

Proposed Waikato District Plan – Decisions version

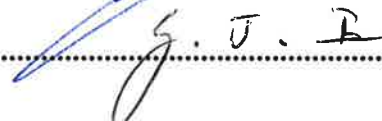
Ohinewai Section

Pursuant to Clause 17(2) and (3) of the Resource Management Act 1991, the Waikato District Council has resolved to make operative all the provisions in the Ohinewai chapters: OHI Ohinewai Zone, OHI-DEF Definitions, OHI-EIT Infrastructure and energy, OHI-HR hazards and risks, OHI-CL Contaminated land, OHI-NH Natural hazards, PREC-1 Ohinewai medium density residential precinct, PREC-2 Ohinewai business precinct and PREC-3 Ohinewai industrial precinct (“the Ohinewai Chapters”), and the associated zoning on the planning maps.

The Ohinewai Chapters and associated zoning shall become operative on 31 March 2022.

THE COMMON SEAL of the WAIKATO DISTRICT COUNCIL
is affixed hereto in the presence of:


..... Mayor


..... Chief Executive



Dated at Ngaruawahia this 23rd day of March 2022

OHI – Ohinewai zone

The OHI – Ohinewai zone has been informed by the structure plan for Ohinewai and includes three precincts being:

- (a) PREC1 – Ohinewai medium density residential precinct;
- (b) PREC2 – Ohinewai business precinct; and
- (c) PREC3 – Ohinewai industrial precinct.

The provisions in this zone are self-contained and do not rely on any other chapters in the District Plan. For this reason, there are also Ohinewai Energy, Infrastructure and Transport, Ohinewai Natural Hazards, Ohinewai Hazards and Risks, Ohinewai Contaminated Land chapters and Ohinewai Definitions, all of which only apply to the Ohinewai zone.

For the purpose of interpreting and implementing the Ohinewai zone provisions (including PREC1, PREC2 and PREC3) the relevant objectives and policies are to be achieved together and there is no hierarchy between them.

Objectives

OHI-O1 Ohinewai urban environment

- (a) Ohinewai Zone forms part of a well-functioning urban environment where people live, work and play, and is integrated with Ohinewai West and Huntly.

OHI-O2 Development.

- (a) Ohinewai zone includes a strategically important industrial area, with supporting residential and commercial activities.
- (b) Infrastructure, community facilities, open space, convenience retail and services are provided in stages to support development.

OHI-O3 Vision and Strategy for the Waikato River.

- (a) Ohinewai zone restores the whenua and upholds cultural values in accordance with Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River).

OHI-O4 Community facilities and open space.

- (a) Accessible, walkable and conveniently-located community facilities and public open spaces serve the needs of people living and working in the Ohinewai zone.

OHI-O5 Infrastructure and transport.

- (a) Ohinewai zone is well-connected to Huntly and Ohinewai West by safe road, walking and cycling and effective public transport networks, and reliance on private car trips is reduced.
- (b) Development of an urban form and residential density that encourages walking, cycling and the use of public transport.
- (c) Development is staged to ensure water supply, wastewater, stormwater and transport infrastructure with the necessary capacity is available prior to development

- (d) Ohinewai zone is connected to the Waikato Expressway, and to the North Island Main Trunk line to enable the use of rail freight.
- (e) Development is designed to provide the opportunity for connections to potential future passenger rail transport.
- (f) Impacts of community severance caused by the location of the North Island Main Trunk line and the Waikato Expressway are avoided, remedied or mitigated.
- (g) Adverse effects on the safe and efficient operation of the Waikato Expressway (including Ohinewai interchange) are avoided, remedied or mitigated.

OHI-O6 Ecology.

- (a) Indigenous biodiversity values and the life supporting capacity of indigenous ecosystems are maintained and enhanced.

OHI-O7 Amenity and character.

- (a) Manage the effects of development on existing rural character.
- (b) A high level of amenity within the zone is achieved through high quality urban design.

OHI-O8 Reverse sensitivity.

- (a) Reverse sensitivity effects are minimised.

Policies

OHI-PI Ohinewai well-functioning urban environment.

