

UNDER the the Resource Mangement Act 1991 ("RMA")
IN THE MATTER of Proposed Waikato District Plan (Stage 1): Hearing 10 –
Residential Zones and Hearing 25 – Rezoning

**MEMORANDUM OF COUNSEL FOR KĀINGA ORA-HOMES AND
COMMUNITIES (749, FS1269) IN RELATION TO THE MEDIUM DENSITY
RESIDENTIAL ZONE**

23 November 2020

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MAY IT PLEASE THE HEARINGS PANEL:

1. This memorandum is filed on behalf of Kāinga Ora-Homes and Communities (“**Kāinga Ora**”) in relation to elements of the residential zoning relief it seeks on the Proposed Waikato District Plan (“**PDP**”), specifically:
 - (a) The relief addressed during **Hearing 10 – Residential Zones**, being the request for the introduction of a new zone – the Medium Density Residential zone (“**MDRZ**”), which provides for a more intensive form of development than that enabled by the General Residential Zone; and
 - (b) The relief to be addressed during **Hearing 25 – Rezoning**, being the request for the MDRZ to be applied around key centres and urban settlements.
2. During Hearing 10, Kāinga Ora indicated that it would subsequently provide to the Commissioners a refined set of its proposed MDRZ provisions. Kāinga Ora has since been working on the MDRZ provisions and to that end has been liaising with Council planners and officers. This has coincided with evidence preparation for the upcoming rezoning hearing, including:
 - (a) Refinement of the physical extent of the MDRZ zoning sought; and
 - (b) Drafting of the requisite section 32AA RMA assessment which will form the basis of Kāinga Ora’s evidence at Hearing 25.
3. Evidence for Hearing 25 is scheduled for exchange on 17 February 2021 but Kāinga Ora considers it appropriate to provide the Commissioners, Council and submitters with the following **annexed** documents at this stage:
 - (a) An updated set of draft provisions for the MDRZ (attached as **Annexure 1**) now sought by Kāinga Ora;
 - (b) Zoning maps showing the revised extent of the MDRZ now sought by Kāinga Ora (attached as **Annexure 2**);
 - (c) A draft section 32AA RMA report assessing the appropriateness of the proposed MDRZ provisions and their spatial extent; and

- (d) A report setting out the methodology adopted when determining the areas of land to be subject to the MDRZ.

Items (c) and (d) are extensive and can be accessed via the following [link](#). The zoning methodology report is included in and forms part of the section 32AA report.

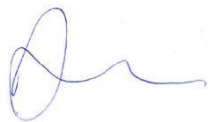
- 4. Kāinga Ora asks that the Council forward this memorandum and the annexures to:

- (a) The Commissioners; and
- (b) The parties listed in **Annexure 3**, being the submitters who made original or further submissions which relate to the proposed relief and accordingly may have an interest in the form of the MDRZ provisions and their spatial extent.

- 5. Kāinga Ora invites the Council and Submitters to provide feedback on the draft provisions and/or draft section 32AA assessment, which would be considered by Kāinga Ora and its advisors prior to lodging its evidence and supporting reports with the Panel in accordance with the Hearing 25 timetable. To allow for sufficient time to consider comments provided, Kāinga Ora requests that any feedback be circulated to Kāinga Ora, c/Ellis Gould by Wednesday 23 December 2020.

- 6. Kāinga Ora and its representatives would also be pleased to meet with parties to discuss the proposed relief.

DATED this 23rd day of November 2020



Douglas Allan / Alex Devine
Counsel for Kāinga Ora-Homes and Communities

Annexure 1 – Revised Draft MDRZ Provisions

New Zone Statement, Objectives and Policies for Medium Density Residential Zone to be included in Chapter 4 of the Proposed WDP

Zone Statement - Medium Density Residential

The purpose of the Medium Density Residential zone is to enable the more efficient use of residentially zoned land and infrastructure by providing for a higher intensity of residential development than typically found in the General Residential Zone. The zone provides for development within a walkable catchment of existing town centres, strategic transport corridors and community facilities.

The zone provisions enable a variety of dwelling sizes and typologies to be delivered which provides opportunity for greater housing variety and choice. Development in the zone is guided by rules which encourage innovation and flexibility in design responses. The Matters of Discretion for development enable appropriate design outcomes regarding:

- The contribution the development makes to the zone having regard to the planned urban form and intensity the zone provides for;
- The creation of safe and high-quality residential neighbourhoods;
- The on-site amenity for residents such as high-quality outdoor spaces;
- The amenity effects on adjoining sites such as privacy and visual amenity; and
- The provision of three waters infrastructure to service the development.

4.2A Medium Density Residential Zone

4.2A.1 Objective – Efficient Use of Land and Infrastructure

- (a) Land and infrastructure near the Business Town Centre Zone, Business Zone and close to public transport networks, strategic transport corridors and community facilities is efficiently used for medium density residential living resulting in a compact urban settlement pattern.

4.2A.2 Policy - Efficient Use of Land and Infrastructure

- (a) Enable land adjacent to the Business and Business Town Centre Zones and within a walkable catchment of transport networks to be used for higher intensity residential living.
- (b) Recognise the social, economic and environmental benefits arising from higher density development being situated closer to community facilities and open spaces when considering development proposals.
- (c) Recognise the economic and environmental benefits of higher density development utilising the existing and planned investment in transport and three waters infrastructure.

4.2A.3 Objective – Housing Typology

- (a) Achieve greater housing choice for the community in response to changing demographics and housing needs.

4.2A.4 Policy – Housing Typology and Type

- (a) Enable a variety of housing typologies in the Medium Density Residential Zone including apartments, terrace housing and duplexes.

4.2A.5 Objective – Residential Amenity

- (a) Achieve a high level of residential amenity within the Zone that reflects the planned built form and compact urban settlement pattern.

4.2A.6 Policy – Changes to Amenity Values

- (a) Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban over time

4.2A.7 Policy – Building Form, Massing and Coverage

- (a) Enable residential development within the Zone that:
 - (i) Is of a height and bulk that maintains daylight access and a reasonable standard of privacy for residents; and
 - (ii) Minimises visual dominance effects on adjoining sites.

4.2A.8 Policy – Streetscape, Yards and Outdoor Living Courts

- (a) Enable residential development that contributes to attractive and safe streets and public open spaces by:
 - (i) providing for passive surveillance to public open spaces and streets through siting of dwellings and rooms, façade design and fencing/landscaping.
 - (ii) Incorporating front yard landscaping that will enhance streetscape amenity;
 - (iii) Minimising the prevalence of garage doors, carparking and driveways fronting the street.
- (b) Require development to have sufficient side yard setbacks to provide for:
 - (i) Landscaping and permeable surfaces;
 - (ii) Privacy;
 - (iii) Sunlight and daylight;
 - (iv) Useable and accessible outdoor living space; and
 - (v) Driveways and accessways.
- (c) Require the provision of Outdoor Living Spaces that are attractive and functional whilst enabling flexibility and innovation in the provision of such spaces by recognising the varying means by which suitable outdoor spaces can be provided for a particular form of development including shared outdoor spaces, roof terraces or other communal outdoor living spaces.

4.2A.9 Objective – Earthworks

- (a) Earthworks facilitate subdivision, use and development while avoiding, mitigating or remedying potential adverse effects .

4.2A.10 Policy - Earthworks

- (a) Manage the effects of earthworks to ensure that:
 - (i) Erosion and sediment loss is avoided or mitigated;
 - (ii) Changes to natural water flows and established drainage paths are mitigated;
 - (iii) Adjoining properties and public services are protected;
 - (iv) The importation of cleanfill is avoided in the Medium Density Residential Zone.
- (b) Earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.
- (c) Manage the amount of land being disturbed at any one time to avoid, remedy or mitigate adverse construction noise, vibration, dust, lighting and traffic effects.
- (d) Manage the geotechnical risks to ensure the ground remains sound, safe and stable for the intended land use.

4.2A.11 Policy – Bankart Street and Wainui

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

4.2A.12 Objective – Activities

- (a) An appropriate mix of complementary and compatible activities is enabled to support residential growth.

4.2A.13 Policy – Non-Residential Activities

- (a) Maintain the Medium Density Residential Zone primarily for residential activities while also:
 - (i) Providing for retirement villages, rest home and aged care accommodation within the Zone;
 - (ii) Ensuring non-residential activities, commercial activities and community facilities within the Zone are in keeping with the scale and intensity of development anticipated by the Medium Density Residential Zone and that contribute to the amenity of the neighbourhood;
 - (iii) Providing for activities that provide for the social and economic wellbeing of the residential community and service or support an identified local need;

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- (iv) Avoiding the establishment of new non-residential activities on rear sites, or sites located on cul-de-sacs; and
 - (v) Ensuring that the design and scale of non-residential activities and associated buildings mitigates adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill.
- (b) Enabling existing non-residential activities to continue and support their redevelopment and expansion provided they do not have a significant adverse effect on the character and amenity of the Medium Density Residential Zone.

