

# Appendix L – Waikato District Plan Rule Assessment



Operative District Plan Rule Assessment		
Rule Number	Rule Provision	Comments
<b>Chapter 25 – Rural Zone</b>		
25.10 Type of Activity	25.10.1 Any activity that complies with all effects and building rules is a permitted activity except: <ul style="list-style-type: none"> <li>(a) On-site disposal or storage of solid waste, or</li> <li>(b) Hazardous waste storage, reprocessing or disposal, or an educational institution involving more than 10 students, or</li> <li>(c) A correctional facility, or</li> <li>(d) An extractive industry, other than transportation of mineral in an energy corridor, or</li> <li>(e) Commercial activities (excluding a produce stall), or</li> <li>(f) An industrial activity, or</li> <li>(g) Travellers' accommodation for more than 5 people, or</li> <li>(h) A motorised recreation facility, or</li> <li>(i) An intensive farming activity, or</li> <li>(j) A transport depot, or</li> <li>(k) A wind energy facility.</li> </ul>	A residential activity meets the criteria for a permitted activity in this rule, therefore the initial activity status of the proposal is permitted. This is subject to compliance with effects and buildings rules as follows.
25.12 On-site services	25.12.1 Any activity on a site used principally for a residential activity is a permitted activity if: <ul style="list-style-type: none"> <li>(a) the site is connected to a telecommunications network and energy supply network or has a stand-alone energy supply, and</li> <li>(b) the site is: <ul style="list-style-type: none"> <li>i. connected to reticulated water supply, stormwater and wastewater disposal networks where available, or</li> <li>ii. provided with an alternative method of water supply, stormwater and wastewater disposal that complies with Appendix B (Engineering Standards), and</li> </ul> </li> <li>(c) a services are placed underground where reticulated services are already underground.</li> </ul>	The extension sites will be connected to a telecommunication and energy supply network.  The extension sites will have suitable on-site water supply, wastewater and stormwater disposal systems, being on-site, which comply with Appendix B. Refer to the Infrastructure Report in <b>Appendix E</b> for further information.  All services will be placed underground.  The proposal <b>complies</b> with this rule.
25.15 Access, vehicle entrance, parking loading and manoeuvring	25.15.1 Any activity is a permitted activity if: <ul style="list-style-type: none"> <li>(a) Access, vehicle entrance crossing, parking, loading, queuing, and manoeuvring space is provided in accordance with Appendix A (Traffic).</li> </ul>	An assessment of the proposal against the relevant provisions of Appendix A is included below.  In summary, the proposal complies with the rules within Appendix A with the exception of A14.A as a result of additional vehicle movements onto Tamahere Drive. This non-compliance requires

		resource consent as a <b>restricted discretionary activity</b> under Rule A14.A.
25.16 Vehicle movements	25.16.1 Any activity is a permitted activity if: (a) It does not involve more than 200 vehicle movements per day.	The ITA ( <b>Appendix F</b> ) identifies that the extension sites will collectively result in approximately 179 additional vehicles per day. This is 358 movements per day, and thus exceeds the threshold.  This non-compliance requires resource consent as a <b>discretionary activity</b> .
25.17 Noise	25.17.1 Any activity is a permitted activity if it is designed and conducted so that noise from the activity measured at any other site does not exceed: (a) 50dBA (L10), 7am to 7 pm any day, and (b) 45dBA (L10), 7pm to 10pm any day, and (c) 40dBA (L10), and 65dBA (Lmax) at all other times.  Despite the above, construction noise, farming noise, forest harvesting noise, extractive industry noise and emergency sirens are not subject to these standards and are permitted under this rule.	The proposed activity will comply with these noise levels, being a low noise generating residential activity.  The proposal complies with this rule.
25.18 Construction noise	25.18.1 Any activity is a permitted activity if: (a) it is designed and conducted so that construction noise from the activity complies with Appendix N (Construction Noise).	Construction will be undertaken to comply with this rule.  The proposal complies with this rule.
25.21 Vibration	25.21.1 Any activity is permitted if: (a) vibration arising from the activity complies with Appendix I (Ground Vibration).	The proposal will comply with the vibration standards within Appendix I.  The proposal complies with this rule.
25.22 Glare and Lighting	25.22.1 Any activity is permitted if light spill from artificial lighting, other than a streetlight, navigation light, traffic signal, or from vehicles or equipment used in farming and agricultural activities does not exceed: (a) 10 lux measured vertically at any other site.	All lighting will be of a residential nature and will be designed and directed to comply with this rule.  The proposal complies with this rule.
25.23 Dust, smoke, fumes, odour or ground level	25.23.1 Any activity is a permitted activity: (a) if there is no objectionable or offensive dust, smoke, fumes or odour having adverse effects at any other site, and (b) stockpiles of loose material are contained or maintained to prevent dispersal of material into the air, and (ba) earthworks undertaken within 20m of the centreline of an electricity transmission line with a voltage of 110kV or more do not	There will be no dust, smoke or fumes effects at any other site as a result of the earthworks proposed, as it will be controlled by standard mitigation measures which will be set out in a CMP.  There are no nearby electricity transmission line with a voltage of 110kV or more therefore clause (ba) is not relevant.

