



Proposed District Plan – Council Submission

**Strategy & Finance Committee 26 September
2018**

Overview

- Purpose of the submission
- Valuable opportunity to influence the content of the Proposed District Plan
- Opportunity to objectively review the Proposed District Plan and the workability / clarity of the rules
- Size of the document reflects the rigour of the review



Process

- Multiple inputs into Council's submission:
 - Workshops with Councillors
 - Errors and omissions identified through drop in days and phone calls
 - Internal review from various internal Council teams including consents, monitoring, roading, parks and water
 - Detailed review by Council's policy team



Focus of the submission

- The submission focuses on:
 - Amendments so rules are clearer;
 - Amendments for consistency between chapters;
 - Amend cross referencing errors;
 - Correct any errors with the Designation Roll Over Notices;
 - Amend mapping and zoning errors;
 - Amend definitions to be clearer, introduce new definitions and deleting definitions that are no longer necessary.
- Includes wording to allow flexibility of changes necessary to achieve the intent of the relief sought



Scope of Council's submission

- The provisions for specific areas have not been addressed in Council's submission:
 - Lakeside Te Kauwhata
 - Te Kowhai Airpark Zone
 - Rangitahi Peninsula Zone
 - Motorsport and Recreation Zone (Hampton Downs)

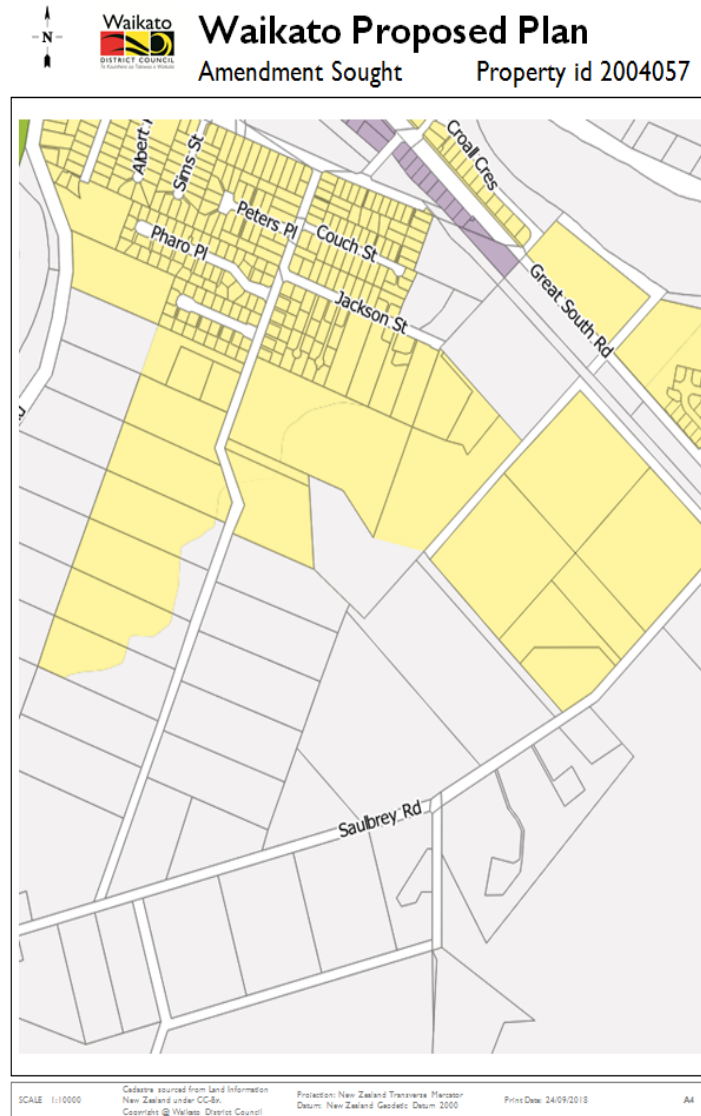
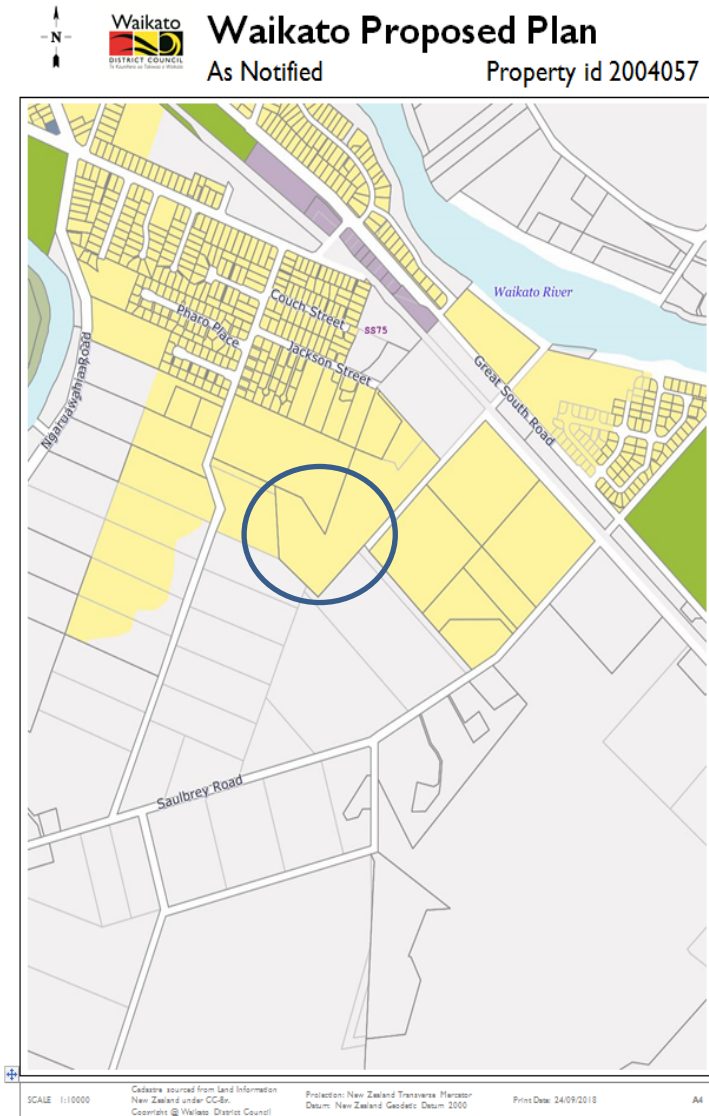