- (I) Ohinewai zone must be developed to achieve;
 - (a) a variety of housing typologies in a compact urban form, including standalone residential units, apartments, terrace housing and duplexes, at a range of price points, enabling those working in Ohinewai to live there;
 - (b) an accessible and convenient public transport infrastructure network;
 - (c) accessible and safe transport connections, including for active transport modes, within Ohinewai zone, to Ohinewai West and to Huntly;
 - (d) convenience retail and services in accessible locations that meet the day-to-day needs of people living and working in Ohinewai zone; and
 - (e) community facilities and public open spaces that meet the identified needs of people living and working in Ohinewai zone.

OHI-P2 Development.

- (I) Development must be generally in accordance with the Ohinewai structure plan for the following features:
 - (a) The location and function of access points to the existing road network;
 - (b) The functions of the internal road network and shared path network; and
 - (c) The areas of the open space network including the Central Park and Wetland Park.

- (2) The location of the following features in the Ohinewai structure plan is indicative and minor variation is acceptable:
 - (a) The location of the internal road network and shared path network, provided the functions of the networks are complied with;
 - (b) Buildings and community infrastructure;
 - (c) The areas of open space must be provided but their boundaries are indicative; and
 - (d) The rail siding.

OHI-P3 Sequencing and staging of development.

- (1) The staging of subdivision, development and infrastructure must follow the sequencing set out on Figure OHI-3 Staging Plan and Table OHI-1 and Table OHI-2 except as provided in OHI-P3(2) and (3).
- (2) Where the sequencing of subdivision and/or development is varied, the need for infrastructure must be reassessed and the following must be provided at a scale and level of service to meet the needs of people living and working in and visiting Ohinewai zone;
 - (a) effective and efficient infrastructure, including three waters and roading;
 - (b) an accessible and convenient public transport infrastructure network;
 - (c) community facilities and open space;
 - (d) convenience retail and services to meet day-to-day needs;
 - (e) accessible and safe transport connections, including for active transport modes, within Ohinewai zone, to Ohinewai West and to Huntly.
- (3) Infrastructure provided for any alternative development sequence must take into account the infrastructure needs of anticipated future development and must not foreclose options for development of subsequent stages.
- (4) Prior to any resource consent or building consent for more than 1,100 residential units in Ohinewai zone being granted, the need for any infrastructure upgrades to address adverse effects on the safety and efficiency of the Ohinewai interchange and Tahuna Road (additional to those identified in Table OHI-1), must be reassessed.

OHI-P4 Subdivision design.

- (1) Ensure subdivision is located and designed to:
 - (a) Be sympathetic to the characteristics of the surrounding environment;
 - (b) Arrange allotments to allow for view sharing, where possible;
 - (c) Maximise access to public space;
 - (d) Promote safe communities through quality urban design;
 - (e) Accommodate building platforms and vehicle accesses that are safe and stable;
 - (f) Promote consistent grid layout;
 - (g) Promote walkability and pedestrian safety;

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- (h) Promote accessibility and connectivity of public spaces, employment areas, services, facilities, and amenities, both within the subdivision and wider context;
- (i) Integrate staging to ensure multi-modal transport connectivity;
- (j) Limit the number and length of cul-de-sacs;
- (k) Ensure connection to future public transport nodes;
- (l) Promote connectivity and permeability by ensuring new connections to existing and future development, including green linkages;
- (m) Design the street layout to reflect the underlying topography;
- (n) Ensure pedestrian access is consistent with the Crime Prevention through Environmental Design;
- (o) Discourage the creation of rear lots;
- (p) Ensure lots are orientated in a way that:
 - (i) Maximizes solar access; and
 - (ii) Addresses the street frontage and public places.
- (q) Create lots that can accommodate a variety of density with a mix of usable lot types, to achieve a range of price points to meet the needs of different households, including those who work in Ohinewai zone;
- (r) Promote efficient design that enables the future connection to services and facilities; and
- (s) Ensure public open space is distributed, located and sized to reflect its context and provides for a range of different activities and users.

OHI-P5 Vision and Strategy for the Waikato River.

- (1) Development achieves improvements in water quality of stormwater discharges and creates new areas of wetland habitat.
- (2) Development includes the control and management of introduced pest flora and fauna.
- (3) Development provides opportunity for cultural and customary activities.
- (4) Mana whenua narratives are woven into the development.

OHI-P6 Community facilities and open space.

- (1) Provide and enable a range of accessible, well-connected and conveniently-located community facilities and active and passive public open spaces to meet identified community needs.

OHI-P7 Infrastructure and transport.