	generate adverse effects of dust on the transmission lines or raise the ground level.	The proposal complies with this rule.
25.25 Earthworks	<p>25.25.1</p> <p>Any activity is a permitted activity if earthworks:</p> <ul style="list-style-type: none"> <li>(a) are not in the Flood Risk Area or Land Stability Policy Area except for filling in accordance with rule 25.28 and,</li> <li>(aa) are not in the Huntly East Mine Subsidence Area or Hauraki Gulf Catchment Area, and</li> <li>(b) comply with Appendix B (Engineering Standards), and</li> <li>(c) including cut and batter faces or filled areas, are revegetated to achieve 80% ground cover within 12 months of the earthworks being commenced, and</li> <li>(d) do not remove material from adjoining sites in common ownership or occupation, and</li> <li>(e) retain sediment on site through implementation and maintenance of sediment controls, and</li> <li>(f) do not adversely affect other land through changes in natural water flows or established drainage paths, and</li> <li>(g) do not disturb or move more than 500m<sup>3</sup> in the Landscape Policy Area or 1000m<sup>3</sup> in all other areas, within a site in a single calendar year, and</li> <li>(h) do not disturb or move more than 500m<sup>3</sup> in the Landscape Policy Area or 1000m<sup>3</sup> in all other areas, within a site in a single calendar year, and</li> <li>(i) in relation to the height of any cut or batter face do not exceed 2m in the Landscape Policy Area or 3m in all other areas, and</li> <li>(j) do not exceed 250m<sup>2</sup> in area in the Landscape Policy Area or 1000m<sup>2</sup> in area in all other areas.</li> </ul>	<p>It is proposed to undertake approximately 3,600m<sup>3</sup> of cut and 50,000m<sup>3</sup> of fill, collectively, over the extension sites.</p> <p>The proposal does not comply with clause (g) of this rule therefore requires a resource consent as a <b>discretionary activity</b>.</p>
25.30 Contaminated Land – remediation	<p>25.30.1</p> <p>Any activity is a permitted activity if:</p> <ul style="list-style-type: none"> <li>(a) remediation of contaminated land: <ul style="list-style-type: none"> <li>i. does not cause a greater risk to the environment than if the work was not done, and</li> <li>ii. is not within a significant indigenous vegetation or habitat area, the Landscape Policy Area, the Flood Risk Area, or 50m of mean high water springs or a water body</li> <li>iii. disposes of removed material in a location approved for the receipt of such material, and</li> </ul> </li> </ul>	<p>The DSI within <b>Appendix H</b> identifies that the site does not meet the permitted activity standard in Regulation 8 of the NESCS, for 92 Tamahere Drive, and requires consent under the NESCS as a Controlled Activity.</p> <p>The proposal therefore does not comply with clause (b) of this rule and therefore requires a resource consent as a <b>controlled activity</b>.</p>