New issues

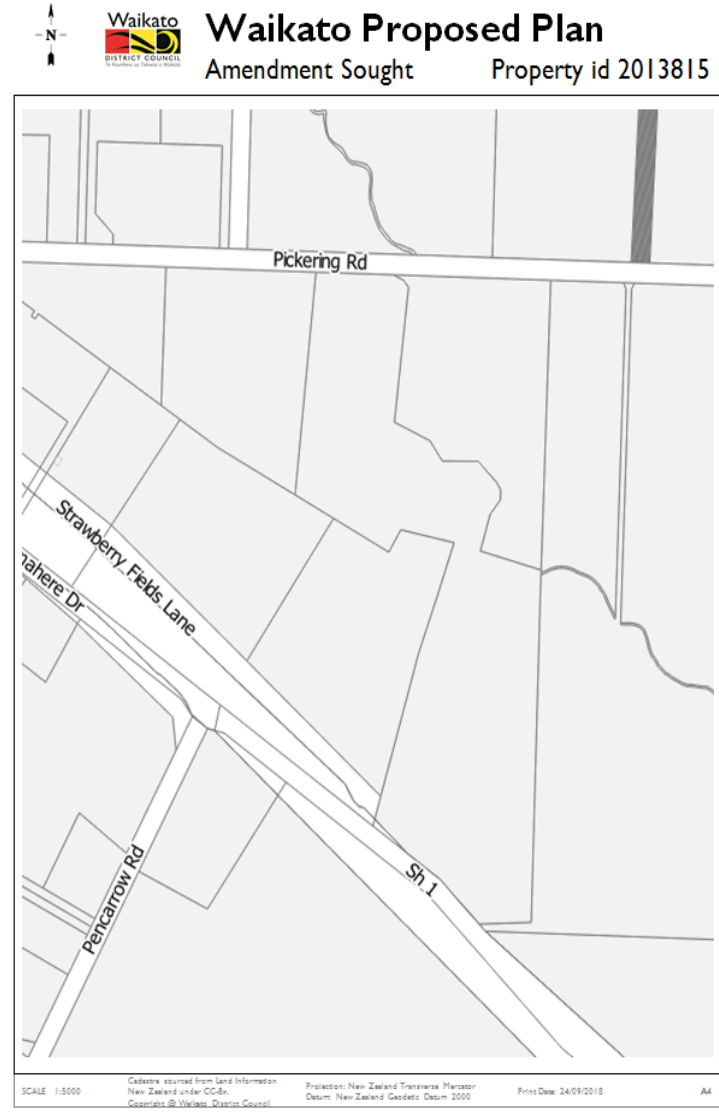
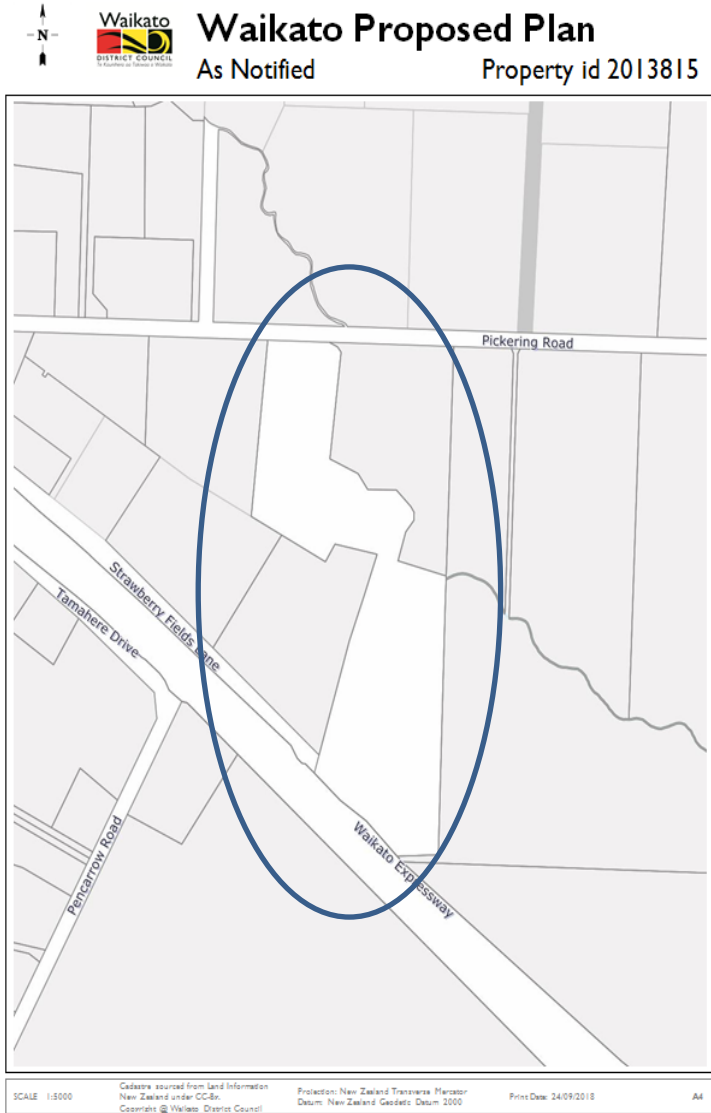
- Light and illumination
 - Seeking to remove rules regarding light spill being contained within the property boundary in the business zones
- Planning maps
 - Correcting zoning errors
 - Tamahere (2), Te Kowhai and Ngaruawahia
 - Tidying up the maps eg reducing duplication



