary*

ii) 5 metres from *side and rear boundaries*

(b) The minimum setback for all other *buildings* (except as provided for under GRUZ-R6(2)) is 15 metres.

R6(2) Other Building Setbacks

(a) All *buildings* must be setback at least 25 metres from the top of the bank of the Waikato River, and from hydro-electric power operating easements at least 25 metres

(b) All *buildings* must be set back at least 20 metres from:

i) the bed of any other *river* or *lake*

ii) the edge of any *wetland* with an area greater than 0.5 hectares

(c) All *buildings* housing animals must be set back at least:

i) 50 metres from any property boundary, excluding a *road* boundary, for *sites* of more than four hectares

ii) 25 metres from any property boundary, excluding a *road* boundary, for *sites* of four hectares or less.

(d) New *residential units*, *educational facilities* as well as residential care homes and homes for the aged shall be located at least 300 metres from any *building*, compound or part of a *site* used for *poultry farming* or an *intensive indoor primary production* activity on a neighbouring *site*.

(e) New *residential units* shall be located at least 50 metres from the boundary of a *site* in the Industrial zone.

(f) All new *buildings* must be setback at least 30m from the legal boundary of an existing plantation forest.

(g) Any tree planted in the vicinity of any *road* boundary shall be so located that the tree will be wholly located within the property at full growth.

(h) Trees planted within 20m of any *road* intersection will not be permitted unless of such type or so located as not to impair visibility from the intersection whether at time of planting or in the future. Council may require the removal of any trees that unduly restrict visibility at an intersection.

(i) Council consent shall be obtained prior to the undertaking of any continuous planting of trees likely to grow to a height in excess of 10m and located within 5m of any local *road* boundary and 20m of the sealed edge of any state highway. When considering any application made under this Rule, Council shall take into account the likely effect on the *road* and *road* user during the winter months.

(j) New *residential units* shall be located outside of the setback as shown on Planning Maps 6 and 9, being a setback distance of 300m from the boundary of a *site* containing *mineral exploration, mining and quarrying* activities.

R6(3) *Height*

(a) Maximum *Building Height* - 15 metres

(b) Maximum *Height in Relation to Boundary* - No part of any *building* shall protrude through a plane rising at an angle of 45 degrees commencing at an elevation of 3 metres measured at the boundary

(c) No *building*, *structure*, *mast*, tree or other object shall penetrate any of the Tokoroa Airport approach/departure slopes, transitional side slopes or horizontal surface as shown on Planning Map No's 31, 32, 35, 38 and 44. Where the ground rises so that it penetrates or becomes close to the approach/departure slopes or transitional side slopes then these slopes may be adjusted in conformity with the contours of the ground so as to provide a vertical clearance of 10 metres above ground level. Refer to SPZ-AIRP-R5(3)(b).

(d) Parts of *buildings* that may protrude through the *height* control lines are chimneys, flues and similar projections, television, and telecommunication aerials and dishes, rainwater tanks, *domestic scale renewable energy devices*, and in addition on commercial and industrial buildings, lift machinery, air-conditioning and heating plants; all attached to the *building* and projecting not more than 3m above the *building height* standard for the zone, and less than 4m^2 in area.

R6(4) Building Coverage

(a) The maximum amount of the *site* which can be covered by *buildings* is:

(i) 5% for *sites* of one hectare or more

(ii) 10% for *sites* less than one hectare

(b) The maximum *gross floor area* of any *building* is 500m^2

R6(5) Maximum number of residential units per property

Residential Units shall be subject to the following restrictions:

Area of Property (ha)	Maximum number of residential units
Less than 4	1
4-70	2
70-150	3
Over 150	5

For the purpose of this rule 'property' means land in one Computer Freehold Register.

R6(6) Silt Control

(a) All silt shall be contained within the *site* from which it is sourced, except where the discharge is authorised by a resource consent or rule in the Waikato Regional Plan

(b) Any stockpiles of loose material shall be contained or maintained in such a manner to prevent dispersal of material into the air causing nuisance to a neighbouring property, unless the discharge is authorised by a resource consent or rule in the Waikato Regional Plan.

R6(7) Storage, treatment and spreading of Agricultural Effluent

Storage, treatment or spreading of agricultural effluent including dairy factory liquid by-products and wastes as a *fertiliser* and/or for irrigation purposes, shall not be undertaken within 50 metres of a *residential unit* or property boundary, or within 20 metres of the edge of a waterbody (*wetlands*, or the banks of any *river*, stream or *lake*). This rule does not apply to spreading dry manure or *fertiliser*.

R6(8) Relocatable buildings

(a) Any *relocatable building* intended for use as a *residential unit* (excluding previously used garages and *accessory buildings*) must have been designed, built and used as a *residential unit*.

(b) A *building* pre-inspection report by an independent Licenced Building Practitioner (design) or building surveyor shall accompany the application for a *building* consent for the destination *site* prior to relocation. That report is to identify:

i) All reinstatement works that are to be completed to the exterior of the *building*, and

ii) Proposed insulation to meet Clause H1 (energy efficiency) of the New Zealand Building Code (for Zone 2) for underfloor and ceiling insulation (compliance is to be ascertained in accordance with the compliance document for the New Zealand Building Code, Clause H1 Energy Efficiency - third edition, or any equivalent solution.)

(c) The *building* shall be located on permanent foundations approved by building consent, no later than 2 months of the *building* being moved to the *site*.

(d) All other reinstatement work and insulation required by the building inspection report and the building consent to reinstate the exterior of any *relocatable building* shall be completed within 12 months of the *building* being delivered to the *site*. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.

(e) The proposed owner of the *relocatable building* must certify to the Council that all reinstatement work will be completed within the twelve-month period of the *building* being delivered to the *site*.

R6(9) Poultry Farming

(a) Any building, compound or part of a site used for poultry farming shall be setback a minimum of 300m from any *residential unit*, any *educational facilitiy*; and any residential care homes and homes for the aged (but excluding *residential units* and the other listed facilities within the property containing the *poultry farming* activity).

R6(10) Exclusions/Inclusions for residential units

(a) *Residential units* do not include residential use of tents, buses or caravans/camper vans, whether in association with use of another *building* or not, except for a period not exceeding one month

(b) It includes the construction, alteration, removal or demolition of *residential units* (except *buildings* listed in SCHED1-HH), an existing *residential unit* moved within the same *site*, and new prefabricated *residential units* that are constructed elsewhere and then moved onto the *site*.

R6(11) Home business

(a) Involves no more than up to four full-time equivalent staff.

(b) Does not generate more than a total of 20 vehicle movements per day (i.e. a total of 10 vehicles involved in the commercial activity visiting and leaving the site).

(c) Shall not generate vehicle movements between the hours of 7.00pm and 7.00am.

(d) Does not involve any exterior display or indication of the *home business* activity (apart from signage complying with the relevant standards in Chapter 12.5 Signs).

(e) Does not cause any dust nuisance and/or objectionable odour as defined by a Council Enforcement Officer.

(f) Does not include motor vehicle repair garages; wrecking and/or storage or recycling of vehicles; storage or recycling of vehicle parts, redundant white ware, bicycle frames, tyres, household waste, clothing, general rubbish; panel beating, spray painting or fibre-glassing; or facilities for the boarding, breeding and/or training of animals on a commercial basis.

(g) Does not include the slaughtering of animals, or the manufacturing or retail sale of food prepared in the kitchen of the residential unit.

(h) The maximum floor area available for retail sales is 50m².

GRUZ-R7- Other Plan Matters

The following may also be relevant:

(1) Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transportation

(2) Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards

(3) Section 9.1 Historic Heritage, 9.2 Sites and Areas of Significance to Māori,

(4) Section 10.1 Ecosystems and Indigenous Biodiversity, 10.2 Natural Character, 10.3 Natural Features and Landscapes, 10.4 Public Access

(5) Chapter 11 Subdivision

(6) Section 12.1 All activities

(7) Section 12.2 Activities on the Surface of Water, 12.3 Air Emissions, 12.4 Earthworks, 12.6 Light, 12.7 Noise, 12.8 Signs, 12.9 Temporary Activities

(8) Part 3- Any relevant overlay

GRUZ-Other Methods

M-01

The Waikato Regional Plan should also be consulted to ensure that there are no additional resource consents required from the Regional Council for structures within or in close proximity to waterways, or the modification of waterways, or for the discharge of effluent to land.

M-02

Support workshops and education programmes with key stakeholder groups to progressively encourage land management and behavioural changes, to complement industry-led programmes and initiatives

M-03

Support research programmes aimed at understanding the most sensitive areas of the district susceptible to environmental degradation due to the change in and intensification of land-use activities

M-04

Working with the Regional Council to improve the understanding of the characteristics and dynamics of the land and water resources of the catchments in the district for sustainable land uses

GRUZ- Principal Reasons

GRUZ-PR1

The district plan has an important role protecting the productive potential and the numerous other natural and ecological values of the rural land resource. The use of zoning and activity lists and standards aims to ensure sustainable use of the productive potential of the rural area continues. This approach will safeguard the natural and physical resources of the rural area for future generations and maximise the continued significant contribution of land-based activities and processing industries to the district's economic progress. This includes the provision of ecosystem services such as food and clean water, flood and disease control, and spiritual and cultural benefits.

GRUZ-PR2

The policy framework aims to ensure the conservation of the soil resource, the enablement of *primary production* processing in the district where the grass and timber resource is well established, and to

acknowledge that the rural area is a working *environment* and accordingly generates some *environmental effects* for neighbours.

GRUZ-PR3

Development in the rural area will be managed to avoid unnecessarily constraining established and legitimate *primary production* activities and other *rural-based activities*.

GRUZ- Anticipated Environmental Results

GRUZ-AER1

Primary production activities continue to promote the *sustainable management* of the land resource and enhance the social, economic and cultural wellbeing of the rural community.

GRUZ-AER2

Rural activities are managed to restore and protect the health and wellbeing of the waterways in the Waikato River catchment to help achieve the Vision and Strategy for the Waikato River.

GRUZ-AER3

The scale and form of *development* utilises and protects the rural land resource and maintains the range of potential production purposes.

GRUZ-AER4

Rural activities minimise their potential to create reverse sensitivity issues associated with noise, dust and traffic affecting development in close proximity to them.

GRUZ-AER5

Land use and development of new activities is based on a legitimate need for a rural location.

GRUZ-AER6

The lawful operation of existing rural-based activities, of large-scale industrial facilities within the adjoining Industrial Zone, are not constrained by the introduction of new rural or rural lifestyle land- uses in the locality.

GRUZ-AER7

Low impact and small scale commercial outdoor recreational activities operate in a complementary way with established rural-based activities.