4.2A.14 Policy – Home Occupations

- (a) Provide for home occupations to allow flexibility for people to work from their homes.
- (b) Manage adverse effects on residential amenity through limiting home occupations to a scale that is compatible with the primary residential purpose of the zone.

4.2A.15 Policy - Temporary Events

- (a) Enable temporary events and associated temporary structures, provided any adverse effects on the residential environment are managed by:
 - (i) Limits on the timing, number and duration of events; and
 - (ii) Meeting the permitted noise limits for the zone.

Chapter 16A: Medium Density Residential Zone

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Chapter 16A: Medium Density Residential Zone

1. The rules that apply to activities in the Medium Density Residential Zone are contained in Rule 16A.1 Land Use – Activities, Rule 16A.2 Land Use – Effects and Rule 16A.3 Land Use – Building.
2. The rules that apply to subdivision in the Medium Density Residential Zone are contained in Rule 16A.4.
3. The activity status tables and standards in the following chapters also apply to activities in the Medium Density Residential Zone:
 - 14 Infrastructure and Energy;
 - 15 Natural Hazards and Climate Change (Placeholder).
4. The following symbols are used in the tables:
 - (a) P Permitted activity
 - (b) C Controlled activity
 - (c) RD Restricted discretionary activity
 - (d) D Discretionary activity
 - (e) NC Non-complying activity
 - (f) PR Prohibited activity

16A.1 Land Use - Activities

16A.1.1 Prohibited Activities

1. The following activity is a prohibited activity. No application for resource consent for a prohibited activity can be made and a resource consent must not be granted.

PR1	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (refer to Appendix 7).
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16A.1.2 Permitted Activities

1. The following activities are permitted activities if they meet all the following:
 - (a) Land Use – Effects rules in Rule 16A.2 (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
 - (b) Land Use – Building rules in Rule 16A.3 (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
 - (c) Activity-specific conditions.

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Activity		Activity-specific conditions
P1	Residential activity, unless specified below.	Nil
P2	Construction of, or alterations and additions to a building	Nil
P2	A Marae Complex or Papakaainga Housing Development on Māori Freehold Land or on Māori Customary Land	(a) The total building coverage does not exceed 50%; (b) Where the land is vested in trustees whose authority is defined in a Trust Order and/or a Māori Incorporation, the following is provided to Council with the associated building consent application: (i) A Concept Management Plan approved by the Māori Land Court and (ii) A Licence to Occupy; (c) Where a Trust Order or Māori Incorporation does not exist, one of the following instruments is provided to Council at the time lodgement of the application for building consent: (i) A Concept Management Plan approved by the Māori Land Court; (ii) A lease, or an Occupation Order of the Māori Land Court; (d) The following Land Use Effects rules in Rule 16A.3 do not apply: (i) Rule 16A.3.1 (Dwelling); (ii) Rule 16A.3.2 (Minor dwellings); (iii) Rule 16A.3.6 (Building Coverage)
P3	A new retirement village or alterations to an existing retirement village:	(a) The site is connected to public water and wastewater infrastructure; (b) Minimum living court or balcony area and dimensions (i) Apartment – 10m² area with minimum dimension horizontal and vertical of 2.5m; (ii) Studio unit or 1 bedroom unit – 12.5m² area with minimum dimension horizontal and vertical 2.5m; or (iii) 2 or more bedroomed unit – 15m² area with minimum dimension horizontal and vertical of 2.5m;

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		(c) Minimum service court is either: (i) Apartment – Communal outdoor space (i.e. no individual service courts required); or (ii) All other units – 10m² for each unit (d) The following Land Use – Effects rule in Rule 16A.2 does not apply: (i) Rule 16A.2.7 (Signs); (e) The following Land Use – Building rules in Rule 16A.3 do not apply: (i) Rule 16A.3.1 (Dwelling); (ii) Rule 16A.3.7 (Living Court) (iii) Rule 16A.3.8 (Service Court); (f) The following Infrastructure and Energy rule in Chapter 14 does not apply: (i) i. Rule 14.12.1 P4(1)(a) (Traffic generation).
P4	Home occupation	(a) It is wholly contained within a building; (b) The storage of materials or machinery associated with the home occupation are wholly contained within a building; (c) No more than 2 people who are not permanent residents of the site are employed at any one time; (d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day; (e) Machinery may be operated between 7:30am and 9pm on any day.
P5	Temporary event	(a) The event occurs no more than 3 times per consecutive 12 month period; (b) The duration of each temporary event is less than 72 hours; (c) It may operate between 7:30am and 8:30pm (d) Temporary structures are: (i) erected no more than 2 days before the temporary events occurs; (ii) removed no more than 3 days after the end of the event; (e) The site is returned to its previous conditions no more than 3

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		days after the end of the temporary event; (f) There is no direct site access from a national route or regional arterial road.
P6	Cultural event on Māori Freehold Land containing a Marae Complex	Nil
P7	Community facilities	Nil
P8	Neighbourhood park	Nil
P9	Home stay	(a) No more than 4 temporary residents; (b) No more than two people who are not permanent residents of the site are employed at any one time
P10	Commercial activity	(c) Must be within the Raglan Bankart Street and Wainui Road Business Overlay Area.
P11	Boarding houses/boarding establishments	(a) No more than 10 people per site inclusive of staff and residents

16A.1.3 Restricted Discretionary Activities

- The activities listed below are restricted discretionary activities.
- Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.

RD1	Any permitted activity that does not comply with the Activity Specific Conditions.	Council's discretion shall be restricted to any of the following matters: (a) Consideration of the effects of the standard not met. (b) Measures to avoid, remedy or mitigate adverse effects. (c) Cumulative effects.
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16A.1.4 Discretionary Activities

- The activities listed below are discretionary activities.

D1	Any activity that is not listed as Prohibited, Permitted or Restricted Discretionary.
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16A.2 Land Use – Effects

16A.2.1 Noise

1. Rules 16A.2.1.1 and 16A.2.1.2 provide the permitted noise levels generated by land use activities.
2. Rule 16A.2.1.1 Noise – general provides permitted noise levels in the Medium Density Residential Zone.
3. Rule 16A.2.1.2 Noise – Construction provides the noise levels for construction activities

16A.2.1.1 Noise – General

P1	Noise generated by emergency generators and emergency sirens.
P2	(a) Noise measured within any other site in the Medium Density Residential Zone must not exceed: (i) 50dB (LAeq), 7am to 7pm, every day; (ii) 45dB (LAeq) 7pm to 10pm every day; and (iii) 40 dB (LAeq) and 65dB (Lamax), 10pm to 7am the following day.
P3	(a) Noise levels shall be measured in accordance with the requirements of NZS 6801:2008 'Acoustics Measurement of Environmental Sound'; and (b) Noise levels shall be assessed in accordance with the requirements of NZS6802:2008 'Acoustics – Environmental Noise'.
D1	Noise that does not comply with Rule 16A.2.1.1 P2 or P3.

16A.2.1.2 Noise – Construction

P1	(a) Construction noise must meet the limits in the NZS 6803:1999 (Acoustics – Construction Noise); and (b) Construction noise must be measured and assessed in accordance with the requirements of NZS6803:1999 'Acoustics – Construction Noise'
RD1	(a) Construction noise that does not comply with Rule 16A.2.1.2 P1. (b) Council's discretion shall be restricted to any of the following matters: (i) Effects on amenity values;

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	(ii) Hours and days of construction; (iii) Noise levels; (iv) Timing and duration; and (v) Methods of construction
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16A.2.2 Servicing and hours of operation - Bankart Street and Wainui Road Business Overlay Area - Raglan

P1	The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity within the Bankart Street and Wainui Road Business Overlay Area may occur between 7:30am and 6:30pm.
D1	The servicing and hours of operation of a commercial activity that does not comply with Rule 16A.2.2 P1

16A.2.3 Glare and artificial light spill

P1	Glare and artificial light spill must not exceed 10 lux measured horizontally and vertically within any other site.
RD1	(a) Illumination that does not comply with Rule 16A.2.3 P1. (b) The Council's discretion shall be restricted to any of the following matters: (i) Effects on amenity values; (ii) Light spill levels on other sites; (iii) Road safety; (iv) Duration and frequency; (v) Location and orientation of the light source; and (vi) Mitigation measures.

16A.2.4 Earthworks

1. Rule 16A.2.4.1 – General, provides the permitted rules for earthworks activities for the Medium Density Residential Zone.
2. There are specific standards for earthworks within rules:
 - (a) Rule 16A.2.4.3 – Significant Natural Areas.