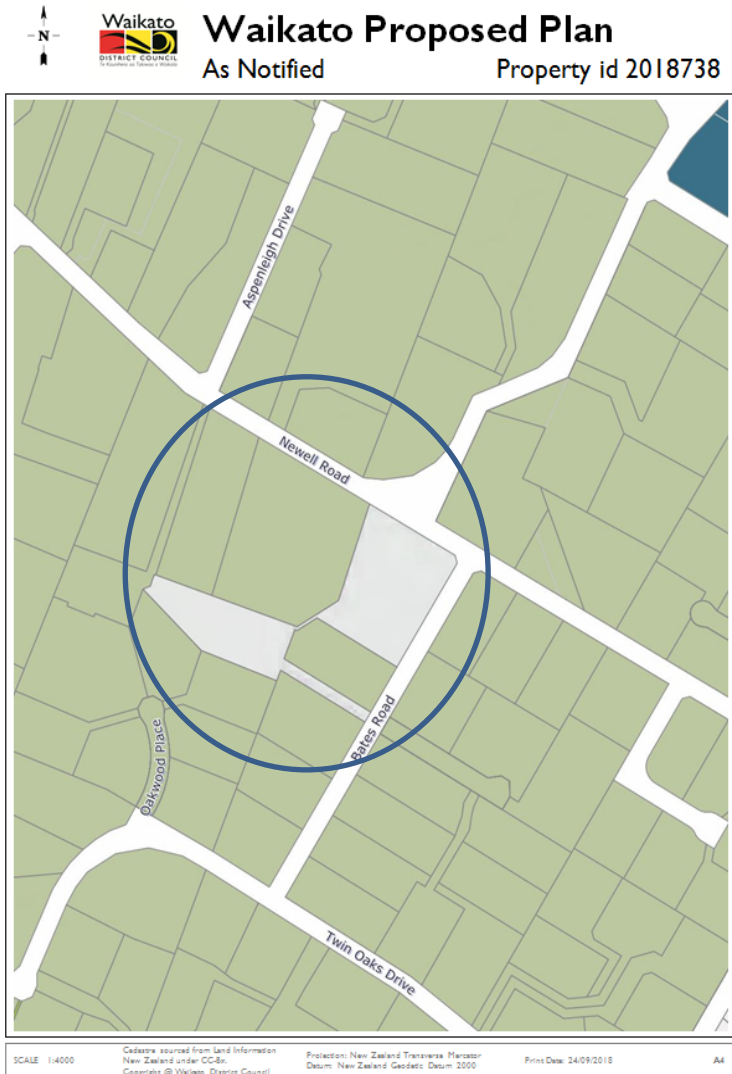
Zoning errors