GRUZ-AER8

Rural activities implement best management practices to avoid, remedy or mitigate adverse *environmental effects.*

13.3-RLZ Rural Lifestyle Zone

Issues

The Rural Lifestyle Zone provides an opportunity for people to live in a rural environment but to have little or no involvement in *primary production*. Rural residential areas are provided in selected locations which have been identified as suitable for the establishment of rural 'lifestyle' type living. These locations have also been selected to ensure that the potential loss of options for productive use of rural land is limited, and without the potential for conflict that can occur between rural 'lifestyle' and production activities. This enables the balance of the rural land resource to be retained for production purposes in the future. This approach contributes to meeting the 'lifestyle' component of the rural and urban property market in the district.

The locations for rural lifestyle activity are predominantly adjacent to the three main settlements of Tokoroa, Tīrau and Putaruru, along with several locations near Council reserves adjacent to the Waikato River. In such riverside localities however, the land may be subject to inundation and erosion hazards and may also comprise land managed for hydroelectric power generation. *Buildings* and *developments* adjacent to the Waikato River also have the potential to compromise extensions of the Waikato River Trails. Building platforms therefore need to be sited and set back with care from river margins and hydro operating easement boundaries.

Some of the identified rural lifestyle locations are within identified *significant natural areas* or identified *outstanding or significant amenity landscapes*. They also have areas of *indigenous biodiversity*, and ecosystems with values that should be recognised and provided for. Provisions have been included to recognise and protect the *significant natural areas* and landscape values of these areas, with a focus on the location and design of *residential units.* These provisions will also assist toward achieving the Vision and Strategy for the Waikato River.

A DCP is required to accompany any application for a rural lifestyle *subdivision*. The DCP shall demonstrate the overall compatibility of the present *subdivision* with possible future *development* of the property, including provision of infrastructure services, *stormwater* management, and connectivity with the *road* network.

Objectives

RLZ-O1

To maintain the productive capabilities of the rural land resource for *primary production* activities.

RLZ-O2

To avoid the establishment of non-rural based activities that do not have a legitimate need for a rural location, or which are potentially incompatible with activities that require such a location, including for reasons of *reverse sensitivity*.

RLZ-O3

To identify and address possible *effects* from activities in rural areas in catchments in the district, and on the health and wellbeing of the Waikato River and its catchment during decision making.

RLZ-O4

To maintain the valued landscape character and amenity values associated with the Lake Whakamaru environment while enabling development that is consistent with the components of the Lake Whakamaru Development Area in Chapter 16.

Policies

RLZ-P1

Avoid *development* and *land* management practices that result in adverse environmental effects from *natural hazards* such as erosion, flooding, subsidence or landslip.

RLZ-P2

Minimise risks to the health and safety of people by controlling the location and design of *subdivision* and *buildings* in areas subject to *natural hazards*.

RLZ-P3

Provide for the *subdivision*, use, and *development* of land for rural lifestyle activities in specifically zoned places.

RLZ-P4

To minimise the potential for adverse *effects* of rural lifestyle *subdivision*, use, and *development* at the interface of the RLZ with other zones.

RLZ-P5

Promote rural residential development only in zoned locations which:

(a) Achieve cluster development, and avoids the layout of lots in a lineal pattern along *roads*

(b) Separates access and through-traffic functions in an effective manner

(c) Requires adequate separation distance from the Waikato River and hydroelectric power operating easements

(d) Requires adequate separation distance between the national electricity transmission lines and new rural residential *development*

(e) Safeguards the landscape character, visual amenity and biodiversity values of the Waikato River valley by encouraging *development* to be sited and designed to be sympathetic with the landform and landscape, and existing vegetation**,** and the building materials and cladding of *structures* do not dominate the outlook visually or physically from or to the locality.

(f) Avoids, remedies or mitigates *reverse sensitivity effects*, including by imposing appropriate standards and conditions on *development*.

RLZ-P6

Manage the effects on the landscape and visual sensitivity of development within the RLZ at Lake Whakamaru in a manner consistent with the Lake Whakamaru Development Area Plan in Chapter 16, by ensuring that:

(a) recessive colours are used on structures and buildings, and controls on building height to mitigate visual effects;

(b) landscape planting is used to mitigate visual effects of development and to provide a coherent transition between the landscape character of the Lake Whakamaru Reserve and the Lake Whakamaru Development Area;

(c) changes to landform that require visually obtrusive retaining structures are avoided, and that urban boundary lot fencing is avoided;

(d) built development is clustered to enhance the dominance of open space and revegetation and to minimise the visibility of roads and accessways;

(e) building platforms are sited to minimise the need for extensive earthworks; and

(f) a uniform pattern of development is avoided;

RLZ-P7

Manage infrastructure services within the Lake Whakamaru Development Area in Chapter 16 by:

(a) Managing water quality and quantity through the application of low impact design principles within the development.

(b) Designing stormwater infiltration measures based on geotechnical assessments to achieve and maintain a low level of risk of landslip or liquefaction within the Lake Whakamaru Development Area without increasing risk elsewhere.

(c) Identification of a single primary road network connection to the State Highway to optimise traffic management.

(d) Identification of additional road connections within the Lake Whakamaru Development Area that may be provided to improve connectivity.

(e) Ensuring efficient and safe walkways are provided to existing and potential future public spaces.

RLZ-P8

Ensure the design of reserves and open spaces within the Lake Whakamaru Development Area, incorporates Crime Prevention through Environmental Design principles.

RLZ- Rules

RLZ-R1 PER Activities	Subject to
(1) Pastoral farming and horticultural activities	RLZ-R6
(2) Forestry	
(3) One *residential unit* per site, except in the Lake Arapuni, Horahora Road (Lot 1 DPS 21946) and Horahora Road north areas as defined on the planning maps	
(4) *Accessory buildings*, except in the Lake Arapuni, Horahora Road (Lot 1 DPS 21946) and Horahora Road north areas	
(5) *Recreation and sporting activities on parks and reserves*	
(6) Pedestrian tracks and cycleways and associated facilities such as seating, tables and toilets	
(7) *Home business*	(a) RLZ-R6(1) to (6) (b) the principal operator of the *home business* must be a permanent resident on site (c) the residential activity must remain the primary activity on the property with the *home business* involving not more than one third of the total floor space of *buildings* on the site (d) involve no more than up to four full-time equivalent staff (e) does not generate more than a total of 20 vehicle movements per day (i.e. a total of 10 vehicles involved in the commercial activity visiting and leaving the site) (f) shall not generate vehicle movements between the hours of 7.00pm and 7.00am (g) does not involve any exterior display or indication of the *home business* activity (apart from *signs* in compliance with the relevant standards)

	(h) does not cause any *dust* nuisance and/or objectionable odour as defined by a Council Enforcement Officer (i) does not include motor vehicle repair garages; wrecking and/or storage or recycling of vehicles; storage or recycling of vehicle parts, redundant white ware, bicycle frames, tyres, household waste, clothing, general rubbish; panel beating, spray painting or fibre-glassing; or facilities for the boarding, breeding and/or training of animals on a commercial basis. (j) does not include the slaughtering of animals, or the manufacturing or retail sale of food prepared in the kitchen of the *residential unit* (k) RLZ-R7 where relevant
(8) *Visitor accommodation*, except in the Lake Arapuni, Horahora Road (Lot 1 DPS 21946) and Horahora Road north areas	Services shall be for no more than 8 persons at any one time (excluding staff) per site
(9) *Educational facility*	Services shall be for no more than 8 persons at any one time (excluding staff) per site
(10) *Carparks*	(a) RLZ-R7 where relevant
(11) The storage, treatment, piping and spreading of agricultural effluent	(a) RLZ-R7 where relevant
(13) *Emergency Service Facilities*	(a) RLZ-R6 (b) RLZ-R7 where relevant
(14) *Relocatable buildings*	(a) RLZ-R6 (b) RLZ-R7 where relevant
RLZ-R2 Controlled Activities	**Subject to**
(1) One *residential unit* per site in the Lake Arapuni, Horahora Road (Lot 1 DPS 21946) and Horahora Road north areas as defined on the planning maps	RLZ-R6, and RLZ-R7 where relevant **Matters of Control**
(2) *Accessory buildings* in the Lake Arapuni, Horahora Road (Lot 1 DPS 21946) and Horahora Road north areas	(a) The extent to which the location of *structures* will make them obtrusively visible, by being

(3) *Visitor accommodation* in the Lake Arapuni, Horahora Road (Lot 1 DPS 21946) and Horahora Road north areas	sited near the skyline, on a headland, or in another prominent position (b) Whether *structures*, and associated artificial screening and shelter belts, would obstruct views from *roads*, the Waikato River and other public viewpoints (c) The external design, construction and finish of *structures*, including how closely the finish blends with background colours and nearby *buildings* (d) The extent to which alternative mitigation options and *building* sites are practical, having regard to the costs and benefits involved (e) The extent to which the *development* will give effect to the Vision and Strategy for the Waikato River (f) Additional matters of control under AA-R3(2)
(4) *Visitor accommodation* in the Lake Arapuni, Horahora Road (Lot 1 DPS 21946) and Horahora Road north areas	(a) Services shall be for no more than 8 persons at any one time (excluding staff) per site (b) RLZ-R7 where relevant
(5) *Marae development and papakāinga*	RLZ-R6, and RLZ-R7 where relevant **Matters of Control** (a) The potential impact of the development on traffic safety and efficiency (b) The effect of any educational and employment initiatives upon the *amenity values* of nearby properties (c) Additional matters of control under AA-R3(2)
RLZ-R3 RDIS	
(1) Any activity listed in RLZ-R1 or RLZ-R2 that does not conform to the standards in RLZ-R6	**Matters of discretion** (a) AA-R3(1) (b) AA-R3(2) (c) RLZ-R7 where relevant

(2) Any *building* that does not conform to the building setbacks in RLZ-R6(2)	**Matters of discretion** (a) AA-R3(1) (b) AA-R3(2) an application providing a geotechnical assessment to assess potential erosion and instability threats for those identified building sites
RLZ-R4 Discretionary Activities	**Subject to**
(1) Activities not PER, CON, RDIS, or NC	**Matters of Discretion** (a) The extent to which the proposal concerns a novel or different type of land-use activity that could not have been anticipated when the plan was developed (b) RLZ-R6 as a guide (c) RLZ-R7 where relevant
(2) More than one *residential unit* per site	(a) the extent to which a semblance of rural character will be retained, including the proposed and potential future density of development compared to the 0.5ha per dwelling average sought in the zone. (b) RLZ-R6 as a guide (c) RLZ-R7 where relevant
(3) *Veterinary services*	(a) RLZ-R6 as a guide (b) RLZ-R7 where relevant
(4) Animal boarding facilities	
(5) Craft workshops and studios	
(6) *Community facility*	
(7) Any activity listed in RLZ-R1 or RLZ-R2 that does not conform to the standards in RLZ-R6 including the Lake Whakamaru DAP in Chapter 16.	**Matters of discretion** (a) AA-R3(1) (b) AA-R3(2) (c) Consistency with the Lake Whakamaru Development Area Plan in Chapter 16

	(d) RLZ-R7 where relevant
RLZ-R5 NC Activities	
(1) *Intensive indoor primary production*	RMA provisions
(2) *Mineral exploration, mining and quarrying activities*	
(3) Any *industry ancillary to farming or forestry*, including premises used for the manufacture of milk products, abattoirs, timber processing, stock yards and saleyards	
(4) *Outdoor storage*	
(5) Any *building* that does not comply with the requirement for a geotechnical assessment under RLZ-R3(2)	

RLZ-R6 Standards

R6(1) Building Setbacks from Boundaries

(a) The minimum building setback requirements for residential units and accessory buildings are:

(i) 10m from the front boundary

(ii) 5m from side and rear boundaries

(b) All *buildings housing animals* must be set back at least 25m from any property boundary, excluding a *road* boundary

(c) The minimum *building* setback requirements for all other *buildings* are 10m from all boundaries.