16A.2.4.1 Earthworks – General

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P1	(b) Earthworks (excluding the importation of fill material) within a site must meet all of the following conditions: (i) Be located more than 1.5 m horizontally from any waterway, open drain or overland flow path; (ii) Not exceed a volume of 1000m³; (iii) Not exceed an area of 1ha over any consecutive 12 month period; (iv) The total depth of any excavation or filling does not exceed 1.5m above or below ground level; (v) The slope of the resulting cut, filled areas or fill batter face in stable ground, does not exceed a maximum of 1:2 (1 vertical to 2 horizontal); (vi) Areas exposed by earthworks are revegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks; (vii) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls; (viii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths.
P2	(a) Earthworks for the purpose of creating a building platform for residential purposes within a site, using imported fill material must meet the following condition: (i) Be carried out in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development.
P3	(a) Earthworks for purposes other than creating a building platform for residential purposes within a site, using imported fill material must meet all of the following conditions: (i) Not exceed a total volume of 50m³; (ii) Not exceed a depth of 1.5m; (iii) The slope of the resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Fill material is setback 1.5m from all boundaries; (v) Areas exposed by filling are revegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks; (vi) Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls; (vii) Do not divert or change the nature of natural water flows, water

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	bodies or established drainage paths
RD1	(a) Earthworks that do not comply with Rule 16A.2.4.1 P1, P2 or P3. (b) The Council's discretion shall be restricted to any of the following matters: (i) Amenity values and landscape effects; (ii) Volume, extent and depth of earthworks; (iii) Nature of fill material; (iv) Contamination of fill material; (v) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat; (vi) Compaction of the fill material; (vii) Volume and depth of fill material; (viii) Geotechnical stability; (ix) Flood risk, including natural water flows and established drainage paths; and (x) Land instability, erosion and sedimentation.
NC1	Any earthworks not listed above, including the importation of cleanfill to a site.

16A.2.4.3 Earthworks - Significant Natural Areas

P1	(a) Earthworks for the maintenance of existing tracks, fences or drains within an identified Significant Natural Area and must meet all of the following conditions: (i) Maximum volume of 50m³ in a single consecutive 12 month period; (ii) Maximum area of 250m² in a single consecutive 12 month period; and (iii) Not include importing any fill material.
RD1	(a) Earthworks that do not comply with Rule 16A.2.4.3 P1. (b) Council's discretion shall be restricted to the following matters: (i) The location of earthworks in relation to waterways, significant indigenous vegetation or habitat; (ii) The protection of adverse effects on the Significant Natural Area values.

D1	Earthworks within an identified Significant Natural Area not provided for in Rule 16A.2.4.3 P1 or RD1.
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16A.2.5 Hazardous Substances

P1	(a) The use, storage or disposal of any hazardous substance where: (i) The aggregate quantity of any hazardous substance of any hazard classification on a site is less than the quantity specified in the Medium Density Residential Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances).
P2	(a) The storage or use of radioactive materials is: (i) an approved equipment for medical and diagnostic purposes; or (ii) specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
D1	The use, storage or disposal of any hazardous substances that does not comply with Rule 16A.2.5 P1 or P2.

16A.2.6 Notable Trees

1. Rules 16A.2.6.1 to 16A.2.6.4 provide permitted rules for works on notable trees, which are identified in Schedule 30.2 (Notable Trees) as follows:
 - (a) Rule 16A.2.6.1 - Removal or destruction;
 - (b) Rule 16A.2.6.2 – Trimming;
 - (c) Rule 16A.2.6.3 - Activities within the dripline

16A.2.6.1 Notable Trees – Removal or Destruction

P1	Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) where certification is provided to Council from a works arborist that states that the tree is dead, dying, diseased or is unsafe in accordance with Appendix 11 Tree Removal Certificate.
RD1	(a) Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 16A.2.6.1 P1. (b) Council's discretion is restricted to any of the following matters: (i) Timing and manner in which the activity is carried out; (ii) Effects on amenity values; and (iii) Effects on heritage values.

16A.2.6.2 Notable Tree – Trimming

P1	(a) The trimming of a notable tree identified in Schedule 30.2 (Notable Trees) is either: (i) to remove dead, dying, or diseased branches and the tree work is undertaken by a works arborist; or (ii) the maximum branch diameter does not exceed 50mm at severance and no more than 10% of live foliage growth is removed in any single consecutive 12 month period.
RD1	(a) The trimming of a notable tree that does not comply with Rule 16A.2.6.2. P1. (b) Council's discretion is restricted to any of the following matters: (i) Timing and manner in which the activity is carried out; (ii) Effects on amenity values.

16A.2.6.3 Notable Tree – Activities within the Dripline

P1	(a) Any activity within the dripline of a notable tree identified in Schedule 30.2 (Notable Trees) must comply with all of the following conditions: (i) No excavation, compaction, sealing or soil disturbance and placement of fill material, except for the sealing of an existing road or footpath; (ii) No parking or storage of materials, vehicles or machinery; (iii) Discharge of an eco-toxic substance; and (iv) No construction of structures.
RD1	(a) Any activity that does not comply with Rule 16A.2.6.3 P1. (b) Council's discretion shall be restricted to any of the following matters: (i) Location of activity in relation to the tree; (ii) Timing and manner in which the activity is carried out; (iii) Remedial measures; (iv) Effect on the health of the tree; and (v) Amenity values.

16A.2.7 Signs

1. Rule 16A.2.7.1 Signs – general provides permitted standards for any sign, including real estate signs, across the entire Medium Density Residential Zone.
2. Rule 16A.2.7.2 Signs – effects on traffic applies specific standards for signs that are directed at road users.

16A.2.7.1 Signs – General

P1	A public information sign erected by a government agency.
P2	(a) A sign must comply with all of the following conditions: (i) It is the only sign on the site; (ii) The sign is wholly contained within the site; (iii) The sign does not exceed 1m²; (iv) The sign height does not exceed 2m in height; (v) The sign is not illuminated; (vi) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials; (vii) The sign is set back at least 50m from the designated boundary of a state highway and the Waikato Expressway; (viii) The sign does not project over road reserve; (ix) The sign is not attached to a tree identified in Schedule 30.2 Notable Trees, except for the purpose of identification and interpretation; (x) The sign is not attached to a heritage item listed in Schedule 30.1 (Heritage Items), except for the purpose of identification and interpretation; (xi) The sign is not attached to a Māori Site of Significance listed in Schedule 30.3 (Māori Sites of Significance), except for the purpose of identification and interpretation; (xii) The sign relates to: (A) goods or services available on the site; or (B) a property name sign.
P3	(a) A real estate 'for sale' sign relating to the site on which it is located must comply with all of the following conditions: (i) There is no more than 1 sign per agency; (ii) The sign is not illuminated;

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	(iii) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials; (iv) The sign does not project into or over road reserve.
RD1	(a) A sign that does not comply with Rule 16A.2.7.1 P2 or P3. (b) Council's discretion shall be restricted to any of the following matters: (i) Amenity values; (ii) Character of the locality; (iii) Effects on traffic safety; (iv) Glare and artificial light spill; (v) Content, colour and location of the sign; (vi) Effects on a notable tree; (vii) Effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (viii) Effects on cultural values of any Māori Site of Significance; and (ix) Effects on notable architectural features of a building.

16A.2.7.2 Signs – Effects on Traffic

P1	(a) Any sign directed at road users must: (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be located at least 60m from controlled intersections, pedestrian crossings and any other sign; (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; (iv) Be able to be viewed by drivers for at least 130m; (v) Contain no more than 40 characters and no more than 6 symbols; (vi) Have lettering that is at least 150mm high; (vii) Be at least 130m from a site entrance, where the sign directs traffic to the entrance.
D1	Any sign that does not comply with Rule 16A.2.7.2 P1.

16A.2.8 Indigenous Vegetation Clearance inside a Significant Natural Area

P1	(a) Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) for the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures; (ii) Conservation fencing to exclude stock or pests; (iii) Maintaining existing farm drains; (iv) Maintaining existing tracks and fences; (v) Gathering plants in accordance with Maaori customs and values;
P2	Removal of up to 5m ³ of manuka and/or kanuka outside of the Coastal Environment per year per property for domestic firewood purposes or arts and crafts provided the removal will not directly result in the death, destruction or irreparable damage of any other tree, bush or plant.
P3	(a) Indigenous vegetation clearance for building, access, parking and manoeuvring areas in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) must comply with all of the following conditions: (i) There is no alternative development area on the site outside the Significant Natural Area; and (ii) The total indigenous vegetation clearance does not exceed 250m².
P4	(a) On Māori Freehold Land or Maaori Customary Land, indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) where: (i) There is no alternative development area on the site outside the Significant Natural Area; (ii) The following total areas are not exceeded: (b) 1500m² for a Marae complex, including areas associated with access parking and manoeuvring; (c) 500m² per dwelling, including areas associated with access parking and manoeuvring; and (d) 500m² for a papakaainga building including areas associated with access parking and manoeuvring.
P5	(a) On Māori Freehold Land or Māori Customary Land, indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) for the following purposes:

	(i) Removing vegetation that endangers human life or existing buildings or structures; (ii) Conservation fencing to exclude stock or pests; (iii) Maintaining existing farm drains; (iv) Maintaining existing tracks and fences; or (v) Gathering plants in accordance with Māori customs and values.
P6	Removal of up to 5m ³ of manuka and/or kanuka outside of the Coastal Environment per year per property for domestic firewood purposes or arts and crafts provided the removal will not directly result in the death, destruction or irreparable damage of any other tree, bush or plant
D1	Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with one or more conditions in Rule 16A.2.8 P1, P2, P3, P4, P5 or P6.