	<p>iv. is reported to the Council by the landowner at the completion of the work detailing:</p> <ul style="list-style-type: none"> <li>- the work done and the results obtained, and</li> <li>- the nature and location of remaining contaminated material on-site, and</li> <li>- as-built plans and specifications of any permanent containment structure and</li> </ul> <p>(b) the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 in Appendix O</p> <ul style="list-style-type: none"> <li>i. does not apply to the activity, or</li> <li>ii. does apply and the activity meets the permitted activity requirements set out in Regulation 8.</li> </ul>	
25.33 Wastewater treatment	<p>25.33.1</p> <p>Any activity is a permitted activity if:</p> <p>(a) Ponds used for processing or storing wastewater are set back at least</p> <ul style="list-style-type: none"> <li>i. 150m from a dwelling, and</li> <li>ii. 30m from the site boundary, or</li> </ul> <p>(b) A wastewater plant serving 3 or more dwellings, where wastewater treatment is fully enclosed, is set back at least</p> <ul style="list-style-type: none"> <li>i. 30m from a dwelling, and</li> <li>ii. 15m from the site boundary.</li> </ul>	No changes to the consented wastewater treatment plant is proposed, as such this rule is not applicable to the consent sought.
25.46 Number of dwellings	<p>24.46.1</p> <p>Construction of a dwelling, other than a dependent person's dwelling, is a permitted activity if, after completion:</p> <p>(a) there is only one dwelling on the land contained in the certificate of title, or</p> <p>(b) there are 2 dwellings on the land contained in the certificate of title, and the title contains at least 40ha</p>	<p>More than one dwelling/villa is proposed to be constructed on the extension sites, exceeding the permitted activity standard.</p> <p>The proposal does not comply with this rule therefore requires a resource consent as a <b>discretionary activity</b>.</p>
25.48 Minimum site area-dwelling	<p>24.48.1</p> <p>Construction or alteration of a dwelling is a permitted activity if:</p> <p>(a) the site is connected to a reticulated wastewater system, or</p> <p>(b) the net site area is at least 2500m<sup>2</sup>.</p>	<p>The net site area exceeds 2500m<sup>2</sup>.</p> <p>The proposal complies with this rule.</p>
25.49 Building height	<p>25.49.1</p> <p>Construction or alteration of a building or structure is a permitted activity if:</p> <p>(a) the height does not exceed 10m, and</p>	<p>All buildings will be less than 10m in height.</p> <p>The proposal complies with this rule.</p>

	(b) it does not protrude through the obstacle limitation surfaces defined in Chapter 30, Designation N1 (Hamilton Airport)	
25.50 Daylight admission	25.50.1 Construction or alteration of a building is a permitted activity if: (a) The building does not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point on the site boundary	The building heights and setbacks will ensure that all buildings will comply with the daylight admissions.  The proposal complies with this rule.
25.51 Building Coverage	25.51.1 Construction or alteration of a building is a permitted activity if: (a) total building coverage does not exceed 2% of the site area, or 500m <sup>2</sup> , whichever is the larger.	Building coverage on the extension sites exceed the 2% site area threshold. For the eastern extension the site coverage is 29.2% and for the southern extension it is 19%.  The proposal does not comply with this rule therefore requires a resource consent as a <b>discretionary activity</b> .
25.52 Non-residential building	25.52.1 Construction or alteration of a non-residential building is a permitted activity if: (a) the gross floor area of each non-residential building does not exceed 500m <sup>2</sup> , and (b) the gross floor area of any non-residential building on a site of less than 2 ha does not exceed 250m <sup>2</sup> .	The floor areas of health spa, being the largest new non-residential buildings on the site, exceeds the permitted standard of 500m <sup>2</sup> .  The proposal does not comply with this rule therefore requires a resource consent as a <b>discretionary activity</b> .
25.53 Building setback – road boundary	25.53.1 Construction or alteration of a building is a permitted activity if it is set back at least: (a) 12m from the road boundary, or 7.5m from the road boundary if the certificate of title is less than 1.6 ha, and (b) 22m from the centre line of an indicative road, and (c) 25m from an expressway, or the proposed Waikato Expressway, and (ca) 15m from a state highway.	The site plan within <b>Appendix C</b> displays that all buildings will be setback more than 12m from Tamahere Drive.  The proposal complies with this rule.
25.54 Building setbacks – allotments 1.6ha or more	25.54.1 Construction or alteration of a building on an allotment 1.6ha or more is a permitted activity if the building is set back at least: (a) 25m from every boundary other than a road boundary.	The site plan within Appendix C displays that all buildings will be setback more than 25m from all external boundaries other than a road boundary.  The proposal complies with his rule.
<b>Appendix A – Traffic</b>		
A11 Parking, loading	A11.1 Any activity is a permitted activity if: (a) parking and loading bays are provided that complies with Table 1 and Figures 1, 2 and	Table 1 of Appendix A of the District Plan requires the following: <ul style="list-style-type: none"> <li>• Dwellings: 1 car space per bedroom.</li> </ul>