R6(2) Other Building Setbacks, and Earthworks

(a) All *buildings* must be setback at least 25m from the top of the bank of the Waikato River, and from hydro-electric power operating easements at least 25m

(b) All buildings must be set back at least 20m from:

(i) the bed of any *river* or *lake*

(ii) the edge of any *wetland* with an area greater than 0.5 hectares

(c) Vegetation damage, *earthworks*, and *cultivation* shall not be carried out within 10m of the edge of a *wetland* or *lake*, or within the riparian setback to the banks of a nominated *river* or stream listed in Table 9 of NATC-R2.

R6(3) Building Coverage

(a) The maximum amount of the site which can be covered by *buildings* is 10%

(b) The maximum *building coverage* for *Emergency Service Facilities* is 50%

(c) The maximum floor area of any *building* is 500m².

R6(4) Height

(a) Maximum Building Height - 8m except for the Lake Whakamaru Development Area in Chapter 16 which is to be 6m.

Note: The maximum height for *Emergency Service Facilities* is 15m

(b) Maximum *Height in Relation to Boundary* - No part of any *building* shall protrude through a plane rising at an angle of 45 degrees commencing at an elevation of 3m measured at the boundary

(c) No *building*, *structure*, *mast*, tree or other object shall penetrate any of the Tokoroa Airport approach/departure slopes, transitional side slopes or horizontal surface as shown on Planning Map No 44. Where the ground rises so that it penetrates or becomes close to the approach/departure slopes or transitional side slopes then these slopes may be adjusted in conformity with the contours of the ground so as to provide a vertical clearance of 10m above ground level. Refer to AIRPZ-R5(3)(b)

(d) Parts of *buildings* that may protrude through the *height* control lines are chimneys, flues and similar projections, television, and *telecommunication* aerials and dishes, rainwater tanks, *domestic scale renewable energy devices*, and in addition on commercial and industrial buildings, lift machinery, air-conditioning and heating plants; all attached to the *building* and projecting not more than 3m above the building *height* standard for the zone, and less than 4m^2 in area.

R6(5) Building Materials and Reflectivity

(a) For the Lake Whakamaru Development Area in Chapter 16 the following standards apply:

(i) Exterior cladding materials shall be:

a. Natural timber (oiled or stained),

b. Painted timber or panel (subject to ii below),

c. Concrete (off the form finish) plaster finish or exposed aggregate (subject to d below),

d. Colour steel (subject to ii below),

e. Natural stone and/or brick, and/or

f. Weathering steel.

(ii) Exterior colours and reflectivity:

a. Shall be recessive colours that integrate with the colours and tones found in the surrounding landscape.

b. Colours that are visually dominant or have a high contrast value shall be avoided.

c. Suitable colours include colours from the BS 5252 range (or equivalent) identified on the Lake Whakamaru Development Area Plan subject to the following Light Reflectance Value (LRV) restrictions:

(1) Roof colours with an LRV between 5 – 13%

(2) Wall colours with an LRV between 5 - 23%.

(3) Trim colours with an LRV between 5 - 46%.

(b) For all other RLZ areas:

(i) Cladding materials and paint colours on all *buildings* shall not exceed a reflectivity value of 40% when applying British Standard 5252:1976.

(ii) Roof cladding shall be a minimum of 5% darker than the walls and other vertical claddings.

R6(6) Exclusions/Inclusions for residential units

(a) *Residential units* do not include residential use of tents, buses or caravans/camper vans, whether in association with use of another *building* or not, except for a period not exceeding one month

(b) It includes the construction, alteration, removal or demolition of *residential units* (except *buildings* listed in SCHED1-HH, an existing *residential unit* moved within the same site, and new prefabricated *residential units* that are constructed elsewhere and then moved onto the site.

R6(7)

Any building or development activity within the Lake Whakamaru Development Area shall be in accordance with the Lake Whakamaru Development Area Plan in Chapter 16. Building and development is in accordance with that DAP if:

(a) Each lot is serviced by a secondary wastewater treatment system;

(b) Post and rail fencing if provided, has a visual permeability of 50% or greater;

(c) Along each lot boundary adjoining SH30/Ongaroto Road, the adjacent bund planting must include at least 20% canopy cover formed by tree species capable of reaching a minimum height of 6m at maturity. The trees must be arranged to balance building screening and the provision of a vegetated backdrop, while also enabling views to Kaahu Peak;

(d) A Landscape and Delivery Maintenance Plan (LDMP) is provided and is in accordance with the Lake Whakamaru DAP

RLZ-R7 Other Plan Matters

The following may also be relevant:

(1) Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transportation

(2) Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards

(3) Section 9.1 Historic Heritage

(4) Section 10.1 Ecosystems and Indigenous Biodiversity, 10.2 Natural Character, 10.3 Natural Features and Landscapes, 10.4 Public Access

(5) Chapter 11 Subdivision

(6) Section 12.1 All Activities

(7) Section 12.2 Activities on the Surface of Water, 12.3 Air Emissions, 12.4 Earthworks, 12.6 Light,12.7 Noise, 12.8 Signs, 12.9 Temporary Activities

(8) Part 3- Any relevant overlay

RLZ- Other Methods

RLZ-M1

The Waikato Regional Plan should also be consulted to ensure that there are no additional resource consents required from the Regional Council for *structures* within or in close proximity to *waterbodies*, or the modification of *waterbodies*.

RLZ- Principal Reasons

RLZ-PR1

Subdivision for rural lifestyle *development* has been directed to specific locations within the RLZ

RLZ- Anticipated Environmental Results

RLZ-AER1

Patterns of subdivision that cluster residential living environments into the overall character of the rural landscape.

RLZ-AER2

Rural residential living environments in a predominantly rural area that accommodate the existing *amenity values* and the operation of established rural activities.

RLZ-AER3

Defined rural residential living environments adjacent to Council reserves that do not detract from the natural, landscape and ecological values of the riparian margins of the Waikato River and give effect to the Vision and Strategy for the Waikato River.

RLZ-AER4

Infrastructure services are provided by property owners in a manner that promotes the *sustainable management* of resources.

RLZ-AER5

The lawful operation of existing rural land-uses, and network utilities are not constrained by the introduction of new rural-residential land-uses in the locality.

RLZ-AER6

Buildings and *structures* are set back from waterways a sufficient distance to avoid *natural hazards* and modification of waterways and riparian margins, to preserve natural character and to give effect to the Vision and Strategy for the Waikato River.

13.4 MU-MU-SETZ Mixed Use - Settlement Zone

Issues

The Mixed Use Settlement Zone is intended to retain and protect the distinctive characteristics of Arapuni, whilst promoting some limited additional *development* of an appropriate form. The zone provisions have been formulated to give effect to the outcomes sought by the community in the Arapuni Concept Plan (2007). The concept plan sets out a vision for Arapuni based on the principles of maintaining the quality of the *environment*, promoting Arapuni as a 'slow town', providing facilities for visitors, maintaining the historic values of the settlement, encouraging local 'cottage industries', and retaining the 'village atmosphere' of Arapuni.

The built form of Arapuni is characterised by predominantly residential land-use, relatively small *residential units* on large allotments, *buildings* located close to boundaries and *street* fronts, large grassed street berms (rather than concrete kerb and channel) and a slow traffic speed environment. These characteristics collectively create a distinctive 'village atmosphere' that this zone seeks to retain.

The zone provisions provide for limited growth within the existing settlement, and with a focus on providing some employment opportunities for residents primarily based on meeting the needs of residents and tourism-related activities, such as a cafe, some retail activity, and home-based 'cottage industries'. The opportunities for Arapuni as an evolving tourist destination relate strongly to the proximity to the Waikato River Trails, and fishing and boating activities. Provisions have been formulated to prevent intensification in a manner that would detrimentally impact on the particular characteristics of Arapuni.

Whilst growth opportunities are limited within Arapuni itself, the Rural Lifestyle Zone does provide opportunities for rural-residential development to the south of Arapuni, and along parts of Horahora Road. There is the potential for extra residents in these areas to contribute to the viability of commercial and social services in Arapuni.

Objectives

MU-MU-SETZ-O1

To have attractive, functional, safe and thriving townships built on the unique qualities of their people, industries, history and natural strengths

MU-MU-SETZ-O2

To establish a range of housing styles, cultural facilities and recreational activities that cater for changing lifestyles, an aging population and the diverse ethnicity of the town's population

MU-MU-SETZ-O3

To provide for outward expansion of existing townships where the new areas can be efficiently serviced with *network utilities and infrastructure* including provision for cycling and pedestrians, and where funding provision has been made consistent with the level of projected demand for new building sites for *residential units* and businesses.

Policies

MU-MU-SETZ-P1

Enable *home businesses* and a range of non-residential activities in the MU-MU-SETZ where the effects of these businesses are consistent with maintaining the character and *amenity values* of the residential neighbourhoods.

MU-MU-SETZ-P2

Retain the distinctive low-density nature and village character of the built form of Arapuni.

MU-MU-SETZ-P3

Promote a high standard of urban design for new *development*, including reflecting the settlement's past and the locality's Raukawa heritage, and consideration of community safety and CPTED principles.

MU-MU-SETZ-P4

Enable *emergency service facilities* to establish and operate throughout the district by implementing appropriate development controls.