16A.3 Land Use – Building

16A.3.1 Dwellings

P1	Up to three residential dwellings per site.
RD1	(a) Four or more residential dwellings per site. (b) Council's discretion shall be restricted to any of the following matters: (i) Intensity of the development; (ii) Design and location of buildings; (iii) Extent of shading on adjacent sites; (iv) Provision of infrastructure to individual units; (v) Privacy on adjoining sites; and (vi) Impervious area

16A.3.2 Height

1. Rule 16A.3.2.1 Height – Building general provides permitted height limits across the entire Medium Density Residential Zone.

16A.3.2.1 Height - Building General

P1	The permitted height of any building is 11m above ground level
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RD1	(a) Any building that does not comply with Rule 16A.3.2.1 P1. (b) Council's discretion shall be restricted to any of the following matters: (i) Height of the building; (ii) Design and location of the building; (iii) Extent of shading on adjacent sites; (iv) Privacy on adjoining sites.
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16A.3.3 Fences or Walls – Road Boundaries

P1	(a) Fences and walls between the applicable building setbacks under Rule 16A.3.8 on a site and any road boundaries must comply with all of the following conditions: (i) Be no higher than 1.5m if solid: (ii) Be no higher than 1.8m if: (b) Visually permeable for the full 1.8m height of the fence or wall; or (c) Solid up to 1.5m and visually permeable between 1.5 and 1.8m
P2	Fences or walls between the applicable building setbacks under Rule 16A.3.8 on a site and along the northern boundary of the Medium Density Residential Zone between Wayside Road and Travers Road, Te Kauwhata, adjacent to the Country Living Zone, must be of a rural-type post and wire or post and rail construction.
RD1	(a) Fences or walls that do not comply with Rule 16A.3.3 P1 or P2. (b) Council's discretion shall be restricted to any of the following matters: (i) Building materials and design; (ii) Effects on amenity; and (iii) Public space visibility.

16A.3.4 Daylight Admission

P1	(a) Buildings must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3m above ground level at every point of the site boundary, except: (i) Where the boundary forms part of a legal right of way, entrance strip or access site, the standard applies from the farthest boundary of that legal right of way, entrance strip or access site. (ii) This standard does not apply to existing or proposed internal
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	boundaries within a site. (iii) Where a site in the Medium Density Residential Zone adjoins a site in the Residential or Village Zone, then buildings must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary abutting that Residential or Village Zone site. (iv) Where the boundary adjoins a legal road
RD1	(a) A building that does not comply with Rule 16A.3.4 P1. (b) Council's discretion shall be restricted to any of the following matters: (i) Height of the building; (ii) Design and location of the building; (iii) Extent of shading on adjacent sites; (iv) Privacy on adjoining sites.

16A.3.5 Building Coverage

P1	The total building coverage must not exceed 45%.
P2	Within the Te Kauwhata Residential West Area as identified on the planning maps, the total building coverage must not exceed 35%.
P3	Within the Bankart Street and Wainui Road Business Overlay Area as identified on the planning maps, total building coverage must not exceed 50%.
RD1	(a) Total building coverage that does not comply with Rule 16A.3.5 P1. (b) Council's discretion shall be restricted to any of the following matters: (i) Design and location of the building; (ii) Provision for outdoor living space and service courts, (iii) Privacy on adjoining sites; and (iv) Effects on amenity values in the surrounding residential area.

16A.3.6 Impervious Surfaces

P1	The impervious surfaces of a site must not exceed 70%.
RD1	(a) Impervious surface that does not comply with Rule 16.3.6A P1 (b) Council's discretion is restricted to the following matters:

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	(i) Site design, layout and amenity; (ii) The risk of flooding, nuisance or damage to the site or other buildings and sites.
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16A.3.7 Outdoor Living Court

P1	(a) An outdoor living court must be provided for each dwelling that meets all of the following conditions: (i) It is for the exclusive use of the occupants of the dwelling; (ii) It is readily accessible from a living area of the dwelling; (iii) When located on the ground floor, it has a minimum area of 20m² and a minimum dimension of 4m in any direction; and (iv) When located on a balcony of an above ground apartment, it must have a minimum area of 5m² for studio and one-bedroom dwellings, or 8m² for two or more bedroom dwellings and a minimum dimension of 1.5m.
RD1	(a) An outdoor living court that does not comply with Rule 16A.3.7 P1 (b) Council's discretion shall be restricted to any of the following matters: (i) Design and location of the building; (ii) Provision for outdoor living space including access to sunlight and open space and the usability and accessibility of the outdoor living space proposed; (iii) Privacy on adjoining sites; and (iv) The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.

16A.3.8 Building Setbacks

1. Rules 16A.3.8.1 to 16A.3.8.2 provide the permitted building setback distances for buildings from site boundaries, specific land use activities and environmental features.
2. Rule 16A.3.8.1 'Building setbacks – All boundaries' provides permitted building setback distances from all boundaries on any site within the Medium Density Residential Zone. Different setback distances are applied based on the type of building.
3. Rule 16A.3.8.2 'Building setback – water bodies including lake, wetland, river and coast.

16A.3.8.1 Building Setbacks – All Boundaries

P1	(a) A building must be set back a minimum of: (i) 3m from the road boundary; (ii) 3m from the edge of an indicative road; (iii) 1m from every boundary other than a road boundary.
RD1	(a) A building that does not comply with Rule 16A.3.8.1 P1. (b) Council's discretion shall be restricted to any of the following matters: (i) Road network safety and efficiency; (ii) Potential to mitigate adverse effects on the streetscape through use of other design features; (iii) Daylight admission to adjoining properties; and (iv) Privacy on adjoining sites.

16A.3.8.2 Building Setback – Water Bodies

P1	(a) Any building must be setback a minimum of: (i) 20m from the margin of any; (A) lake; and (B) wetland; (ii) 23m from the bank of any river (other than the Waikato and Waipa Rivers); (iii) 28m from the margin of both the Waikato River and the Waipa River; and (iv) 23m from mean high water springs.
P2	A public amenity of up to 25m,2 or a pump shed within any building setback identified in Rule 16A.3.9.3 P1.
D1	Any building that does not comply with Rule 16A.3.9.3 P1 or P2.

16A.3.9 Historic Heritage

1. The following rules manage heritage items (buildings and monuments):
 - (a) Rule 16A.3.11.1 - Group A Heritage item – Demolition, removal or relocation
 - (b) Rule 16A.3.11.2 - Group B Heritage item – Demolition, removal or relocation

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- (c) Rule 16A.3.11.3 - All heritage items – Alterations and additions
- (d) Rule 16A.3.11.4 - All heritage items – Maintenance or repair
- (e) Rule 16A.3.11.5 - All heritage items – site development

16A.3.9.1 Group A Heritage Item – Demolition, Removal or Relocation

NC1	Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items).
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16A.3.9.2 Group B Heritage Item – Demolition, Removal or Relocation

D1	Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items).
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16A.3.9.3 All heritage items – Alterations or Addition

P1	(a) Alteration or addition to of a heritage item listed in Schedule 30.1 (Heritage Items) must comply with the following conditions: (i) no significant feature of interest is removed, destroyed or damaged; (ii) alterations or additions are not visible from a public place.
RD1	(a) Any activity that does not comply with Rule 16A.3.11.3 P1. (b) Council's discretion shall be restricted to the following matters: (i) form, style, materials and appearance; and (ii) effects on heritage values.

16A.3.9.4 All Heritage Items – Maintenance or Repair

P1	(a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) must comply with all of the following conditions: (i) no significant feature of interest is destroyed or damaged; and (ii) replacement materials are the same as, or similar to, the original in terms of form, style and appearance.
RD1	(a) Any activity that does not comply with Rule 16A.3.11.3 P1. (b) Council's discretion shall be restricted to the following matters: (i) form, style, materials and appearance; and

	(ii) effects on heritage values.
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16A.3.9.5 All Heritage Items – Site Development

P1	(a) Development on a site containing a heritage item listed in Schedule 30.1 (Heritage Items) must comply with all of the following conditions: (i) (be set back at least 10m from the heritage item; (ii) not locate a building between the front of the heritage item and the road.
RD1	(a) Any activity that does not comply with one or more conditions of Rule 16A.3.11.5 P1. (b) Council's discretion is restricted to the following matters: (i) effects on the values, context and setting of the heritage item; (ii) location, design, size, materials and finish; (iii) landscaping; (iv) the relationship of the heritage item with the setting, including the area between the front of the heritage item and the road.