<p>bays, service lanes, and manoeuvring space</p>	<p>3, and Appendix B (Engineering Standards), and</p> <p>(b) bicycle spaces are provided that comply with Table 2, and</p> <p>(c) parking, loading bays and manoeuvring spaces are sealed, drained and permanently marked if 5 or more parking spaces are required, excluding parking spaces required for a dwelling, and</p> <p>(d) parking spaces and loading bays are not located on a shared access or living court, and are not obstructed when not in use, and</p> <p>(e) parking, loading bays and manoeuvring spaces are located on the same site as the activity for which they are required.</p>	<ul style="list-style-type: none"> <li>• Housing for the elderly: 1 car space per 4 occupants, no loading space required.</li> </ul> <p>Each villa can be designed to provide two parking spaces in the form of a garage and further space within the driveway space outside the garage. As such, it is considered that each of the villas are able to accommodate 1 space per bedroom as required by Table 1.</p> <p>No hospital care or apartment units are provided for in the extension sites, therefore it is not considered the requirement of 1 space per 4 occupants for housing for the elderly, is relevant to this proposal.</p> <p>The villa's have garages and/or driveway parking available. There is also a parking area (with 33 spaces) provided around the health spa.</p> <p>The proposal complies with this rule.</p>
<p>A12 Manoeuvring space</p>	<p>A12.1 Any activity is a permitted activity if on-site manoeuvring space is provided so that:</p> <p>(a) no vehicle is required to reverse to or from a road, or a shared access, and</p> <p>(b) a 90-percentile car, as defined in Figure 2, can enter and exit all parking spaces without making more than one reverse movement, excluding spaces required for a dwelling, and</p> <p>(c) a 90-percentile car, as defined in Figure 2, can enter and exit one parking space per dwelling, without making more than one reverse movement, and</p> <p>(d) a 90-percentile truck, as defined in Figure 3, can enter and exit all loading spaces required under Table 1 without making more than one reverse movement.</p>	<p>No vehicle will need to reverse onto the adjacent roads from the site. All movements to and from the site will be in a forward motion.</p> <p>At the detailed design stages for the village, driveways will be constructed to ensure adequate manoeuvring space. In any case the rule only applies to manoeuvring onto public roads, so compliance is achieved.</p> <p>The proposal complies with this rule.</p>
<p>A13 Queuing space</p>	<p>A13.1 Any activity that provides on-site car parking spaces, or is serviced by a drive through facility, is a permitted activity if:</p> <p>(a) on-site queuing space is provided in accordance with Table 3 for vehicles entering and existing the parking.</p>	<p>The main access road will provide enough queuing space for vehicles leaving the site if required. The main site access gates will be open during the day to allow for uninterrupted movement to and from the site.</p>

		The proposal complies with this rule.
A14 Access and vehicle entrances	<p>A14.1</p> <p>Any activity is a permitted activity if:</p> <ul style="list-style-type: none"> <li>(a) the site has vehicle access to a formed road that is maintained by Council, and</li> <li>(b) no more than 3 activities share a private access, and</li> <li>(c) no access, access leg or right-of-way runs parallel to any road within 30m of the road, except within the Rangitahi Peninsula Structure Plan Area and the primary access route thereto (Opotoru Road) and,</li> <li>(d) every access and road entrance is laid out and constructed to comply with the standards in: <ul style="list-style-type: none"> <li>i. Tables 4, 5 and 6, and</li> <li>ii. Figures 4 to 10, and</li> <li>iii. Appendix B (Engineering Standards),</li> </ul> </li> <li>(e) no new entrance is created from a limited access road, and</li> <li>(f) on a site with legal access to 2 roads, the activity only accesses the road with the lower classification in the road hierarchy in Table 8 (where the roads have the same classification, access is only to the road with the lower average daily traffic movements, unless it is considered unsafe), and</li> <li>(fb) no access or entrance within 10 metres of a road has a gradient steeper than 12 degrees.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>(g) if it is on land accessed solely via the Te Rapa Interchange, adjacent to the Te Rapa Dairy Factory.</li> </ul>	<p>The site access points to Tamahere Drive have been designed, consented and constructed to comply with RTS6 high volume driveway standards as required by the RITS. No changes to these access points are proposed as set out in the ITA within <b>Appendix F</b>.</p> <p>The proposal complies with this rule.</p>
A14.A Road Network – Safety and Functions	<p>A14.A.1</p> <p>Any activity is a permitted activity if:</p> <ul style="list-style-type: none"> <li>(a) no new entrance is created from a State highway; and</li> <li>(b) in relation to direct vehicle entrances onto a State highway no increase in Equivalent Car Movements/Day from or to an existing vehicle entrance resulting from any new activity, or expansion of existing activities requiring a resource consent under this Plan, is created; and</li> </ul>	<p>No new entrances are proposed onto a state highway.</p> <p>As the proposal generates additional vehicle movements clause (c) is not complied with.</p> <p>The proposal does not comply with this rule therefore requires a resource consent as a <b>restricted discretionary activity</b>.</p>