MU-MU-SETZ- Rules

MU-MU-SETZ-R1 PER Activities	Subject to
(1) One *residential unit* per site	(a) MU-MU-SETZ-R6(1) to (5) (b) MU-SETZ-R7 where relevant
(2) *Accessory buildings*	(a) MU-SETZ-R6(1) to (5) (b) MU-SETZ-R7 where relevant
(3) *Home business*	(a) MU-SETZ-R6(1) to (5) (b) MU-SETZ-R7 where relevant (c) The *home business* involving not more than one third of the total floor space of *buildings* on the site (d) involve no more than up to four full-time equivalent staff (e) does not generate more than a total of 20 vehicle movements per day (i.e., a total of 10 vehicles involved in the commercial activity visiting and leaving the site) (f) shall not generate vehicle movements between the hours of 7.00pm and 7.00am

	(g) does not involve any exterior display or indication of the *home business* activity (apart from *signs* in compliance with the relevant standards) (h) does not cause any *dust* nuisance and/or objectionable odour as defined by a Council Enforcement Officer (i) does not include motor vehicle repair garages; wrecking and/or storage or recycling of vehicles; storage or recycling of vehicle parts, redundant white ware, bicycle frames, tyres, household waste, clothing, general rubbish; panel beating, spray painting or fibre-glassing; or facilities for the boarding, breeding and/or training of animals on a commercial basis. (j) does not include the slaughtering of animals, or the manufacturing or retail sale of food prepared in the kitchen of the residential unit
(4) Craft workshops and studios	(a) MU-SETZ-R6(1) to (3) (b) MU-SETZ-R7 where relevant
(5) *Community care housing*	(a) MU-SETZ-R6(1) to (3) (b) No more than 8 persons per site, excluding staff (c) MU-SETZ-R7 where relevant
(6) *Educational facility*	
(7) *Visitor accommodation*	
(8) *Retail activities* and *commercial services* on *sites* with frontage to Arapuni Road	(a) MU-SETZ-R6(1) to (3) (b) MU-SETZ-R7 where relevant
(9) Unlicensed *cafes and restaurants* on *sites* with frontage to Arapuni Road	
(10) *Community facility*	(a) MU-SETZ R6(1) to (3) (b) Gross floor area not exceeding 100 m^2 (c) MU-SETZ-R7 where relevant
(11) *Recreation and sporting activities on parks and reserves*	(a) MU-SETZ-R6(1) to (3) (b) MU-SETZ-R7 where relevant
(12) *Indoor sporting and recreation facilities provided for in a reserve management plan*	

(13) *Carparks*	
(14) *Emergency Service Facilities*	
(15) *Relocatable buildings*	(a) MU-SETZ-R6(1) to (5) (b) MU-SETZ-R7 where relevant (c) Any *relocatable building* intended for use as a *residential unit* (excluding previously used garages and *accessory buildings*) must have been designed, built, and used as a *residential unit*. (d) A *building* pre-inspection report by an independent Licenced Building Practitioner (design) or building surveyor shall accompany the application for a building consent for the destination site prior to relocation. That report is to identify: (i) All reinstatement works that are to be completed to the exterior of the *building*, and (ii) Proposed insulation to meet Clause H1 (energy efficiency) of the New Zealand Building Code (for Zone 2) for underfloor and ceiling insulation (compliance is to be ascertained in accordance with the compliance document for the New Zealand Building Code, Clause H1 Energy Efficiency - third edition, or any equivalent solution.) (e) The *building* shall be located on permanent foundations approved by building consent, no later than 2 months of the *building* being moved to the site. (f) All other reinstatement work and insulation required by the building inspection report and the building consent to reinstate the exterior of any relocatable *residential unit* shall be completed within 12 months of the *building* being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. (g) The proposed owner of the relocated building must certify to the Council that all reinstatement work will be completed within the twelve-month period of the *building* being delivered to the site.

MU-SETZ-R2 CON Activities	Subject to
(a) Licensed restaurants and bars on *sites* with frontage to Arapuni Road	(a) MU-SETZ-R6(1) to (3) (b) MU-SETZ-R7 where relevant **Matters of control** (a) The hours of operation, *noise* levels, parking provision and the effect of vehicular access upon traffic safety.
MU-SETZ-R3 RDIS Activities	**Subject to**
(1) Any activity listed in MU-SETZ-R1 (PER Activities) or MU-SETZ-R2 (CON Activities) that does not comply with the Standards in MU-SETZ-R6	**Matters of discretion** (a) Matters relating to the effect of non-compliance (b) For MU-SETZ-R2 non-compliances, the hours of operation, *noise* levels, parking provision and the effect of vehicular access upon traffic safety (c) AA-R3(2)
MU-SETZ-R4 DIS Activities	**Subject to**
(1) Activities that are not PER, CON, RDIS or NC will be DIS activities in the MU-MU-SETZ.	**Matters of Discretion** AA-R4(1) and (2)
(2) More than one *residential unit* per site	(a) AA-R4(1) (b) Separation and design of *residential units* for visual and aural privacy, including screening, the bulk of proposed *buildings* in relation to neighbouring properties, and the location of open space and glazing (c) Arrangement of yard space, including the use of zero lot lines, common open space and room for trees and *landscaping* (d) The orientation, roof pitch and style, and footprint of the *residential units*, in terms of promoting a difference from other *residential units* existing or proposed nearby (e) The location of any garages or carports, and the layout of access drives, parking and manoeuvring spaces, in terms of maximising the amount and amenity of *outdoor living space*, promoting safety and minimising conflict between vehicles and

	people using the site and adjoining properties and roads.
(3) *Health care services*	AA-R4(1) and (2)
(4) *Veterinary services*	
(5) *Marae development and papakāinga*	(a) AA-R4(1) (b) The potential impact of the development on traffic safety and efficiency (c) The effect of any educational and employment initiatives upon the amenity values of nearby properties (d) The extent of the potential social, economic and cultural benefits of the proposal for *Tangata Whenua*.
MU-SETZ-R5 NC Activities	
(1) *Industrial activities*	**Matters of Discretion** MU-SETZ-R6 used as a guide.
(2) *Service industry*	
(3) *Outdoor storage*	
(4) *Offices*	
(5) *Service stations including motor vehicle repair*	

MU-SETZ-R6 Standards

(1) Building Setbacks

(a) *Buildings* must be setback from the *front boundary* at least 3m

(b) *Buildings* must be setback from *side and rear boundaries* at least 1.5m

Exception: Subject to the written consent of adjoining owners any building setback other than a front setback may be reduced to whatever level is acceptable to the parties.

(2) Building Height

(a) Maximum Building Height - 8 metres
The maximum height for Emergency Service Facilities is 15m

(b) Maximum Height in Relation to Boundary - No part of any building shall protrude through a plane rising at an angle of 45 degrees commencing at an elevation of 3 metres measured at the boundary.

(c) Parts of buildings that may protrude through the height control lines are chimneys, flues and similar projections, television, and telecommunication aerials and dishes, rainwater tanks, domestic scale renewable energy devices, and in addition on commercial and industrial buildings, lift machinery, air-conditioning and heating plants; all attached to the building and projecting not more than 3m above the building height standard for the zone, and less than 4m^2 in area.

(3) Building Coverage

(a) The maximum extent that *buildings* can cover a site is 35%.

(b) The maximum building coverage for *Emergency Service Facilities* is 55%.

(4) Outdoor Living Space

(a) Each residential unit shall have an *outdoor living space* with a minimum of 50m^2 in area, that is directly accessible from the *residential unit*. At least 50% of the area shall be to the north of the building, with the minimum dimension being 2.5m, and with one part of the area capable of containing a rectangle of 4m by 6 m.

(b) The outdoor area is for the exclusive use of each *residential unit* that is readily accessible from the *residential unit*, and is free of *buildings*, driveways, vehicle manoeuvring areas, and parking spaces. An *outdoor living space* may include the area beneath eaves, and uncovered decks and terraces.

(5) Exclusions/Inclusions for residential units

(a) *Residential units* do not include residential use of tents, buses or caravans/camper vans, whether in association with use of another *building* or not, except for a period not exceeding one month

(b) It includes the construction, alteration, removal or demolition of *residential units* (except *buildings* listed in SCHED1-HH, an existing *residential unit* moved within the same site, and new prefabricated *residential units* that are constructed elsewhere and then moved onto the site.

MU-SETZ-R7 Other Plan Provisions

The following may also be relevant:

(1) Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transportation

(2) Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards

(3) Section 9.1 *Historic Heritage*, 9.2 Sites and Areas of Significance to Māori,

(4) Section 10.1 Ecosystems and Indigenous Biodiversity, 10.2 Natural Character, 10.3 Natural Features and Landscapes, 10.4 Public Access

(5) Chapter 11 Subdivision

(6) Section 12.1 All Activities

(7) Section 12.2 Activities on the Surface of Water, 12.3 Air Emissions, 12.4 Earthworks, 12.5 Financial Contributions, 12.6 Light,12.7 Noise, 12.8 Signs, 12.9 Temporary Activities

(8) Part 3- Any relevant overlay

MU-SETZ- Principal Reasons

MU-SETZ-PR1

Arapuni is a small rural village of around 260 residents located 16 kilometres to the west of Putaruru. Arapuni is the western gateway to the district and lies on the Waitomo to Rotorua tourist route. Significant characteristics of Arapuni are the history of the settlement as a government 'hydro town' to house workers during the construction of the Arapuni dam dating from the 1920s. The particular character of *residential units* within Arapuni dating from that period, the proximity to the Arapuni dam and power station, and the proximity to the Waikato River and Maungatautari (the latter recognised in the Waikato Regional Policy Statement as being an outstanding natural landscape) all contribute to the distinctive character of Arapuni. Restoring and protecting the health and wellbeing of the catchment within which Arapuni is located is also essential to achieve the Vision and Strategy for the Waikato River.

MU-SETZ- Anticipated Environmental Results

The MU-MU-SETZ within the Arapuni village is intended to achieve the following anticipated environmental results:

MU-SETZ-AER1

Limited residential intensification allowed, and new land uses are compatible with the existing scale and land-use within Arapuni

MU-SETZ-AER2

Future residential development will be contained with the existing boundary of Arapuni

MU-SETZ-AER3

New businesses establish within Arapuni mainly in the form of tourist-related activities and 'cottage industries' in the form of home businesses

MU-SETZ-AER4

Retain the distinctive characteristics of the built form of Arapuni

MU-SETZ-AER5

Any new *subdivision*, land use or *development* is consistent with achieving the Vision and Strategy for the Waikato River

13.5-TCZ Town Centre Zone

Issues

The Town Centres for Putaruru, Tirau and Tokoroa are mostly covered by the TCZ, however as there are some *objectives*, *policies* and rules that differ between the towns, Precincts have been identified for each town within the zone.

The TCZ in Putaruru defines the heart of the commercial and shopping centre for Putaruru. It provides for pedestrian-oriented shopping with paved footpaths and *street furniture* providing a high amenity environment for shoppers. The zone covers the Princes Street and Tīrau Street shopping areas, linked together by *retail activities* and *offices* in Main Street and Kensington Street. Princes Street is a traditional New Zealand country town "main street" with shops and facilities that cater mostly for local residents. Heritage *buildings* provide landmarks at either end of this shopping centre.

The pedestrianised portion of Tīrau Street caters mostly for passing State Highway 1 traffic. It is bordered at either end by the Commercial Zone (COMZ) containing mostly vehicle-oriented commercial land-uses including service stations and a *supermarket*.

Buildings in the town centre are typically single or double storey, with display windows to the *street* front and footpath, continuous *verandah* coverage, and relying on kerbside parking or public parking areas nearby for convenience shopping.

The TCZ aims to enable the Putaruru town centre to provide a distinctive, attractive, safe and easily accessible pedestrian environment with a concentration of commercial business and cultural activities. These activities shall aim to provide a wide range of services and facilities for residents and passing travellers and with minimum adverse *effects* to the safe and sustainable function of the state highway network.