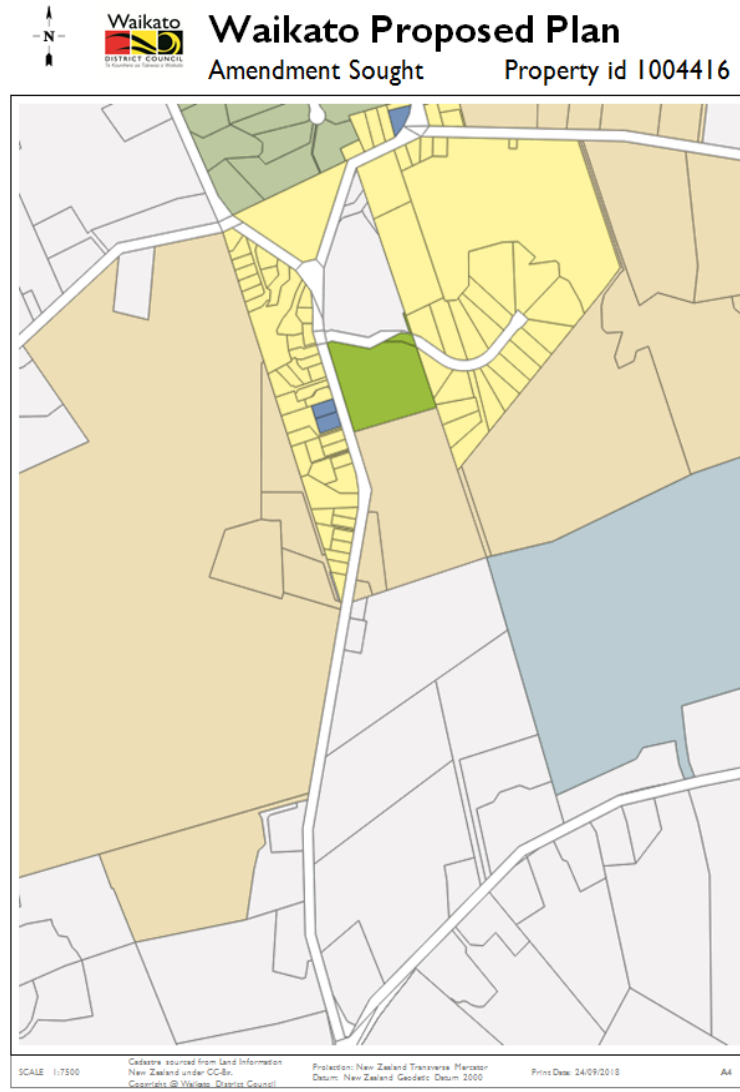
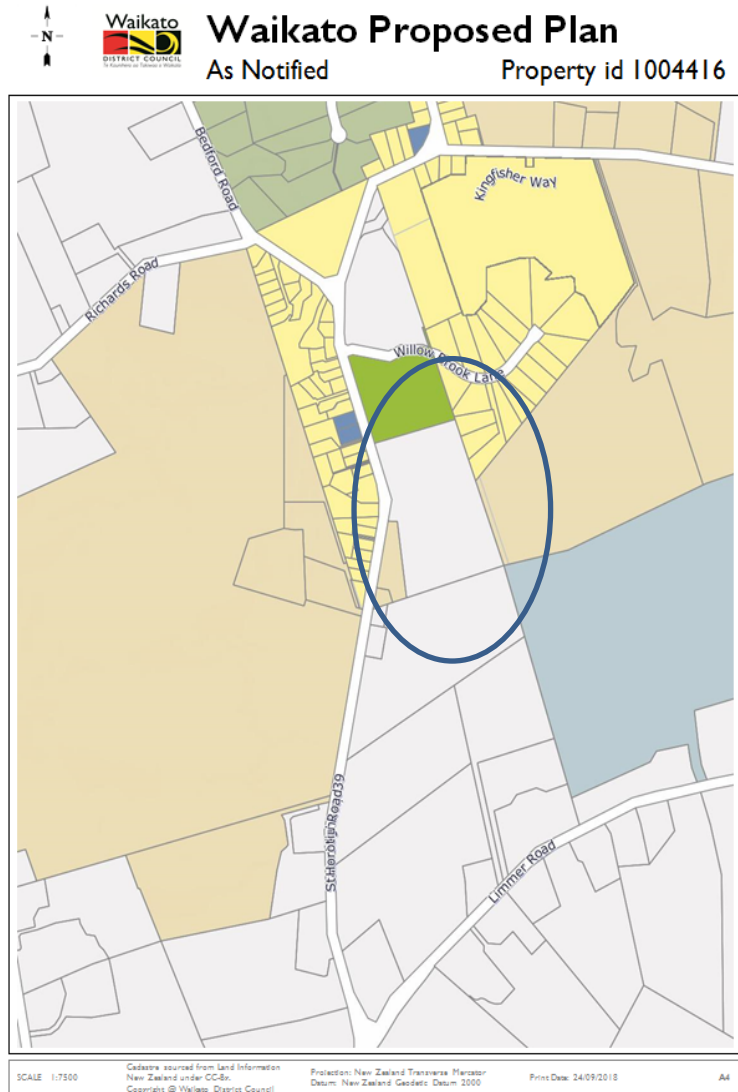
Zoning errors