	<p>(c) in relation to all other roads (except in the Industrial Zone) it is a new activity or expansion of an existing activity which:</p> <ul style="list-style-type: none"><li>i. does not generate any additional traffic movements; or</li><li>ii. does not require a resource consent under this plan (except for a Controlled Activity): or</li></ul> <p>(d) it is a new activity or expansion of an existing activity in the Industrial Zone complying with A14.A.1(a) and (b) above, and:</p> <ul style="list-style-type: none"><li>i. it does not involve more than 200 vehicle movements per day.</li></ul>	
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Proposed District Plan Rule Assessment		
Rule Number	Rule Provision	Comments
<b>Part 3_04 GRUZ – General Rural Zone</b>		
GRUZ-R11 – Residential activity, unless specified below  [000049, 000078, 000086, 000047, 000055 {000079, 000087, 000044, 000048}	Residential activity, unless specified below: - This includes occupation of a single residential unit for short term rental.	A residential activity meets the criteria for a permitted activity in this rule, therefore the initial activity status of the proposal is permitted. This is subject to with effects and buildings rules as follows.
GRUZ-R61 [000049, 000078, 000086, 000047, 000055] {000079}	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity: - Non Complying	A retirement village as an activity is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity in the General Rural Zone provisions.  Resource consent is required as a <b>non-complying</b> activity.
GRUZ-S1 – Number of residential units and seasonal worker accommodation within a lot  [000049, 000043, 000078, 000086, 000047, 000055, 000051] {000079, 000043, 000087, 000044}	Number of residential units and seasonal worker accommodation within a lot (1) Activity Status PER Where: (a) One residential unit within a Record of Title containing an area less than 40ha; (b) Within a lot Record of Title containing an area of 40ha or more, one additional residential unit is permitted for every additional 40ha of area up to a maximum of three residential units; (c) One seasonal worker accommodation shall be located within a Record of Title containing an area of 20ha or more (this is in addition to the residential unit in GRUZ-S1(1)(a)); (d) Any residential unit(s) under GRUZS1(1)(a) and (b), or seasonal worker accommodation under GRUZ-S1(1)(a)(c) must not be located within any of the following landscape and natural character areas: i. Outstanding Natural Feature; ii. Outstanding Natural Landscape; iii. Outstanding Natural Character Area; or iv. High Natural Character Area.  (2) Activity Status DIS Where:	The extension sites will have more than residential unit on a Record of Title less than 40Ha. The proposal does not comply with GRUZ-S1(1)(a).  Resource consent is required as a <b>non-complying</b> activity.

	<p>(a) A residential unit that complies with GRUZ-S1(1)(a) or (b) and is located within an area listed in (d); or</p> <p>(b) Seasonal worker accommodation that complies with GRUZ-S1(1)(c) and is located within an area listed in (d).</p> <p>(3) Activity Status NC Where:</p> <p>(a) A residential unit that does not comply with GRUZ-S1(1)(a) or (b);</p> <p>(b) Seasonal worker accommodation that does not comply with GRUZ-S1(1)(c).</p>	
GRUZ-S3 – Building height – general [000049, 000078, 000086, 000047, 000055] {000079, 000043}	<p>(1) Activity Status: PER Where:</p> <p>(a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 15m, except:</p> <ol style="list-style-type: none"> <li>i. The maximum height is 10m where located within 50m of a road or internal boundary;</li> <li>ii. For hose drying towers associated with emergency service facilities the maximum height is 15m.</li> </ol> <p>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where the maximum height is 12m.</p>	<p>All buildings will be less than 10m, thereby complying with both standards of this rule.</p> <p>The proposal complies with this rule.</p>
GRUZ-S8 – Height in relation to boundary [000049, 000043, 000078, 000086, 000047,]	<p>(1) Activity Status: PER Where:</p> <p>(a) A building or structure (excluding poles or aerials) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p>The building heights and setbacks will ensure that all buildings will comply with the height in relation to boundary plane.</p> <p>The proposal complies with this rule.</p>
GRUZ-S9 – Building Coverage	<p>(1) Activity Status: PER Where:</p> <p>(a) The total building coverage must not exceed:</p> <ol style="list-style-type: none"> <li>i. (2% of the site area or 500m<sup>2</sup> (whichever is larger) for sites smaller than 10ha;</li> <li>ii. 5,000m<sup>2</sup> for sites larger than 10ha.</li> </ol> <p>(b) GRUZ-S9(1)(a) does not apply:</p> <ol style="list-style-type: none"> <li>i. To a structure that is not a building; or</li> <li>ii. Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</li> </ol>	<p>Building coverage on the extension sites exceed the 2% site area threshold. For the eastern extension the site coverage is 29.2% and for the southern extension it is 19%.</p> <p>The proposal does not comply with this rule therefore requires a resource consent as a <b>restricted discretionary activity</b>.</p>