16A.4 Subdivision

1. Rule 16A.4.1 provides for subdivision intensity and applies across the Medium Density Residential Zone.
2. The following rules apply to specific areas and/or activities:
 - (a) Rule 16A.4.3 - Subdivision - Te Kauwhata West Residential Area); and
 - (b) Rules 16A.4.1 to 16A.4.4 are also subject to the following subdivision controls:
 - (i) Rule 16A.4.4 – Subdivision - Boundary adjustments;
 - (ii) Rule 16A.4.5 – Subdivision - Amendments and updates to cross lease flats plan and conversion to freehold;
 - (iii) Rule 16A.4.6 – Subdivision - Title boundaries natural hazard area, contaminated land, notable trees;
 - (iv) Rule 16A.4.7 – Subdivision - Title boundaries Significant Natural Areas, heritage items, archaeological sites;
 - (v) Rule 16A.4.7 - Subdivision of land containing heritage items;
 - (vi) Rule 16A.4.8 – Subdivision road frontage;
 - (vii) Rule 16A.4.9 – Subdivision creating reserves; and

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(viii) Rule 16A.4.10 - Subdivision - Esplanade reserves and esplanade strips.

3. Rules 16A.4.14 and 16A.4.15 apply to specific features or areas:

4. Rule 16A.4.11 – subdivision of land containing mapped off-road walkways; and

16A.4.1 Subdivision - General

RD1	(a) Subdivision must comply with all of the following conditions: (i) Proposed vacant lots must have a minimum net site area of 200m², except where the proposed lot is an access allotment or utility allotment or reserve to vest; (ii) Proposed vacant lots must be able to connect to public-reticulated water supply and wastewater; (iii) Where 4 or more proposed vacant lots are proposed to be created, the number of rear lots do not exceed 5% of the total number of lots being created; (b) Council's discretion shall be restricted to any of the following matters: (i) Subdivision layout; (ii) Shape of lots and variation in lot sizes; (iii) Ability of lots to accommodate a practical building platform including geotechnical stability for building; (iv) Likely location of future buildings and their potential effects on the environment; (v) Avoidance or mitigation of natural hazards; (vi) Opportunities for streetscape landscaping; (vii) Vehicle and pedestrian networks; (viii) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and (ix) Provision of infrastructure.
RD2	(a) Every proposed vacant lot, other than one designed specifically for access or a utility allotment must be capable of containing a building platform upon which a dwelling and living court could be sited as a permitted activity, with the building platform being contained within the following dimension: (i) a rectangle of at least 100m² with a minimum dimension of 6m exclusive of yards. (b) Council's discretion shall be restricted to any of the following matters:

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	(i) Subdivision layout; (ii) Shape of allotments; (iii) Ability of allotments to accommodate a practical building platform; (iv) Likely location of future buildings and their potential effects on the environment; (v) Avoidance or mitigation of natural hazards; (vi) Geotechnical suitability for building; and (vii) Ponding areas and primary overland flow paths.
C1	(a) Any subdivision in accordance with an approved land use resource consent must comply with that resource consent. (b) Council's control shall be reserved to any of the following matters: (i) Subdivision layout; (ii) Compliance with the approved land use consent; and (iii) Provision of infrastructure.
D1	Subdivision that does not comply with a condition in Rule 16A.4.1 RD1 or RD2

16A.4.2 Subdivision - Te Kauwhata West Residential Area

RD1	(a) Proposed lots within the Te Kauwhata West Residential Area must comply with all of the following conditions: (i) Be a minimum net site area of 650m²; (ii) Have a minimum average net site area of 875m²; (iii) Be connected to public-reticulated water supply and wastewater; (iv) Where roads are to be vested in Council, they are to follow a grid layout; (v) Where more than 5 proposed lots are being created, rear lots must not exceed 15% of the total number of titles being created. (b) Council's discretion shall be restricted to the following matters: (i) Subdivision layout; (ii) Shape of lots and variation in lot sizes; (iii) Ability of lots to accommodate a practical building platform,
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	including geotechnical stability for building; (iv) Likely location of future buildings and their potential effects on the environment; (v) Avoidance or mitigation of natural hazards; (vi) Amenity values and streetscape landscaping; (vii) Consistency with the matters contained within Appendix 3.1 (Residential Subdivision Design Guidelines); (viii) Vehicle and pedestrian networks; (ix) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres; and (x) Provision of infrastructure.
D1	Subdivision within the Te Kauwhata West Residential Area that does not comply with Rule 16A.4.2 RD1.

16A.4.3 Subdivision – Boundary Adjustments

C1	(a) Boundary adjustments must comply with all of the following conditions: (i) The conditions specified in: (A) Rule 16A.4.1 Subdivision - General; (B) Rule 16A.4.3 Subdivision in the Te Kauwhata West Residential Area (b) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary relocation. (c) Council's control is reserved over the following matters: (i) Subdivision layout; (ii) Shape of titles and variation in lot sizes.
RD1	(a) Boundary adjustments that do not comply with Rule 16A.4.3 C1. (b) Council's discretion shall be restricted to the following matters: (i) Subdivision layout; (ii) Shape of titles and variation in lot sizes.

16A.4.4 Subdivision - Amendments and updates to cross lease flats plans and conversion to freehold

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C1	(a) Conversion of a cross lease flats plan to a fee simple title. (b) Council's control is reserved over the following matters: (i) Effects on existing buildings; (ii) Site layout and design; and (iii) Compliance with permitted building rules.
C2	(a) Amendment or update of a cross lease flats plan to include additions or alterations to buildings, and areas for exclusive use by any owner. (b) Council's control is reserved over the following matters: (i) Purpose of the boundary adjustment; (ii) Effects on existing buildings; (iii) Site layout and design of cross lease or flats plan; and (iv) Compliance with permitted building rules.
D1	Any conversion of a cross lease flats plan or amendment or update to a cross lease flats plan that does not comply with Rule 16A.4.4 C1 or C2.

16A.4.5 Title Boundaries – Contaminated Land, Notable Trees

RD1	(a) Subdivision of land containing contaminated land or notable trees must comply with all of the following conditions: (i) The boundaries of every proposed lot containing existing buildings must demonstrate compliance with the following building rules (other than where any noncompliance existed lawfully prior to the subdivision) relating to: (A) Daylight admission (Rule 16A.3.4) (B) Building coverage (Rule 16A.3.5) (C) Building setbacks (Rule 16.3.8) (ii) The boundaries of every proposed lot must not divide the following: (A) A natural hazard area; (B) Contaminated land; (C) Notable tree (iii) The boundaries of every proposed lot must provide the following setbacks:
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	(A) 300m from any intensive farming activity; (B) 550m from the boundary of an Aggregate Extraction Area for rock extraction; and (C) 200m from the boundary of an Aggregate Extraction Area for sand excavation. (b) Council's discretion shall be restricted to the following matters: (i) Landscape values; (ii) Amenity values and character; (iii) Reverse sensitivity effects; (iv) Effects on existing buildings; (v) Effects on natural hazard areas; (vi) Effects on contaminated land; (vii) Effects on any notable trees; and (viii) Effects on an intensive farming activity.
NC1	Subdivision that does not comply with Rule 16A.4.5 RD1

16A.4.6 Title Boundaries – Significant Natural Areas

RD1	(a) Subdivision of sites containing a Significant Natural Area(s), where the Significant Natural Area is contained wholly within a proposed lot. (b) Council's discretion shall be restricted to the following matter: (i) Effects on Significant Natural Area.
NC1	Subdivision that does not comply with Rule 16A.4.6 RD1.

16A.4.7 Subdivision of Land containing Heritage Items

RD1	(a) Subdivision of land containing a heritage item listed in Schedule 30.1 (Heritage Items). (b) Council's discretion shall be restricted to the following matters: (i) Effects on heritage values; (ii) Context and setting of the heritage item; and (iii) The extent to which the relationship of the heritage item with its setting is maintained.
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NC1	Subdivision that does not comply with Rule 16A.4.7 RD1.
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16A.4.8 Subdivision - Road Frontage

RD1	(a) Every proposed vacant lot with a road boundary, other than an access allotment, utility allotment, or a proposed vacant lot containing a ROW or access leg must have a width along the road boundary of at least 10m. (b) Council's discretion shall be restricted to any of the following matters: (i) Safety and efficiency of vehicle access and road network.
D1	Subdivision that does not comply with Rule 16A.4.8 RD1.