Tīrau's TCZ is intended to maintain Tīrau's main street as a high-quality boutique retail centre, catering for both destination shopping and the needs of passing travellers. Some core commercial services are also provided to meet the needs of residents. The zone intends to retain the existing attributes of Tīrau to ensure it remains a pleasant place for people to stop and wander from shop to shop.

The attributes for the Tirau Town Centre are based on a streetscape consisting of mainly small single-storey shops (rather than nationwide corporate chains), a range of boutique retail stores presenting an attractive built form to the *street*, with space and scope for entertainment and street-activities along the paved and grassed frontages of the main thoroughfare. The distinctive corrugated iron signage, the unusual *buildings*, and the quality of retail premises are important parts of the success of Tīrau as a boutique retail centre. An attractive green streetscape is intended to be fostered, based upon retaining the existing trees such as the rhododendron bank on High Street, enhancing plantings and *street furniture*. Activities on the side streets such as Okoroire Street and Rose Street support and complement those on Tīrau's Main Street, with activities such as craftsperson's studios and *visitor accommodation.*

The main street of Tīrau is also State Highway 1, and performs a key role in the transportation network of the district and wider region. To recognise this, some specific provisions dealing with car parking and vehicle access have been formulated for the zone, to ensure that a vibrant town centre can successfully co-exist with the need to ensure a safe and efficient state highway through Tīrau.

The Tokoroa TCZ defines the heart of the commercial and shopping centre for Tokoroa. The area provides for pedestrian-oriented shopping with considerable public investment in paved footpaths and *street furniture* providing a high-amenity environment for shoppers. The area is defined by Leith Place, Bridge Street as far west as Campbell Street, part of Logan Street, part of Mannering Street, Swanston Street and Roseberry Street. The town centre is adjacent to State Highway 1 but is partly screened from view by mature trees along the highway corridor.

Buildings in the Tokoroa town centre are generally single or double storey *buildings*, with one to five storeys, all with no setback and therefore window frontage to the *street*, and with continuous verandah coverage along most streets. Kerbside parking or public parking areas nearby provide convenient parking for shoppers. With the town's development occurring throughout the 1960's, most commercial *buildings* are not of an age to have the heritage value found in the other towns in the district.

The main street, Bridge Street was characterised by a planted median of mature deciduous trees extending as far as Campbell Street to provide a high-amenity, visually appealing and pedestrian-friendly environment. The public spaces in the town centre are the focus for the 'talking poles' and other art works that reflect the multi-cultural character of the town. A busy market area operates near the town centre on Saturdays.

The town is well laid out as a result of being built to an overall urban design. A network of service lanes mid- block is also a feature of the zone and provides managed access to the rear of *buildings* for goods delivery and collection. The service lanes reduce on-street traffic conflicts, improve pedestrian safety and *amenity values* and provide access to staff car parking at the rear of premises.

Objectives

TCZ-O1

To have attractive, functional, safe and thriving townships built on the unique qualities of their people, industries, history and natural strengths.

TCZ-O2

To enable the town centres in Putaruru, Tokoroa and Tīrau to provide distinctive, attractive, safe and easily accessible *environments* with a concentration of commercial businesses and cultural activities providing a wide range of services and facilities for residents and passing travellers, and with minimum adverse *effects* on the safe and sustainable functioning of State Highway 1.

TCZ-O3

To allow adequate opportunities for businesses to provide a range of employment opportunities for the District's residents, in a manner consistent with the towns' existing *amenity values* without any unnecessary barriers to economic advancement.

Policies

TCZ-P1

Retain the distinctive low-density nature and village character of the built form of Tīrau.

TCZ-P2

Encourage the sustainable development of marae and other facilities required for the cultural needs of Tangata Whenua.

TCZ-P3

Promote affordable, safe, integrated, sustainable and responsive transport networks within and through the towns, with safe pedestrian and cycleway connections linking residential neighbourhoods with public reserves, schools and the town centres.

TCZ-P4

Promote a high standard of urban design for new development, including reflecting the towns' past and the locality's Raukawa heritage, and consideration of community safety and Crime Prevention Through Environmental Design (CPTED) principles.

TCZ-P5

To achieve the Vision and Strategy for the Waikato River by managing *subdivision* and land-use within the district's towns located within the River catchment in a way that restores and protects the health and wellbeing of the Waikato River, including by managing activities in towns.

Rules PREC1-Putaruru, PREC2-Tirau and PREC3-Tokoroa

TCZ-R1 PER Activities-All PREC's	**Subject to**
(1) *Retail activities*	(a) TCZ-R5(1) to (6) (b) TCZ-6 where relevant
(2) *Restaurants, bars, and cafes*	
(3) *Residential activity* above ground floor level	
(4) *Community facility*	
(5) *Educational facility*	(a) TCZ-R5(1) to (6) (b) TCZ-R6 where relevant
(6) *Carparks*	
Other PER Activities	**Subject to**
(7) *Visitor accommodation* within PREC2-Tirau	(a) TCZ-R5(1) to (6)

(8) *Offices* above ground floor level within PREC2-Tirau	(b) TCZ-R6 where relevant
(9) Modifications, alterations and additions to an existing service station on the same site within PREC1-Putaruru and PREC2-Tirau	
(10) *Recreation and sporting activities* on parks and reserves within PREC2-Tirau and PREC3-Tokoroa	
(11) *Offices* within PREC1-Putaruru and PREC3-Tokoroa	
(14) *Commercial services* within PREC1-Putaruru and PREC3- Tokoroa	
(15 *Health care services* within PREC1-Putaruru and PREC3- Tokoroa	
(16) *Veterinary Services* within PREC1-Putaruru and PREC3- Tokoroa	
(17) Modifications, alterations and additions to an existing *residential unit* on the same site within PREC2-Tirau	
(18) Craft workshops and studios within PREC3-Tokoroa	
TCZ-R2 RDIS Activities-All PREC's	**Subject to**
(1) Any activity listed as PER that does not conform to the Standards	**Matters of discretion** (a) AA-R3(1) (b) AA-R3(2)
(2) Within PREC2-Tirau only, *Construction or re-construction of buildings* that involves an exterior wall facing toward a *street* boundary	(a) AA-R3(2) (b) The design and external appearance of proposed *buildings* and their compatibility with the existing character of the town centre. Ultra-modern or minimalist designs with stainless steel and mirror glass will not generally be accepted

TCZ-R3 DIS Activities	Subject to
(1) In all PRECs, *Service stations including motor vehicle repair*	**Matters of Discretion** (a) AA-R4(1) and (2) (b) TCZ-R5(1)-(6) and TCZ-R6 used as a guide (c) The extent to which the proposal will be screened from adjacent residential activity by landscaping or fencing (d) The effect of any access points on traffic safety and efficiency (e) The extent to which lighting will be managed to avoid nuisance on residential properties (f) Whether vehicle parking and manoeuvring can be accommodated on site (g) The extent to which signs comply with general controls for the zone (h) The adequacy of proposals to collect and deal with potentially contaminated stormwater (i) The extent to which the proposal is likely to have an effect on the amenity values sought by the objectives of the zone (j) In PREC2-Tirau, the impact of removing the site from retail use upon the vitality of the Tīrau town centre and its attractiveness to passing travellers as a place to stop.
(2) Visitors' accommodation within PREC1-Putaruru and PREC3-Tokoroa	(a) AA-R4(1) and (2) (b) TCZ-R5(1)-(6) and TCZ-R6 used as a guide (c) The effect of vehicular access and parking upon pedestrian safety and the continuity of retail frontage, and the extent to which accommodation units can be designed and acoustically insulated to provide a reasonable level of aural privacy.
(3) Offices at ground floor level within PREC2-Tirau	(a) AA-R4(1) and (2) (b) TCZ-R5(1)-(6) and TCZ-R6 used as a guide (c) The impact of removing the site from retail use upon the vitality of the Tirau town centre and its
(4) Health Care Services within PREC2-Tirau	

(5) Veterinary services within PREC2-Tirau	attractiveness to passing travellers as a place to stop.
(6) Commercial services within PREC2-Tirau	
(7) Service industry within PREC2-Tirau	
TCZ-R4 NC Activities	
(1) Industrial Activities – All PRECs	**Assessment criteria** (a) TCZ-R5(1)-(6) used as a guide
(2) Service Industry in PREC1-Putaruru and PREC3-Tokoroa	
(3) Outdoor Storage - All PRECs	

TCZ-R5 Standards for Town Centres identified as Precincts

R5(1) Height

(a) PREC1-Putaruru and PREC2-Tirau - Maximum *height* – 8 metres

(b) PREC3-Tokoroa

(i) Maximum *Height* - 15m

(ii) *Height to boundary* - No part of any *building* shall protrude through (whichever is the lesser of) a plane rising at an angle of 45° commencing at:

(iii) An elevation of 3m at the boundary of the GRZ, or

(iv) An elevation of 10m at any *road* boundary.

(c) All PRECs

Parts of *buildings* that may protrude through the *height* control lines are chimneys, flues and similar projections, television, and *telecommunication* aerials and dishes, rainwater tanks, *domestic scale renewable energy devices*, and in addition on commercial and industrial *buildings*, lift machinery, air-conditioning and heating plants; all attached to the *building* and projecting not more than 3m above the *building height* standard for the zone, and less than $4m^2$ in area.

R5(2) Building Setbacks

PREC3-Tokoroa

(a) *Buildings* must be set back from the *front boundary* - Nil

(b) *Buildings* must be set back from the *side and rear boundaries* - Nil, unless adjoining the GRZ where a setback of 5m is required.

R5(3) Building Coverage

(a) PREC1-Putaruru - The maximum extent that *buildings* can cover a *site* is 100%.

(b) PREC2-Tirau - The maximum extent that *buildings* can cover a *site* is 80 %.

(c) PREC3-Tokoroa - The maximum extent that *buildings* can cover a *site* is 100%, subject to compliance with any setback requirements in Rule R5(2)

R5(4) Verandah Provision

(a) PREC1-Putaruru

All *buildings* on properties indicated in Figure 11 will be required to provide a *verandah* along the full width of the *building* and set back 0.5m from the kerb line, regardless of how far the *building* is set back from the *road* frontage. *Verandahs* must be of a *height* that relates to their neighbours, to provide continuity of cover. *Verandahs* shall also be provided with adequate under-verandah lighting to Council's standard.

Figure 4 - Provision of Pedestrian Shelter – Putaruru Town Centre

_____Frontage of properties where verandah cover is required – Putaruru

(b) PREC2-Tirau

All *buildings* that had a *verandah* over any part of the legal *road* on 7 November 2012 shall continue to provide at least equivalent pedestrian shelter. Any redevelopment of the site, including new *buildings*, shall provide *verandahs* at least as extensive as existed on that date.

(c) PREC3-Tokoroa

All *buildings* (including new *buildings*) on nominated *street* frontages (see Figure 5) shall provide pedestrian shelter along the full width of the *building*, and set back 0.5m from the kerb line,

regardless of how far the *building* is set back from the *road* frontage. *Verandahs* must be of a *height* that relates to their neighbours, to provide continuity of cover. *Verandahs* shall also be provided with under-verandah lighting to Council's standard.