	<p>(c) No site coverage limit applies to Artificial Crop Protection Structures that meet the following standards:</p> <ul style="list-style-type: none"> <li>i. Green or black cloth shall be used on vertical faces within 30m of the site boundary;</li> <li>ii. Green, black or white cloth shall be used on horizontal surfaces.</li> </ul>	
<p>GRUZ-S12 - Building setbacks – all boundaries</p> <p>[000049, 000043, 000078, 000086, 000047, 000055, 000064] {000079, 000087, 000064, 000048, 000043}</p>	<p>(1) Activity Status: PER Where:</p> <ul style="list-style-type: none"> <li>(a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> <li>i. 7.5m from the road boundary;</li> <li>ii. 17.5m from the centre line of an indicative road;</li> <li>iii. 25m from the boundary of an adjoining site that is 6ha or more;</li> <li>iv. 12m from the boundary of an adjoining site that is less than 6ha;</li> </ul> </li> <li>(b) A non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> <li>i. 7.5m from the road boundary;</li> <li>ii. 17.5m from the centre line of an indicative road;</li> <li>iii. 12m from every boundary other than a road boundary.</li> </ul> </li> <li>(c) Standard GRUZ-S12(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerals.</li> <li>(d) A habitable building located on a Record of Title 1.6ha or more must be set back a minimum of: <ul style="list-style-type: none"> <li>i. 12m from the road boundary;</li> <li>ii. 22m from the centre line of an indicative road;</li> <li>iii. 25m from every boundary other than a road boundary.</li> </ul> </li> <li>(e) A non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of: <ul style="list-style-type: none"> <li>i. 12m from the road boundary;</li> <li>ii. 22m from the centre line of an indicative road;</li> <li>iii. 12m from every boundary other than a road boundary.</li> </ul> </li> <li>(f) Standard GRUZ-S12(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerals;</li> <li>(g) Any building at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210936) must be</li> </ul>	<p>The site is a record of title that is greater than 1.6ha. The setback from the road boundary is 12m while the setback from every other boundary is 25m.</p> <p><b>The proposal complies with this rule.</b></p>

	set back a minimum of 12m from any site boundary.	
<b>Part 2_11 TRPT – Transportation</b>		
TRPT-R1 – Vehicle access for all activities  [000086] {000073, 000036, 000051, 000063}	(1) Activity Status: PER Where: (a) All activities must comply with the following vehicle access standards: 7.5m from the road boundary; i. The site has legal physical access to a formed road that is maintained by a road controlling authority; ii. The site has a vehicle access that is constructed to comply with the relevant requirements of Table 1 – Separation distances, Figure 6 – Separation distances, Table 2 – Minimum sight distances and Figure 8 – Minimum sight distances, Tables 12 and 13 except... iii. No new vehicle access shall be created from Newell Road (south of Birchwood Lane); iv. No access, access leg or right-of-way shall run parallel to any road within 30m of the road, except... v. On a site with legal access to two roads, the activity only accesses the road with the lower classification in the road hierarchy in Table 4 – Functions of roads within the Road Hierarchy and Table 5 – Road Hierarchy list (where the roads have the same classification, access is only to the road with the lower average daily traffic movements) except in the KLZ – Kimihia Lakes zone where this rule does not apply; vi. New vehicle accesses/entrances are not to be constructed to any site from the following roads: 1. Main Street, Huntly; 2. Jesmond Street, Ngaruawahia; 3. Bow Street, Raglan (James Street to Cliff Street); 4. George Street, Tuakau (Gibson Road to Liverpool Street); 5. Great South Road, Pokeno (Selby Street to Market Street); and	The extension sites will have legal physical access to a formed road that is maintained by Waikato DC.  The site entrances are existing and therefore any non-compliance with the separation distances and sight distances has already been authorised.  No access is proposed from Newell Road for the development.  The access, access leg or ROW does not run parallel to any road.  The wider TCC site has access to two roads, however, all vehicle access is to the lower classification road, being Tamahere Drive.  No new vehicle access is proposed from the listed roads in clause (vi) or within 30m of a railway level crossing (clause vii).  All access points are not near any railway network.  No new vehicle access points are proposed within the identified areas in clause (ix).  The proposal complies with this rule.