- (1) All development must be connected to a reticulated public water supply, except for on-site water supply for initial industrial development in Factory Stages F1 and F2.
- (2) Avoid development not connected to a public reticulated wastewater network, except for initial subdivision and development in Factory Stages F1 and F2 which must have onsite treatment and disposal of wastewater.
- (3) Except for initial subdivision and development in Factory Stages F1 and F2, any stage of development must be serviced for wastewater to a public reticulated system that:
 - (a) Can accommodate the stage of development;
 - (b) Has obtained all the necessary resource consents;
 - (c) Is able to comply with all conditions of those consents as a result of connection; and
 - (d) Is certified by Waikato District Council as being able to comply with the conditions of those existing or any future consents as a result of the connection.
- (4) Development is well connected, including public open space networks and integrated networks of roads, public transport, cycle and pedestrian routes.
- (5) Development includes a freight connection to the North Island Main Trunk Line and creates an opportunity for a future passenger rail connection.
- (6) Development reduces reliance on private car trips by providing:
 - (a) An accessible and convenient public transport infrastructure network; and
 - (b) An accessible and safe transport network, including for active transport modes, that integrates with existing and planned networks and includes connections to Ohinewai West and to Huntly.
- (7) Travel demand management measures for industrial activities are implemented.
- (8) Any adverse effects on the safe and efficient operation of the Waikato Expressway (including Ohinewai interchange) are avoided, remedied or mitigated.
- (9) Stormwater management avoids any discharges to the existing regional drainage system, except for the initial Factory stages F1 and F2 which temporarily discharge stormwater into the Balemi Drain.

OHI-P8 Ecological restoration.

- (1) Existing significant ecological values are protected and enhanced where practicable.
- (2) Ecological Restoration and Management Plans are prepared as part of staged development to:
 - (a) Protect and enhance ecological values where practicable, including use of indigenous planting suitable to the habitat, and the required range of natural food sources;
 - (b) Control or remove pest plants and pest animal species;
 - (c) Establish or enhance ecological processes and corridors; and

(d) Mitigate effects on ecological values.

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OHI-P9 Amenity and character.

(1) Building setbacks and landscape buffers mitigate visual and landscape effects on rural areas and neighbours.

OHI-P10 Reverse sensitivity.

(1) Adequate separation distances between Ohinewai industrial, business and medium density residential precincts are achieved through the open space buffers in the Ohinewai structure plan.

(2) Potential reverse sensitivity effects of recreational hunting on the Rotokawau Reserve are mitigated by acoustic treatment of the nearby residential units.