16A.4.9 Subdivision Creating Reserves

RD1	(a) Every reserve, including where a reserve is identified within a structure plan or master plan (other than an esplanade reserve), proposed for vesting as part of the subdivision, must be bordered by roads along at least 50% of its boundaries. (b) Council's discretion shall be restricted to any of the following matters: (i) The extent to which the proposed reserve aligns with the principles of Council's Parks Strategy, Playground Strategy, Public Toilets Strategy and Trails Strategy; (ii) Consistency with any relevant structure plan or master plan; (iii) Reserve size and location; (iv) Proximity to other reserves; (v) The existing reserve supply in the surrounding area; (vi) Whether the reserve is of suitable topography for future use and development; (vii) Measures required to bring the reserve up to Council standard prior to vesting; and (viii) The type and standard of boundary fencing.
D1	Subdivision that does not comply with Rule 16A.4.9 RD1.

16A.4.10 Subdivision of Esplanade Reserves and Esplanade Strips

RD1	(a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in Appendix 4 (Esplanade Priority Areas) that is required
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	to be created shall vest in Council where the following situations apply: (i) The proposed lot is less than 4ha and within 20m of: (A) mean high water springs; (B) the bank of any river whose bed has an average width of 3m or more; or (C) a lake whose bed has an area of 8ha or more; or (ii) The proposed lot is more than 4ha or more than 20m of mean high water springs or a water body identified in Appendix 4 (Esplanade Priority Areas). (b) Council's discretion shall be restricted to any of the following matters: (i) The type of esplanade provided • reserve or strip; (ii) Width of the esplanade reserve or strip; (iii) Provision of legal access to the esplanade reserve or strip; (iv) Matters provided for in an instrument creating an esplanade strip or access strip; (v) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris.
D1	Subdivision that does not comply with Rule 16A.4.10 RD1.

16A.4.11 Subdivision of Land containing Mapped Off-Road Walkways

RD1	(a) Subdivision where walkways shown on the planning maps are to be provided as part of the subdivision must comply with all of the following conditions: (i) The walkway is at least 3 metres wide and is designed and constructed for shared pedestrian and cycle use, as per Rule 14.12.1 P8 (Transportation); (ii) The walkway is generally in accordance with the walkway route shown on the planning maps; (iii) The walkway is shown on the plan of subdivision and vested in the Council. (b) Council's discretion shall be restricted to any of the following matters: (i) Alignment of the walkway; (ii) Drainage in relation to the walkway;
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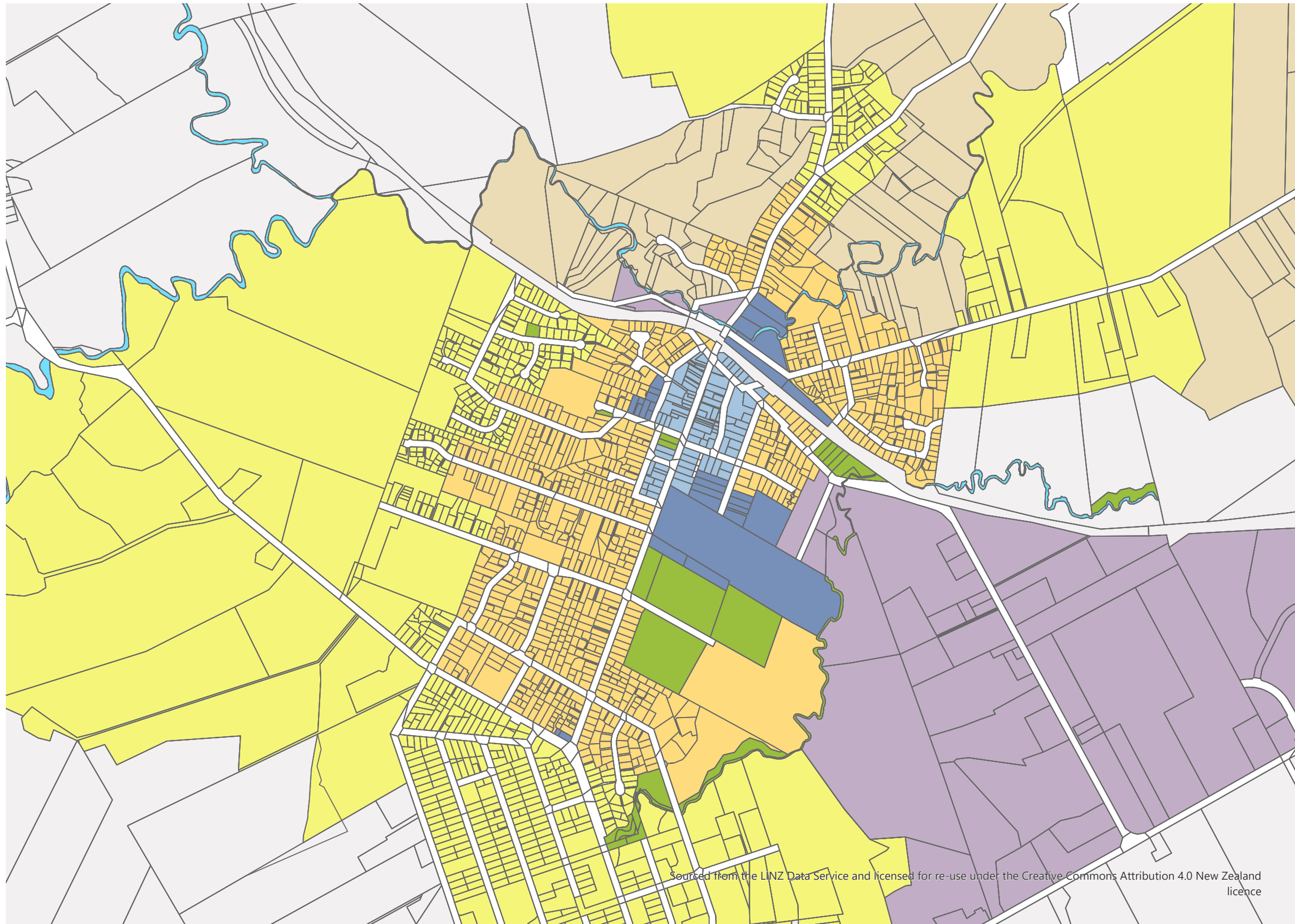
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	(iii) Standard of design and construction of the walkway; (iv) Land stability; (v) Amenity matters including batter slopes; and (vi) Connection to reserves.
D1	Subdivision that does not comply with Rule 16A.4.11 RD1.

Annexure 2 – Proposed MDRZ zoning maps

Proposed Waikato District Plan

Amended Zoning Map

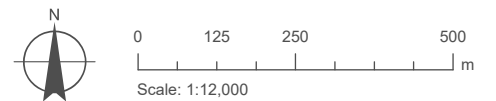


Legend

- Medium Density Residential
- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