	<p>6. Main Street, Te Kauwhata (Saleyard Road to Baird Avenue); and</p> <p>vii. No new vehicle access shall be created within 30 metres of a railway level crossing;</p> <p>viii. All existing and new accesses and roads that cross an operational rail network via a level crossing must be maintained in accordance with the sight line triangles provided in Table 14 – Required restart sight distances for Figure 18; and</p> <p>ix. New vehicle access shall not be located within an Identified Area, with the exception of a Significant Natural Area [000086] which is addressed in the ECO – Ecosystems and indigenous biodiversity chapter.</p>	
<p>TRPT-R2 – Onsite parking and loading</p> <p>[000086] {000073, 000036, 000051, 000063}</p>	<p>(1) Activity Status: PER</p> <p>Where:</p> <p>(a) All activities must comply with the following on-site parking and loading standards:</p> <p>i. The loading space requirements, manoeuvring and parking space dimensions in Table 6 – Required loading bays, and Table 9 – Car manoeuvring and parking space dimensions...</p> <p>ii. On-site bicycle space requirements in Table 8 – Required bicycle spaces, except:</p> <p>1. The requirements of Table 8 – Required bicycle spaces do not apply to residential and rural activities;</p> <p>iii. Where parking is provided any on-site car parking spaces for non-residential activities within the GRZ – General residential zone and MRZ – Medium density residential zone must be set back at least 3m from the road boundary of the site and screened by planting or fencing from being viewed from the road;</p> <p>iv. On-site car parking spaces (where provided) and loading bays comply with the requirements of Table 9 – Car manoeuvring and parking space dimensions and Figure 9 – 90th Percentile car tracking curve</p>	<p>New parking areas can be designed to comply with the loading space requirements, manoeuvring and parking space dimensions in Table 6 and Table 9. A loading bay/accessible parks can also be catered for in the design/parking area for the health spa. A condition requiring compliance with Table 6 and 9 is expected.</p> <p>The ITA (Appendix F) recommends 7 additional bicycle spaces, which will ensure compliance with Table 8.</p> <p>The design of the parking arrangement also ensure that on-site parking complies with Table 9 and Figure 9 (clause iv), the spaces will be sealed and permanently marked (clauses v and vi), the spaces will not be located on any shared access of residential living court (clause vii), vehicle will not need to move another vehicle to move (clause viii).</p> <p>The proposal complies with this rule.</p>

	<p>minimum radius and be located on the same site as the activity;</p> <ul style="list-style-type: none"> <li>v. On-site car parking spaces and loading bays are to be sealed if five or more parking spaces are provided;</li> <li>vi. On-site car parking spaces and loading bays are to be permanently marked if five or more parking spaces are provided;</li> <li>vii. On-site car parking spaces and loading bays are not to be located on any shared access or residential living court;</li> <li>viii. Vehicles occupying any onsite car parking or loading spaces must have ready access to the road (or relevant access or right of way) at all times, without needing to move any other vehicle occupying other onsite car parking or loading spaces;</li> </ul>	
<p>TRPT-R3 – On-site manoeuvring and queuing</p> <p>[000086] {000073, 000036, 000051, 000063}</p>	<p>(1) Activity Status: PER Where:</p> <ul style="list-style-type: none"> <li>(a) All activities must comply with the following on-site manoeuvring and queuing standards: <ul style="list-style-type: none"> <li>i. All activities must comply with the following on-site manoeuvring and queuing standards: <ul style="list-style-type: none"> <li>1. Rule TRPT-R3(1)(a)(i) does not apply to Local Roads within the GRZ – General residential zone MRZ – Medium density residential zone, LLRZ – Large lot residential zone and SETZ – Settlement zone with a posted speed limit of less than 60 km/h;</li> </ul> </li> <li>ii. A 90th percentile car, as defined in Figure 9 – 90th Percentile car tracking curve minimum radius, can enter and exit all parking spaces without making more than one reverse movement, excluding spaces required for a dwelling;</li> <li>iii. On-site manoeuvring space for any heavy vehicle shall comply with the tracking curve (relevant for the type of activities to be carried out on the site and the largest combination standard configuration heavy vehicle permitted on the road(s) to</li> </ul> </li> </ul>	<p>The extension site’s can be designed to comply with the on-site manoeuvring and queuing standards specified in this rule. As required, a condition to this effect can be imposed.</p> <p>In summary the proposal can comply with this rule.</p>