Figure 5 - Provision of Pedestrian Shelter - Tokoroa Town Centre

_____Frontage of properties where verandah cover is required – Tokoroa

R5(5) Screening

(a) A close-boarded fence at least 1.8m in height shall be provided along the full length of any boundary with a property within the GRZ.

R5(6) Scale of Activity and Access

(a) PREC1-Putaruru, PREC2-Tirau, PREC3-Tokoroa

(i) No new direct vehicle accesses onto the state highway shall be created

(ii) Activities accessing a state highway shall not result in an increase in traffic that exceeds 100 vehicle movements in any given peak hour

(iii) Activities accessing a local *road* shall not result in an increase in traffic that exceeds 200 vehicle movements in any given peak hour

R5(7) Scale of Retailing - Tirau

Tirau – Each retail shop, restaurant, bar, café or community facility shall not exceed a gross floor area of 150 square metres.

TCZ-R6 Other Plan Matters

The following may also be relevant:

(1) Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transportation

(2) Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards

(3) Section 9.1 Historic Heritage, 9.2 Sites and Areas of Significance to Māori

(4) Section 10.1 Ecosystems and Indigenous Biodiversity, 10.2 Natural Character, 10.3 Natural Features and Landscapes, 10.4 Public Access

(5) Chapter 11 Subdivision

(6) Section 12.1 All Activities

(7) Section 12.2 Activities on the Surface of Water, 12.3 Air Emissions, 12.4 Earthworks, 12.5 Financial Contributions, 12.6 Light,12.7 Noise, 12.8 Signs, 12.9 Temporary Activities

(8) Part 3- Any relevant overlay

TCZ- Anticipated Environmental Results

PREC1-Putaruru

TCZ-AER1

The town centre provides a vibrant, fully developed and tenanted retail and commercial area, meeting the demand for pedestrian-based retail activities

TCZ-AER2

An attractive/visually appealing, safe and easily accessible town centre for residents and passing travellers

TCZ-AER3

Public spaces provide a lively atmosphere where residents can meet

TCZ-AER4

Continuous *verandah* coverage is maintained on specified road frontages to provide year-round protection from the weather

TCZ-AER5

The water resources of Putaruru and the cultural heritage of the towns are celebrated through art displays in public places.

PREC2-Tirau

TCZ-AER6

A ‘country village’ character, rather than a slice of ‘big city’

TCZ-AER7

Bustling and vibrant places with no empty shops, and high pedestrian counts

TCZ-AER8

Pleasant sunlit places for people to sit and enjoy

TCZ-AER9

Adequate parking, with staff parking sited behind shops, and customer parking primarily located out front or in well-signposted and convenient public parking areas

TCZ-AER10

Provision of pedestrian and cycle facilities, along with adequate access for people with disabilities

TCZ-AER11

Re-development of commercial properties is achieved in a manner that is sympathetic in scale and design with the existing town centre, and that enhances the amenity values of the village as a place to live and visit

TCZ-AER12

Consistent use of theme, currently corrugated iron/cabbage trees in Tirau, but scope for reinvention

PREC3-Tokoroa

TCZ-AER13

The town centre provides a vibrant, fully developed and tenanted retail and commercial area that serves the needs of the town and surrounding rural area

TCZ-AER14

The town centre provides an attractive/visually appealing, safe and easily accessible environment for residents, passing travellers and pedestrians

TCZ-AER15

Public spaces provide a lively atmosphere where residents and shoppers can meet

TCZ-AER16

Mixed use activities characterise building occupancy with offices and other commercial service activities, and residential activities occupying upper floors

TCZ-AER17

Continuous verandah coverage is maintained on buildings on nominated street frontages to provide year-round protection from the weather for shoppers

TCZ-AER18

The cultural heritage of the town is celebrated through art displays in public places

TCZ-AER19

The demand for pedestrian-based retail activities is catered for in the town centre

TCZ-AER20

The character and amenity values of the residential areas adjacent to the town centre is maintained through appropriate controls on building bulk, location and landscape treatments.

13.6-COMZ Commercial Zone

Issues

This zone comprises two precincts, one at Putaruru (PREC1) and the other at Tokoroa (PREC2).

PREC1-Putaruru comprises vehicle-oriented retail and commercial activities, and light industrial development, all located around the town centre. It also applies to Putaruru Growth Cell 4 (GC4) to the south of Princes Street, and to three groups of properties on the edge of the town's housing area, at Pit Street, Grey Street and adjacent to the SH1 bridge over the Oraka Stream.

PREC1 provides for a mixture of activities which, with the exception of GC4, include larger format *retail* premises, building supply firms and garden centres, car yards, service stations, *supermarkets* and a range of commercial and light industrial premises. *Retail activities* and other traffic-intensive activities are not provided for within GC4, due to their potential impact on the safety and efficiency of the Princes St/SH1 intersection. Restrictions are placed on the water supplied to, and *wastewater* disposed from, new *industries* in GC4 due to the limitations of Putaruru's bulk services to cater for industrial growth.

The typical character is based on *buildings* that are set back from the *street* frontage and have adequate car parking provided on-site. *Vehicle crossings* will need to be carefully located so as to minimise conflict between traffic and pedestrians given the state highway thoroughfare. A network of service lanes near the town centre assists by providing rear access for goods delivery and collection, thereby reducing on-street traffic conflicts.

Portions of the COMZ in Putaruru adjoin residential properties, and so controls have therefore been applied in order to maintain *amenity values* for nearby *residential units*. Likewise, *landscaping* will be required for *industries* adjoining State Highway 1, to enhance the attractiveness of the entrances to town. "Industrious" and "prosperous" is the intended outcome rather than "industrial".

PREC2 of the COMZ in Tokoroa comprises vehicle-oriented commercial and larger scale *retail* development, and light *industrial* development located around the town centre. It also applies to an area of commercial development at the corner of Maraetai Road and Balmoral Drive.

The activities within COMZ-PREC2 are characterised by more mixed use activities such as larger format retail premises, warehousing including trading in bulky goods such as building-supply firms and garden centres, car yards, service stations, *supermarkets* and a range of commercial and light *industrial* premises.

The *buildings* are set back from the *street* frontage. Car parking that is provided must be carefully assessed and access points to *roads* located so as to minimise conflict between vehicular traffic and pedestrians and maintain the safety and efficiency of the state highway network.

Objectives

COMZ-O1

To have attractive, functional, safe and thriving townships built on the unique qualities of their people, industries, history and natural strengths.

COMZ-O2

To allow adequate opportunities for businesses and *industries* to provide a range of employment opportunities for the District's residents, in a manner consistent with the towns' existing *amenity values* without any unnecessary barriers to economic advancement.

COMZ-O3

To ensure that staged subdivision or development in the Putaruru Growth Cells does not compromise the future urban use of those areas.

COMZ-O4

To enable the town centres in Putaruru and Tokoroa to provide distinctive, attractive, safe and easily accessible *environments* with a concentration of commercial businesses and cultural activities providing a range of services and facilities for residents and passing travellers, and with minimum adverse effects on the safe and sustainable functioning of State Highway 1.

Policies

COMZ-P1

Promote a high standard of urban design for new *development*, including reflecting the town's past and the locality's Raukawa heritage, and consideration of community safety and CPTED principles.

COMZ-P2

Enable *emergency service* facilities to establish and operate throughout the district by implementing appropriate *development* controls.

COMZ-P3

To achieve the Vision and Strategy for the Waikato River by managing *subdivision* and land-use within the district's towns located within the River catchment in a way that restores and protects the health and wellbeing of the Waikato River, by managing activities in towns.

Rules PREC1-Putaruru, and PREC2-Tokoroa

COMZ-R1 PER Activities-PREC1 except for Putaruru Growth Cell 4, PREC2-Tokoroa	**Subject to**
(1) *Retail activities*	(a) COMZ-R6(1) to (5) (b) COMZ-R7 where relevant
(2) *Restaurants, bars, and cafes*	
(3) *Offices*	

(4) *Commercial Services*	
(5) *Community facility*	
(6) *Health care services*	
(7) *Visitor accommodation*	
(8) *Educational facility*	
(9) *Service industry*	(a) COMZ-R6(1) to (5) (b) COMZ-R7 where relevant
(10) *Industrial activities* except those listed in SCHED5-HIIA	
(11) *Carparks*	
(12) *Recreation and sporting activities on parks and reserves*	
(13) *Caretakers' accommodation*	
(14) Modifications, alterations and additions to an existing *residential unit* on the same site	
(15) *Emergency Service Facilities*	
PER Activities PREC1-Putaruru	**Subject to**
(16) Modifications, alterations, and additions to an existing *Hospital or Home for the Aged* on the same *site*	(a) COMZ-R6(1) to (5) (b) COMZ-R7 where relevant
(17) Modifications, alterations, and additions to an existing service station on the same *site*	
(18) Tourism and recreational activities	
(19) Pastoral farming activities lawfully established on the land concerned	

within Putaruru Growth Cell 4 as at 13 May 2020	
PER activities PREC2- Tokoroa	**Subject to**
(20) Drive through restaurants	(a) COMZ-R6(1) to (5) (b) COMZ-R7 where relevant
(21) *Service stations including motor vehicle repairs*	
(22) Craft workshops and studios	
(23) *Indoor sporting and recreation facilities provided for in a reserve management plan*	
COMZ-R2- CON Activities-PREC1-Putaruru- Growth Cell 4 Only	**Subject to**
(1) *Industrial activities* except those listed in SCHED5-HIIA	(a) COMZ-R6(1) to (5) (b) COMZ-R7 where relevant **Matters of control** (c) AA-R2(1) and AA-R3(2)
(2) Ancillary *offices* of, and *retailing* ancillary to, PER *industrial activities*	(a) COMZ-R6(1) to (5) (b) COMZ-R7 where relevant (c) The GFA of this *office* and *retailing* space shall together: (i) Not exceed 10% of the GFA used for industrial purposes on the same *site* (ii) Not exceed 50 m^2 in GFA Whichever is lesser **Matters of control** (d) AA-R2(1) and AA-R3(2)
(3) Modifications, alterations, and additions to an existing *residential unit* on the same *site*	(a) COMZ-R6(1) to (5) (b) COMZ-R7 where relevant

(4) *Veterinary services*	**Matters of control** (c) AA-R2(1) and AA-R3(2)
(5) *Caretakers' accommodation*	
(6) *Emergency Service Facilities*	
(7) Pastoral farming activities not lawfully established on the *land* concerned as at 13 May 2020, excluding non-compliance with standard TRAN R6(3)(b) which is a non-complying activity	
COMZ-R3 RDIS Activities- PREC1 and PREC2	**Subject to**
(1) Any activity listed as PER that does not conform to the Standards, excluding non-compliance with standard TRAN R6(3)(b) which is non-complying	**Matters of discretion** (a) AA-R3(1) and (b) AA-R3(2)
(2) Activities that do not conform to COMZ-R6(1) PREC1-(c)	(a) AA-R3(1) and (b) AA-R3(2) (c) The effects of the operation of the railway network (d) Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor
COMZ-R4 DIS Activities- PREC1-Putaruru	
(1) Activities that are not PER, RDIS or NC	**Matters of discretion** (a) AA-R4 (b) Complement rather than detract from the retailing and other activity in the Putaruru TCZ
(2) *Service stations including motor vehicle repair*	**Matters of Discretion**