Tuakau

Rezoning Requests - Hearing 25



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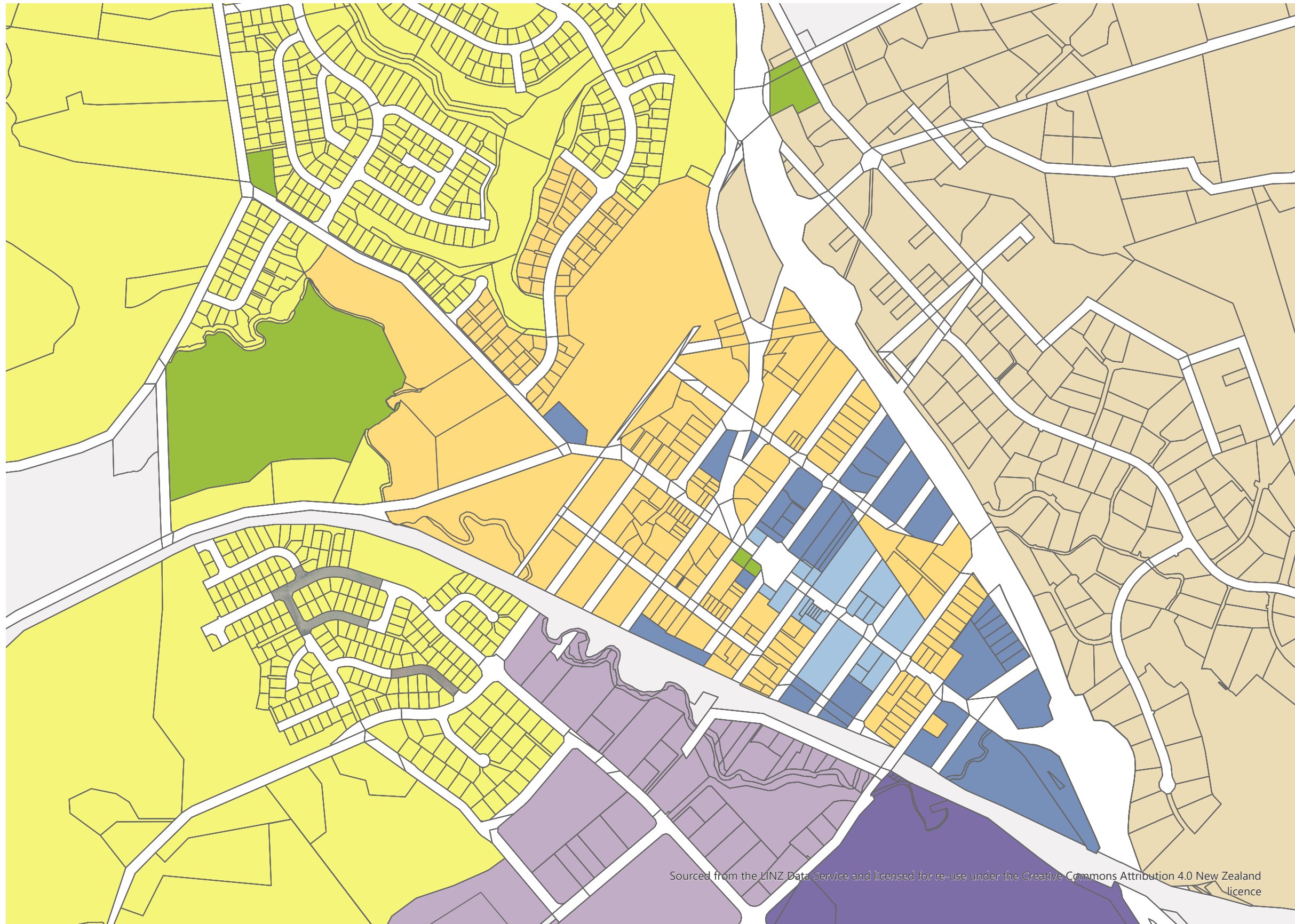
Beca

Prepared for:

Kāinga Ora
Homes and Communities

Proposed Waikato District Plan

Amended Zoning Plan

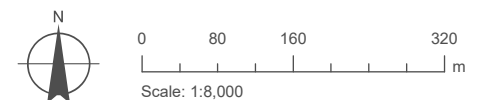


Legend

- Medium Density Residential
- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

Pokeno

Rezoning Requests - Hearing 25



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Auckland

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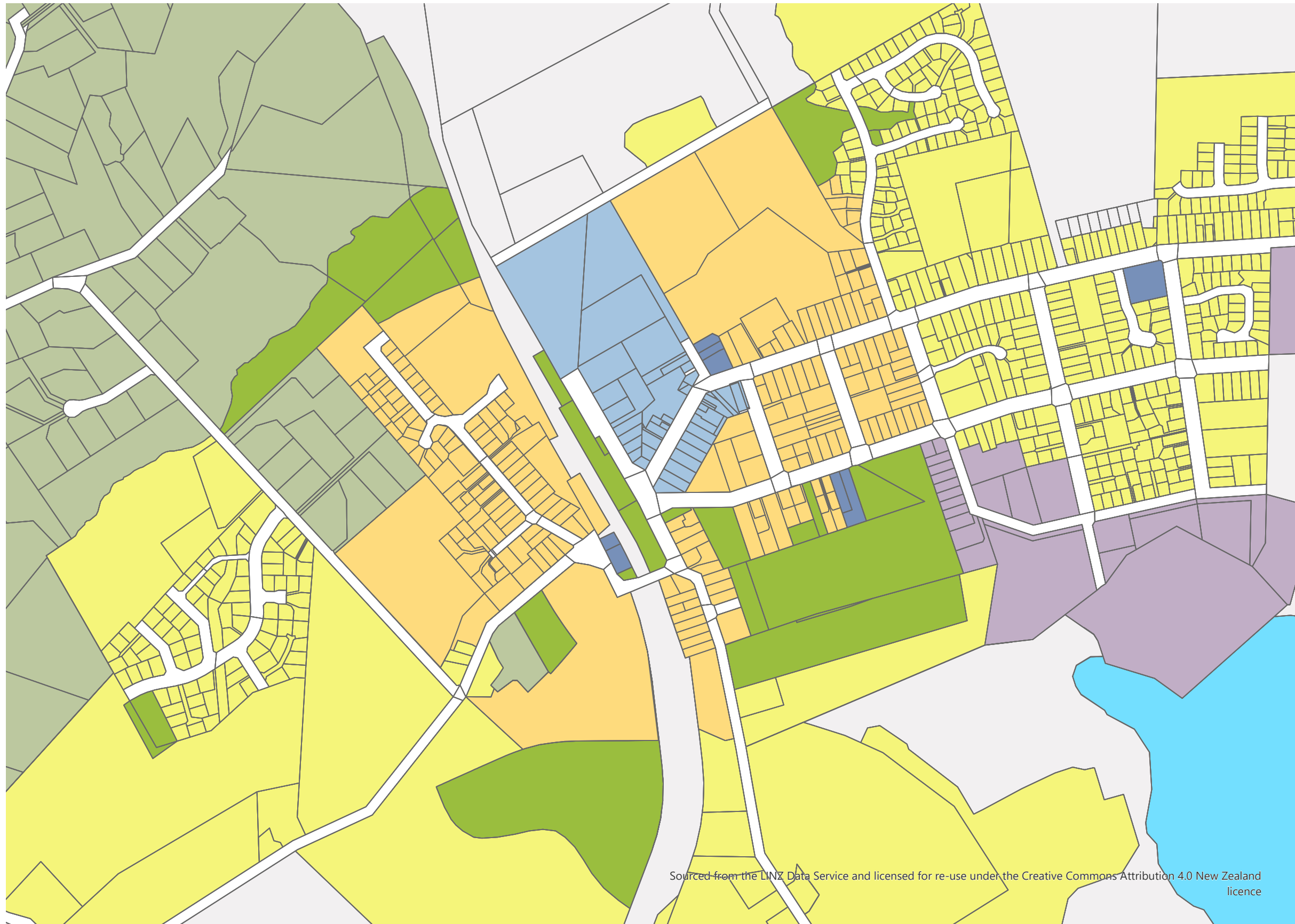
Beca

Prepared for:

Kāinga Ora
Homes and Communities

Proposed Waikato District Plan

Amended Zoning Plan

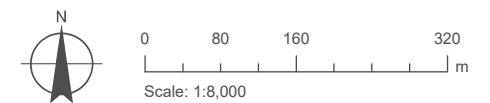


Legend

- Medium Density Residential
- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

Te Kauwhata

Rezoning Requests - Hearing 25



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3-13 Shortland Street
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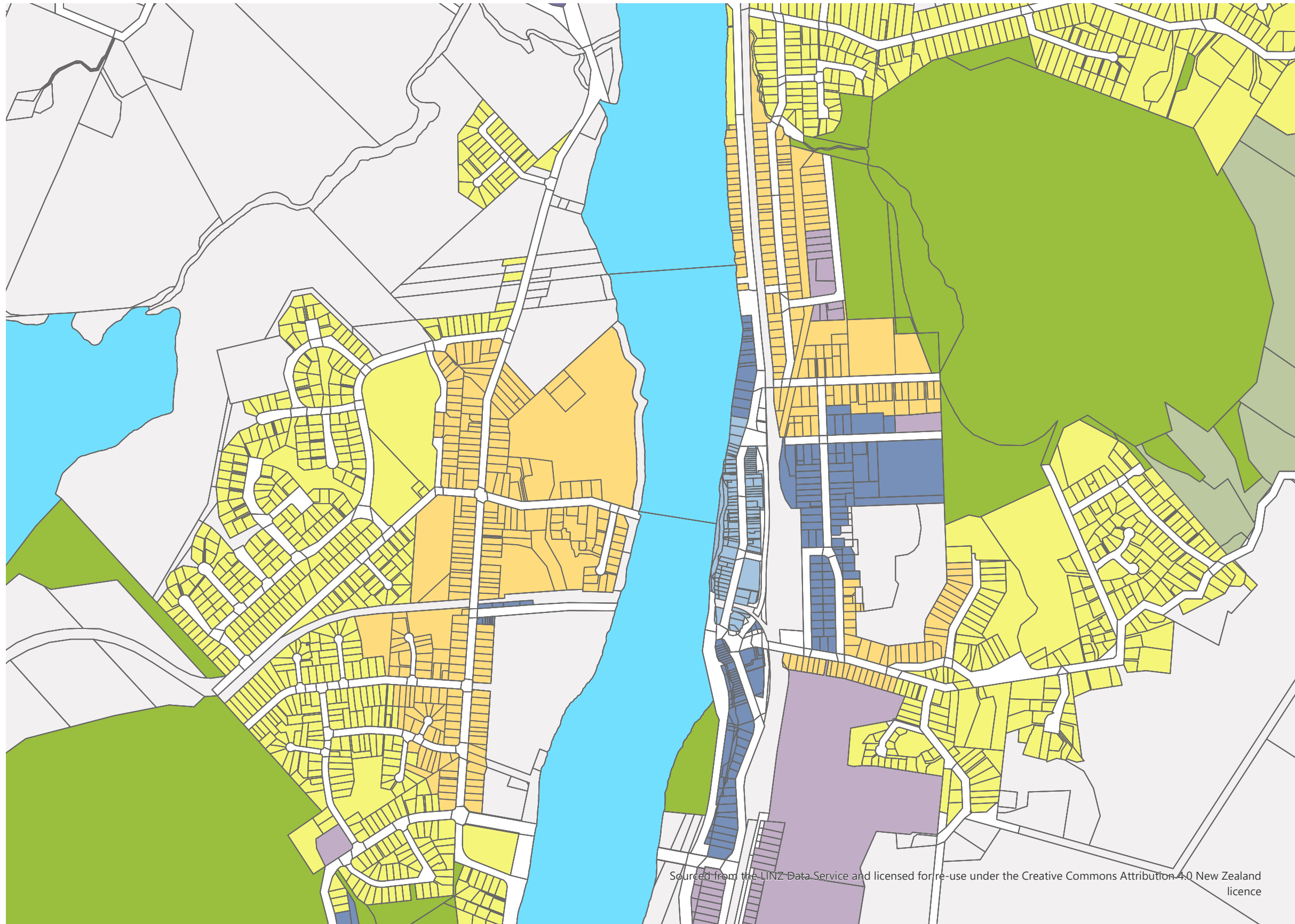
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Proposed Waikato District Plan