	<p>which the site has frontage trucks to be used)</p> <ul style="list-style-type: none"> <li>iv. On-site manoeuvring space shall be formed;</li> <li>v. On-site queuing space shall be provided in accordance with Table 10 – Queuing space for vehicles entering and exiting any on-site car parking, loading or manoeuvring space, where:</li> </ul>	
TRPT-R4 - Traffic generation [000086, 000087]	<p>(1) Activity Status: PER Where:</p> <ul style="list-style-type: none"> <li>(a) Within the GRUZ – General rural zone: <ul style="list-style-type: none"> <li>1. There is maximum 200 vehicle movements per site per day and no more than 15% of these vehicle movements are heavy vehicle movements;</li> <li>2. For activities directly associated with horticulture harvesting, a maximum of 300 vehicle movements per site per day for up to a month, once in a 12-month period and no more than 33% of these vehicle movements are heavy vehicle movements; or</li> <li>3. Within the Agricultural Research Centres identified on the planning maps as a specific controls there is maximum 3000 vehicle movements per site per day;</li> </ul> </li> </ul>	<p>The trip generation for the extension has been calculated by Stantec as being 179 vpd per day, or 358 movements.</p> <p>The proposal does not comply with this rule therefore requires a resource consent as a <b>restricted discretionary activity</b>.</p>
<b>Part 2_29 EW – Earthworks</b>		
EW-R21 – Earthworks general [000078, 000051] {000047, 000033, 000036, 000064}	<p>(1) Activity Status: PER Where:</p> <ul style="list-style-type: none"> <li>(a) With the exception of earthworks for the activities listed in EW-R16 – EW-R20 earthworks within a site must meet all of the following standards: <ul style="list-style-type: none"> <li>i. Do not exceed a volume of more than 1000m<sup>3</sup> and an area of more than 2000m<sup>2</sup> over in any single consecutive 12 month period;</li> <li>ii. The total combined depth of any excavation (excluding drilling) or filling does not exceed 3m above or below natural ground level;</li> <li>iii. Take place on land with a maximum slope of 1:2 (1 vertical to 2 horizontal);</li> <li>iv. Earthworks are setback a minimum of 1.5m from all boundaries;</li> <li>v. Areas exposed by earthworks are stabilised on completion and any remaining bare ground revegetated to achieve 80% ground cover within 2 months of the completion of the earthworks;</li> </ul> </li> </ul>	<p>It is proposed to undertake approximately 3,600m<sup>3</sup> of cut and 50,000m<sup>3</sup> of fill, collectively, over the extension sites. This volume exceeds clause (a)(i). The filling is up to and may be slightly over 3m (particularly for the bund) therefore exceeding clause (a)(ii). The earthworks will also be undertaken up to the property boundary, exceeding clause (a)(iv).</p> <p>The proposal does not comply with this rule therefore requires a resource consent as a <b>restricted discretionary activity</b>.</p>



		<ul style="list-style-type: none"> <li>vi. Sediment resulting from the earthworks is managed on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</li> <li>vii. Provided they are not within a kauri root zone.</li> </ul>	
EW-R22 Earthworks general  [000078] {000047, 000033, 000051, 000036, 000064}	– –	<p>(1) Activity Status: PER</p> <p>Where:</p> <p>(a) With the exception of earthworks for the activities listed in EW-R16 – EW-R20 using imported cleanfill material, concrete or brick must meet all of the following standards;</p> <ul style="list-style-type: none"> <li>i. Do not exceed a total volume of 500m<sup>3</sup> in any single consecutive 12 month period;</li> <li>ii. Do not exceed a depth of 1m above natural ground level;</li> <li>iii. The slope of the resulting filled area in stable ground does not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal);</li> <li>iv. Fill material is setback a minimum of 1.5m from all boundaries;</li> <li>v. Areas exposed by filling are re-vegetated to achieve 80% ground cover within 2 months of the completion of the filling;</li> <li>vi. Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and</li> <li>vii. Provided they are not within a kauri root zone.</li> </ul>	<p>Cleanfill exceeding the 500m<sup>3</sup> threshold is proposed, based on the cut/fill thresholds set out in the EW-R1 assessment. The fill material may be over 1m exceeding clause (a)(ii). The cleanfill placement will also be undertaken up to the property boundary, exceeding clause (a)(iv).</p> <p>The proposal does not comply with this rule therefore requires a resource consent as a <b>restricted discretionary activity</b>.</p>
<b>Part 2_31 NOISE – Noise</b>			
NOISE-R8 Noise – general [000078]		<p>(1) Activity Status: PER</p> <p>Where:</p> <p>(a) Noise measured at the notional boundary on any other site in the GRUZ – General Rural Zone must not exceed:</p> <ul style="list-style-type: none"> <li>i. 50dB LAeq, 7am to 7pm every day;</li> <li>ii. 45dB LAeq, 7pm to 10pm every day;</li> <li>iii. 40dB LAeq and 65dB LMax, 10pm to 7am the following day.</li> </ul> <p>(b) Noise measured within any site in any zone, other than the GRUZ – General rural zone, must meet the permitted noise levels for that zone.</p>	<p>The proposed activity will comply with these noise levels, being a low noise generating residential activity.</p> <p>The proposal complies with this rule.</p>

	(c) Noise levels must be assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 Acoustic Environmental noise.	
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