Zoning errors



Zoning errors



New issues

- Seeking increased clarity around the height of buildings within the Waikato Regional Airport outer control boundary
- Seeking inclusion of conservation activities as a permitted activity in significant natural areas
- Clarification of the multi-unit development rules
- Seeking consistency of the residential unit sizes in both landuse and subdivision



Retirement Villages

- One definition (rest homes vs retirement villages)
- Inclusion of provisions for retirement villages within the Business, Village and Rural Zones
- Enabling amendments to existing retirement villages in the Country Living Zone (Tamahere Eventide)
- Inclusion of policy support in the Rural Zone
- Inclusion of companion policies in Village and Business Zones similar to those for Residential Zone



Outdoor storage

- Seeking deletion of this rule from Country Living Zone (22.2.7)
 - Difficult to enforce
 - Not reasonable e.g. firewood
- Seeking refinement of the rule for all business and industrial zones to ensure it is enforceable and reasonable



Servicing hours

This includes delivery times, receiving customers and loading

- Industrial and business zones
 - Changed from 7.30am to 6.00am
 - Changed from 6.30pm to 8.00pm
- Landscaping and planting adjoining Residential, Village, Reserve, Country Living Zones
 - Deleted the controlled rule and made it a condition for a permitted activity



Earthworks

- Both industrial zones:
 - Increased the volumes in from 250m^3 to 500m^3
 - Increased the area from 5000m^2 to $10,000\text{m}^2$
- Improved clarity of the rule in all zones
- Inclusion of a rule enabling fill for a building platform (in some zones but not all)



Height of buildings

- Seeking an increase in the maximum height for the Industrial Zone to 20m to align with the maximum height of the Industrial Zone Heavy



Issues raised at workshops

- Animal boarding, breeding and training establishments
 - Seeking to amend the definition to include daycare, focus on “domestic” animals
- Minor Dwellings
 - Amended the rules to read more clearly



Issues raised at workshops

- Seeking reconsideration of the Business Town Centre zoning in Ngaruawahia and Pokeno, further work to be undertaken
- Replicated the rules from Chapter 14 Infrastructure and Energy into the zone chapters for:
 - Impervious surfaces
 - Buildings and structures within the National Grid Yard
 - Sensitive landuses close to electricity lines
 - Subdivision within the National Grid Corridor
 - Hazardous substances within the National Grid Yard



Where to from here?

- Merge the attachment and the addendum into a single submission document
- Delete duplicated submission points
- Number each submission point
- Council approval of a single submission document – 8th October
- Submission period closes – 9th October