Amended Zoning Plan

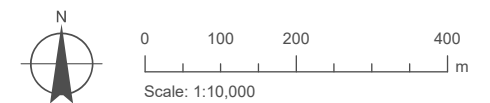


Legend

- Medium Density Residential
- Business
- Business Town Centre
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- Industrial
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- Rangitahi Peninsula
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- Residential
- Road
- Rural
- Village
- Water

Huntly

Rezoning Requests - Hearing 25



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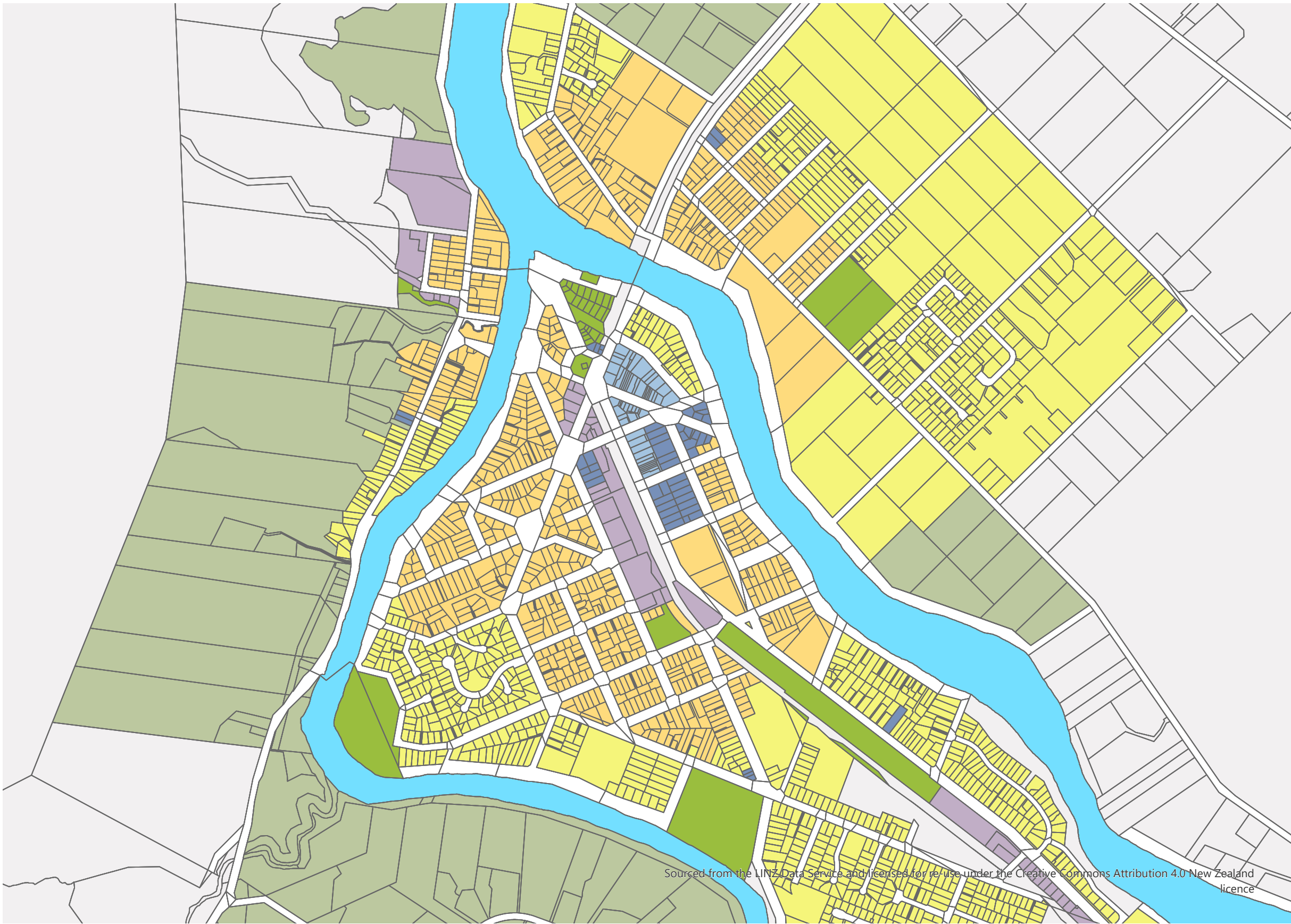
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Proposed Waikato District Plan

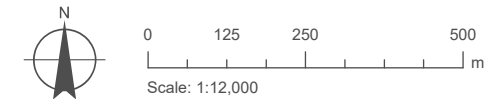
Map Title



- Legend**
- Medium Density Residential
 - Business
 - Business Town Centre
 - Country Living
 - Heavy Industrial
 - Industrial
 - Outside District
 - Rangitahi Peninsula
 - Reserve
 - Residential
 - Road
 - Rural
 - Village
 - Water

Ngaruawahia

Rezoning Requests - Hearing 25



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Proposed Waikato District Plan

Amended Zone Map

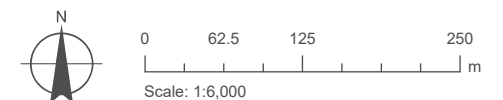


Legend

- Medium Density Residential
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- Residential
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- Village
- Water

Raglan

Rezoning Requests - Hearing 25



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Annexure 3 – Submitters to be Served with a Copy of the Draft MDRZ Provisions and Mapping Extent

Further Sub No.	Submitter Name	Address for Service
1202	New Zealand Transport Agency	Mike.wood@nzta.govt.nz
1384	Mercury NZ Limited	catherine.somerville-frost@chapmantripp.com; jo.pereira@chapmantripp.com
1297	CSL Trust & Top End Properties Limited	sirwilliam@bslnz.com
1377	Havelock Village Ltd	perri.unthank@beca.com
1368	Rosita Dianne-Lynn Darnes	hawaii-pipeline@hotmail.com; john@planmanconsultants.co.nz
1050	Kiwi Green Z Limited	sirwilliam@bslnz.com
1108	Te Whakakitenga o Waikato Incorporated	Lorraine.Dixon@tainui.co.nz
1120	Whaingaroa Environmental Defence	johnrag@gmail.com
	Felrock Developments Ltd and TTT Products Ltd	john@subdivision.co.nz
1345	Genesis Energy Limited	alice.barnett@genesisenergy.co.nz
1261	Annie Chen	sirwilliam@bslnz.com
1322	Synlait Milk	Nicola.Rykers@locality.co.nz
1110	Synlait Milk Ltd	penny.gallagher@synlait.com
1134	Counties Power	bmurdoch@align.net.nz
1371	Lakeside Development Ltd	john.duthie@tattico.co.nz
1114	Fire and Emergency	alec.duncan@hotmail.com
1293	Director-General of the Department of Conservation	mburns@doc.govt.nz
1308	The Surveying Company	leigh@subdivision.co.nz
1316	Alstra (2012) Ltd	julia@kineticenvironmental.co.nz