	(a) The extent to which the proposal will be screened from adjacent residential uses by landscaping or fencing (b) The effect of any access points on traffic safety and efficiency (c) The extent to which lighting will be managed to avoid nuisance on residential properties (d) Whether vehicle parking and manoeuvring can be accommodated on-site (e) The extent to which *signs* comply with general controls in the zone concerned (f) The adequacy of proposals to collect and deal with potentially contaminated stormwater (g) The extent to which the proposal is likely to have an effect on the *amenity values* sought by the *objectives* for the zone concerned. (h) COMZ-R6(1) to (5) and COMZ-R7 used as a guide (i) AA-R4
(3) *Residential activity* above ground floor level	(a) The extent to which residential units in the COMZ can be designed and acoustically insulated to provide a reasonable level of aural privacy and outdoor living (b) The extent to which the presence of *residential activity* will inhibit other activities in the zone that are provided for as PER. (c) COMZ-R6(1) to (5) and COMZ-R7 used as a guide (d) AA-R4
DIS activities – PREC2 Tokoroa	**Subject to**
(1) Activities that are not PER, or RDIS	**Matters of discretion** (a) AA-R4

	(b) COMZ-R6(1) to (5) and COMZ-R7 used as a guide
(2) *Residential activity* other than provided for in COMZ-R1	**Matters of Discretion** (a) AA-R4 (b) The extent to which *residential units* in the COMZ can be designed and acoustically insulated to provide a reasonable level of aural privacy and outdoor living (c) The extent to which the presence of residential activity will inhibit other activities in the zone that are provided for as PER. (d) COMZ-R6(1) to (5) and COMZ-R7 used as a guide
(3) *Industrial activities* listed in SCHED5-HIIA	**Matters of Discretion** (a) AA-R4 (b) COMZ-R6(1) to (5) and COMZ-R7 used as a guide
COMZ-R5 NC Activities PREC1- Putaruru	
(1) *Industrial Activities* listed in SCHED5-HIIA	(a) COMZ-R6 to be used as a guide
(2) *Intensive indoor primary production*	
(3) Non-compliance with TRAN-R6(3) - Provision of New *Road* to Putaruru GC4 (COMZ).	(a) For land-use activities locating in Putaruru GC4 as shown on the Planning Maps, the design and location of the legal road providing access to Princes Street shown as 'Possible Future Road' on the Planning Maps where this has not already been vested in Council.

COMZ-R6 Standards for PREC1-Putaruru and PREC2-Tokoroa

(1) Building Setbacks

PREC1-Putaruru

(a) *Buildings* must be setback from the *front boundary* at least 3m

(b) *Buildings* must be setback at least 5m from boundaries of properties zoned GRZ.

(c) *Buildings* within Putaruru GC4 shown on the Planning Maps must be setback at least 5m from any boundary which adjoins an operational railway line.

PREC2- Tokoroa

(a) *Buildings* must be set back from the *front boundary* - Nil

(b) *Buildings* must be set back from the side and rear boundaries - Nil, unless adjoining the GRZ where a setback of 5m is required

(2) Planting and screening

Planting and screening shall be provided in the following situations:

(a) A planting strip at least two metres wide, comprising trees, shrubs and grasses, shall be provided along the *site* boundary that adjoins a *road*, with the exception of areas used for vehicular access to the *site*

(b) A close-boarded fence at least 1.8m in height shall be provided along the full length of any boundary with a property within the GRZ zone.

(3) Height

(a) Maximum *Building Height* - 15m

(b) Maximum *Height in Relation to Boundary* - No part of any *building* shall protrude through (whichever is the lesser of) a plane rising at an angle of 45 degrees commencing at:

  (i) an elevation of 3m measured at the boundary of any property zoned GRZ or GRUZ within Putaruru; or

  (ii) an elevation of 3m measured at the boundary of any property zoned GRZ within PREC2-Tokoroa; or

  (iii) an elevation of 10m at any *road* boundary

(iv) Parts of *buildings* that may protrude through the *height* control lines are chimneys, flues and similar projections, television, and *telecommunication* aerials and dishes, rainwater tanks, *domestic scale renewable energy devices*, and in addition on commercial and industrial *buildings*, lift machinery, air-conditioning and heating plants; all attached to the *building* and projecting not more than 3m above the building *height* standard for the zone, and less than $4m^2$ in area.

(4) Building Coverage

PREC1-Putaruru

The maximum extent that *buildings* can cover a *site* is 75%.

PREC2- Tokoroa

The maximum extent that *buildings* can cover a site is 75%, subject to compliance with any setback requirements in COMZ-R6-(1) parking and *loading* space requirements in TRAN-R5, and *landscaping* and planting requirements in COMZ-R6(2)

(5) Verandah Provision

All *buildings* within PREC2-Tokoroa that had a *verandah* over any part of the legal *road* on 7 November 2012 shall continue to provide at least equivalent pedestrian shelter. Any redevelopment of the site shall include *verandahs* at least as extensive as existed on that date.

COMZ-R7 Other Plan Matters

The following may also be relevant :

(1) Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transportation

(2) Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards

(3) Section 9.1 Historic Heritage

(4) Chapter 11 Subdivision

(5) Section 12.1 All activities

(6) Section 12.3 Air Emissions, 12.4 Earthworks, 12.6 Light,12.7 Noise, 12.8 Signs, 12.9 Temporary Activities

(7) Part 3- Any relevant overlay

COMZ- Anticipated Environmental Results

PREC1-Putaruru

COMZ-AER1

A range of commercial and light *industrial* activities provided for beyond the town centre

COMZ-AER2

A predominantly vehicle oriented commercial and light *industrial environment*, except in Putaruru Growth Cell 4, which will cater predominantly for *industrial* activities.

COMZ-AER3

Adequate off-street parking and *loading* provision to meet the demand from business premises and customers, including for tourist buses

COMZ-AER4

Formerly vacant parcels of *land* and vacant *buildings* are utilised for new commercial and commercial service enterprises, supported by flexible planning provisions

COMZ-AER5

The character and *amenity values* of adjacent residential areas is maintained through appropriate Standards

PREC2-Tokoroa

COMZ-AER6

Increased flexibility to locate a range of commercial and light *industrial* activities that complements the range of *commercial services* located in the Tokoroa TCZ.

COMZ-AER7

Better management of potential adverse *environmental effects* to maintain vehicle and pedestrian safety in a predominantly vehicle oriented commercial and light *industrial* environment.

COMZ-AER8

Maintaining and enhancing the efficiency, functionality and safety of strategic transport corridors.

COMZ-AER9

The Tokoroa Precinct provides vibrant, fully developed and tenanted commercial and light *industrial* areas.

COMZ-AER10

The character and *amenity values* of adjacent residential areas is maintained through appropriate controls on *building* bulk, location and *landscaping* treatments at these interfaces.

COMZ-AER11

Reverse sensitivity impacts from residential *development* within the zone are avoided or minimised.

SCHED5-HIIA – High-Impact Industrial Activities

(a) Blood or offal treating
(b) Bone boiling or crushing
(c) Collection and storage of used bottles for sale
(d) Dag crushing
(e) Fellmongering
(f) Fish cleaning
(g) Fish curing
(h) Flax pulping
(i) Flock manufacturing, or teasing of textile materials for any purpose
(j) Gut scraping and treating
(k) Nightsoil collection and disposal
(l) Refuse collection and disposal
(m) Septic tank desludging and disposal of sludge
(n) Slaughtering animals for any purpose other than human consumption
(o) Storage, drying or preserving of bones, hides, hooves or skins
(p) Tallow melting
(q) Tanning
(r) Wood pulping
(s) Wool scouring

The above are listed as “offensive trades” under Schedule 3 of the Health Act 1956.

13.7-GIZ General Industrial Zone

Issues

The zone comprises the District's largest industrial complex at Kinleith, the two major dairy factories at Lichfield and Tirau, and the significant industrial estates at Tokoroa, Putaruru and Tirau. All these *sites* share many of the same characteristics. There are advantages in managing them under a single zone, but some variation in standards is necessary to meet the requirements of particular industries and the locality concerned. They are all major employment nodes that generate significant amounts of economic activity in the District and considered together represent substantial financial investment. All of the *sites* are strategic assets in the context of the District given their role in the regional and national economy. The type and scale of industrial use is different from the more commercially oriented operations provided for in the COMZ zone.

The industrial base of the District is founded both on processing local resources such as primary produce and the high-quality water, and on its central location for distribution industries that rely on existing and potential rail sidings and the state highway network.

Objectives

GIZ-O1

To allow adequate opportunities for businesses and *industries* to provide a range of employment opportunities for the District's residents, in a manner consistent with the towns' existing *amenity values* without any unnecessary barriers to economic advancement.

GIZ-O2

To recognise the importance of the *industrial* estates within Tokoroa, Putaruru, and Tirau, and of the dairy processing facility at Tirau to the townships' people and the District's economy.

GIZ-O3

To provide for outward expansion of existing townships where the new areas can be efficiently serviced with *network utilities and infrastructure* including provision for cycling and pedestrians, and where funding provision has been made consistent with the level of projected demand for new building sites for businesses.

GIZ-O4

To identify and address possible *effects* from urban activities on the health and wellbeing of the Waikato River and its catchments during decision making.

Policies

GIZ-P1

Enable the provision and expansion of *industrial activities*, that are necessary to underpin the operation and prosperity of the District's urban areas while managing new *subdivision* and land-uses that may potentially conflict with, restrict or compromise the existing operation of the District's key *industrial* sites.

GIZ-P2

To achieve the Vision and Strategy for the Waikato River by managing *subdivision* and land-use within the district's towns located within the River catchment in a way that restores and protects the health and wellbeing of the Waikato River, including by:

(1) Controlling *hazardous substances*, use and storage.

(2) Including standards for *earthworks*, silt and *stormwater* control.

(3) Managing activities in town

(4) Requiring *esplanade reserves* or *esplanade strips*

GIZ-P3

Enable the efficient operation and development of the District's key *industrial sites* (namely the industrial facilities at Kinleith, the dairy factories at Tīrau and Lichfield, and the Tokoroa and Putaruru industrial estates) in a manner that will avoid, remedy or mitigate adverse effects on the environment from activities associated with the operation, maintenance, and upgrading of these key *industrial sites*.

GIZ-Rules

GIZ-R1 PER Activities	**Subject to**
(1) *Industrial Activities*	GIZ-R5(1) to (7) GIZ-R6 where relevant
(2) Fixed irrigation systems and the spraying or spreading of liquid by-products or wastes as a *fertiliser* or for irrigation purposes from these systems or from truck-based units	
(3) Showrooms and *ancillary retailing* to an *industrial* activity	
(4) *Community Facility*	
(5) *Educational facility*	
(6) *Health Care Services*	

(7) *Veterinary Services*	
(8) *Offices*	
(9) *Outdoor storage*	
(10) *Carparks*	
(11) *Service stations including motor vehicle repair*, on sites not fronting a State Highway	
(12) *Caretakers' accommodation*	
(13) *Buildings* and activities *ancillary* to any PER, including waste disposal	
(14) *Cafes and restaurants*	
(15) *Emergency Service Facilities*	
GIZ-R2 RDIS Activities	**Subject to**
(1) Any activity listed in GIZ-R1 (PER Activities) that does not comply with the Standards in GIZ-R5	GIZ-R6 where relevant **Matters of discretion** AA-R3(1) AA-R3(2)
GIZ-R3 DIS Activities	**Subject to**
(1) Activities not PER, RDIS, or NC	Assessment criteria (a) GIZ-R5 as a guide (b) AA-R3(2) (c) GIZ-R6 where relevant
(2) *Service stations including motor vehicle repair*, on sites fronting a State Highway	
(3) *Commercial tourism and recreational activities*	
GIZ-R4 NC Activities	**Subject to**
(1) *Retailing* not provided for as PER	(a) RMA provisions

(2) *Residential activity* not provided for as PER	(b) Refer to GIZ-R5 as a guider

GIZ-R5 Standards

R5(1) Building Setbacks

(a) *Buildings* must be setback from the *front boundary* at least 6m

(b) *Buildings* must be setback at least 5m from boundaries of properties within a GRZ

(c) All *buildings* and *structures* (excluding fences less than 2m in height and network utilities) must be setback from the centre line of an existing gas pipeline at least 32 metres

R5(2) Planting and Screening

Planting and screening shall be provided in the following situations:

(a) A planting strip of at least 2m wide, comprising trees, shrubs and grasses, shall be provided along the *site* boundary that adjoins a *road*, with the exception of areas used for vehicular access to the *site*

(b) A close-boarded fence at least 1.8m in height shall be provided along the full length of any boundary with a property within a GRZ

R5(3) Parking

Provision of on-site car parking (except for the GIZ at Tokoroa and Kinleith), *loading spaces* and vehicular access shall be in accordance with TRAN-R5 Parking, Loading and Access

R5(4) Height

(a) Maximum *Building Height* – Kinleith site 100m, Lichfield and Tirau Fonterra sites 55m. Other sites 40 m

(b) Maximum *Height in relation to Boundary* – No part of any *building* shall protrude through (whichever is the lesser of) a plane rising at an angle of 45 degrees commencing at:

  (i) An elevation of 3m measured at the boundary of any GRZ

  (ii) An elevation of 3m measured at the boundary between the GIZ and the railway corridor (KRH01) within Tokoroa

  (iii) An elevation of 10m at any *road* boundary

  (iv) An elevation of 20m measured at the boundary of any GRUZ

(c) Parts of buildings that may protrude through the *height* control lines are chimneys, flues and similar projections, television, and *telecommunication* aerials and dishes, rainwater tanks, *domestic scale*

renewable energy devices, and in addition on commercial and industrial buildings, lift machinery, air-conditioning and heating plants; all attached to the *building* and projecting not more than 3m above the *building height* standard for the zone, and less than 4m^2 in area.

R5(5) Building Coverage

The maximum extent that buildings can cover a site is 80%.

R5(6) Scale of Retail Activity

The *gross floor area* for *retailing* areas *ancillary* to an *industry* shall not exceed 150m^2 or 10% of the *gross floor area* of the *industrial* activity, whichever is the lesser.

GIZ-R6 Other Plan Matters

The following may also be relevant:

(1) Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transportation

(2) Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards

(3) Chapter 11 Subdivision

(4) Section 12.1 All Activities

(5) Section 12.3 Air Emissions, 12.4 Earthworks, 12.6 Light, 12.7 Noise, 12.8 Signs, 12.9 4

(6) Part 3- Any relevant overlay

GIZ- Principal Reasons

GIZ-PR1

The plan's standards for the size and location of *buildings*, and the management of *noise* and *hazardous substances* are not restrictive. This recognises that the *industrial* estates cover sufficiently large areas for the potential *environmental effects* to be largely contained within the boundaries of the zone itself.

Due to *reverse sensitivity* concerns, restrictions have been placed on *subdivision* for rural or rural-residential purposes within a specified distance of the GIZ boundary.

GIZ-PR2

In Tirau where the GIZ adjoins residential properties, a priority is placed on controls aiming to maintain *amenity values* for nearby *residential units*. District plan provisions recognise the existing 24-hour operating-environment of the factories, the scale of existing *buildings*, glare from lighting, the existing *noise*, and the volume and frequency of truck movements to and from the processing facilities.

GIZ-PR3

Suitable provision is made for activities associated with the by-products of processing *industries*. In this regard it is important that off-site infrastructure, including water stream processes are recognised as suitable activities in the nearby GRUZ.

GIZ- Anticipated Results

GIZ-AER1

A flexible regime of provisions to enable a range of *industrial* activities to locate in selected areas.

GIZ-AER2

Industrial operations are safeguarded from incompatible *development*.

GIZ-AER3

Formerly vacant parcels of *land* and vacant *buildings* are utilised for new *industrial* enterprises.

GIZ-AER4

The character and *amenity values* of the residential areas adjacent to the GIZ is maintained through appropriate zone controls relating to *building* setbacks, *landscaping* and screening.

13.8-NCZ Neighbourhood Centre Zone

Issues

The Neighbourhood Centre Zone in Tokoroa enables the establishment and operation of a range of small scale and locally oriented, *retail* and *commercial service* activities in existing neighbourhood shopping centres.

These neighbourhood shopping centres are comprised of purpose-built commercial *buildings* that are located in or adjacent to predominantly residential areas. Typically, these centres comprise between one and four shops, usually single storey, and are occupied by businesses that serve local neighbourhood catchments. Often such premises rely on street-based car parking, rather than having on-site parking.

The zone allows for all forms of *retail shops* including dairies and superettes, and limited *commercial services* such as hairdressers and *offices*, *community facilities* and *health care services*.

Objectives

NCZ-O1

To enable neighbourhood centres to provide, attractive, safe and easily accessible *environments* with commercial businesses and *community facilities* providing a wide range of services and facilities primarily for residents in the locality and with minimum adverse *effects* on the safe and sustainable functioning of local *roads*.

Policies

NCZ-P1

Enable *home businesses* and a range of non-residential activities in residential areas where the *effects* of these businesses are consistent with maintaining the character and *amenity values* of the residential neighbourhoods and do not adversely affect the vitality of the town centres.

NCZ-P2

To achieve the Vision and Strategy for the Waikato River by managing land-use within the district's towns located within the River catchment in a way that restores and protects the health and wellbeing of the Waikato River, including by managing activities in towns.

NCZ-Rules

NCZ-R1 PER Activities	Subject to
(1) *Retail activities* (excluding the sale of liquor as the primary retail activity)	NCZ-R4(1) to (6)

(2) *Offices*	NCZ-R5 where relevant
(3) *Cafes and restaurants*	
(4) *Community facility*	
(5) *Veterinary services*	
(6) *Health Care Services*	
(7) *Educational facility*	
(8) *Commercial services*	
(9) *Residential activity*, not exceeding one *residential unit* per shop or office	
(10) *Accessory buildings*	
(11) Craft workshops and studios	
(12) *Emergency service facilities*	
NCZ-R2-RDIS Activities	**Subject to**
(1) Any activity listed in NCZ-R1 (PER Activities) that does not comply with the Standards in NCZ-R4(1) to (6)	NCZ-R5 where relevant **Matters of discretion** (a) AA-R3(1) (b) AA-R3(2)
NCZ-R3 NC Activities	**Subject to**
(1) Activities that are not PER, or RDIS	Refer to NCZ-R4(1) to (6) as a guide NCZ-R5 where relevant

NCZ-R4 - Standards

R4(1) Scale of activity

(a) Each *retail activity*, *restaurant, cafe*, *health care service*, or *community facility* shall not exceed a gross floor area of 150 square metres

(b) *Educational facilities* shall provide services for no more than 8 persons at any one time (excluding staff) per *site*.

R4(2) Building Setbacks

(a) *Buildings* must be set back from the *front boundary* - Nil

(b) *Buildings* must be set back from the *side and rear boundaries* - Nil, unless adjoining the GRZ where a setback of five metres is required.

R4(3) Building Coverage

The maximum extent that buildings can cover a *site* is 100%, subject to compliance with any setback requirements in R4(2).

R4(4) Height

(a) Maximum *building height* - 10m

(b) The maximum *height* for *Emergency Service Facilities* is 15m

(c) *Height in relation to boundary* - No part of any *building* shall protrude through a plane rising at an angle of 45° commencing at an elevation of 3 metres at the boundary of the GRZ.

(d) Parts of *buildings* that may protrude through the *height* control lines are chimneys, flues and similar projections, television, and *telecommunication* aerials and dishes, rainwater tanks, *domestic scale renewable energy devices*, and in addition on commercial and industrial *buildings*, lift machinery, air-conditioning and heating plants; all attached to the *building* and projecting not more than 3m above the *building height* standard for the zone, and less than $4m^2$ in area.

R4(5) Verandah Provision

All *buildings* that had a *verandah* over any part of the legal *road* on 7 November 2012 shall continue to provide at least equivalent pedestrian shelter. Any redevelopment of the *site* shall include *verandahs* at least as extensive as existed on that date.

R4(6) Outdoor Storage

Areas set aside or used for the *outdoor storage* of goods and materials associated with an activity on a *site* shall:

(a) not be used for storing goods and materials in a manner that exceeds 3m in *height*

(b) not exceed 20% *building coverage*, and

(c) be screened from view from any adjoining GRZ *site*.

NCZ-R5 Other Plan Matters

The following may also be relevant:

(1) Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transportation

(2) Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards

(3) Chapter 11 Subdivision

(4) Section 12.1 All Activities

(5) Section 12.3 Air Emissions, 12.4 Earthworks, 12.5 Financial Contributions, 12.6 Light, 12.7 Noise, 12.8 Signs, 12.9 Temporary Activities

(6) Part 3- Any relevant overlay

NCZ- Principal Reasons

The small nature of the *sites* zoned as NCZ ensures that the activities are small-scale and are compatible with the predominantly residential *environments* they are located within.

Standards have been developed for the zone to address potential adverse *environmental effects* and ensure that the scale of commercial activities is appropriate for the predominantly residential surroundings.

NCZ- Anticipated Environmental Results

NCZ-AER1

Small scale commercial activities establish and operate in existing commercial premises.

NCZ-AER2

Local residents are provided with a range of conveniently located service centres.

NCZ-AER3

The centres act as meeting places for neighbourhood residents.

NCZ-AER4

The scale of *environmental effects* from non-residential activities is compatible with the residential *amenity values* of neighbourhood locations.