Figure OHI-1 – Ohinewai structure plan

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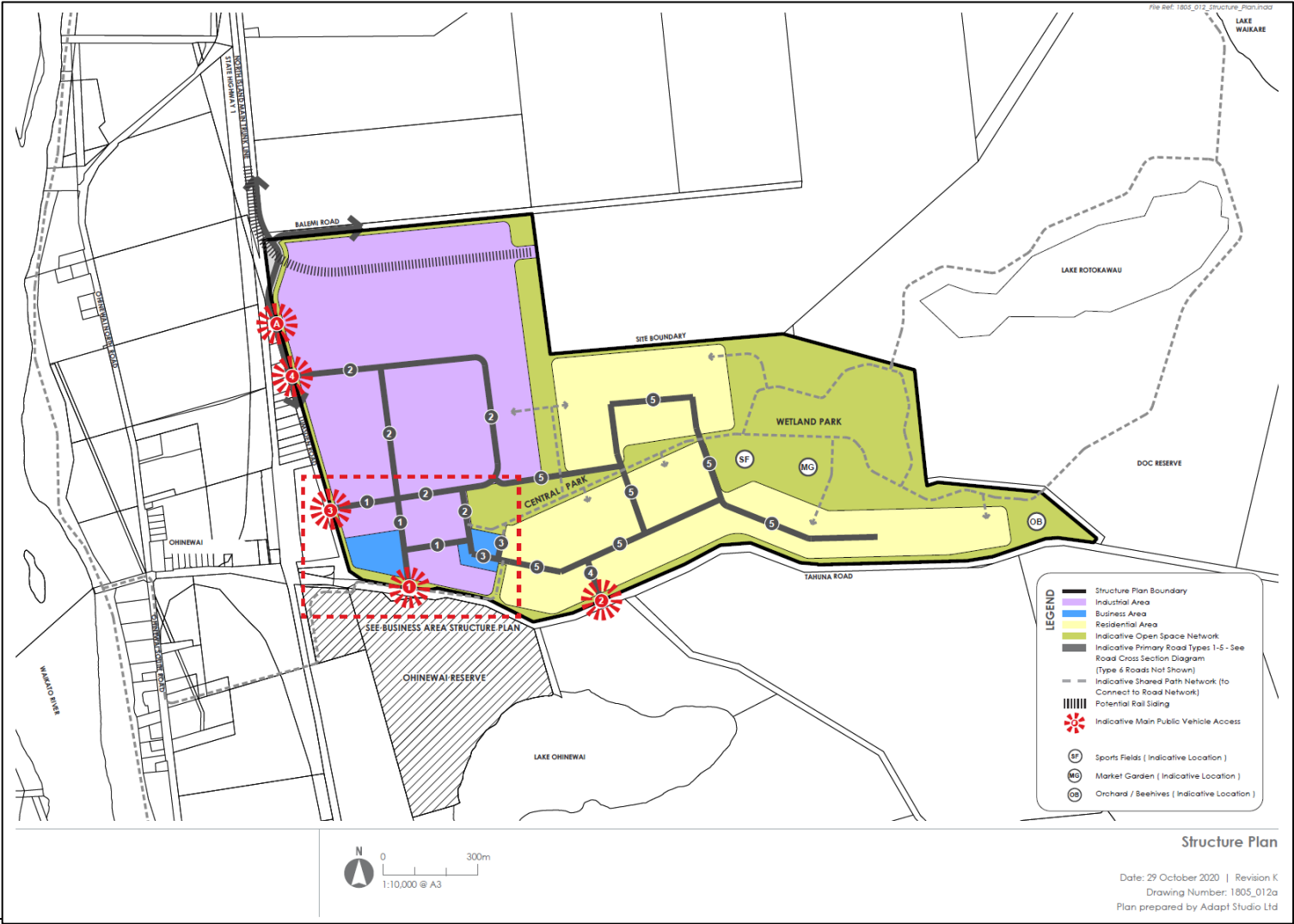


Figure OHI-2 – Ohinewai business area structure plan

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Figure OHI-3 – Staging plan

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Table OHI-I – Infrastructure upgrades

Upgrade or infrastructure required	Staging and sequencing
Transport	
<p>(1) Walking and cycling linkages to Ohinewai West over the NIMT and the Waikato Expressway, including;</p> <p>(a) Construction of a separate shared path bridge to the south of the Ohinewai interchange; and</p> <p>(b) Construction of shared paths and ramps connecting to the bridge.</p>	<p>To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stage 3A or prior to the issue of code compliance certificates under section 95 of the Building Act 2004 for 50 residential units whichever comes first (see Note 4 below).</p>
<p>(2) Construction of an interim bus stop on Tahuna Road between the Ohinewai interchange and Lumsden Road and associated pedestrian access to the bus stop.</p>	<p>To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stage 2A or 2B, or prior to the issue of code compliance certificates under section 95 of the Building Act 2004 for any residential units, whichever comes first.</p>
<p>(3) Tahuna Road upgrade, from Lumsden Road to the eastern Structure Plan boundary, including kerb and channel and street lighting on northern side of the road from Lumsden Road to Access 2 (Table OHI-18 and Figures OHI-17, OHI-18 and OHI-19).</p>	<p>To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stage 2A, 2C and 2D.</p>
<p>(4) Construction of Access 2 on Tahuna Road (roundabout), including construction of new intersection to provide access to residential area.</p>	<p>To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stage 3A, or prior to the issue of code compliance certificates under section 95 of the Building Act 2004 for 360 residential units, whichever comes first.</p>
<p>(5) Balemi Road upgrade (to easternmost access of the Industrial precinct), including:</p> <p>(a) Reconstruction of the road to urbanised industrial cross-section (Table OHI-18 and Figure OHI-21) including widening and sealing and kerb and channel on southern side of the road.</p>	<p>To be constructed and operational prior to the completion of the Rail Siding. This upgrade is not required for any other stages.</p>
<p>(6) Lumsden Road upgrade (from Tahuna Road to Access 4), including:</p> <p>(a) Upgrade to urbanised/industrial cross-section with kerb and channel and graded berms (Table OHI-18 and Figure OHI-20);</p> <p>(b) Construct 620m of shared path on eastern side of road extending from Tahuna Road to Access 4.</p> <p>(c) Street lighting on eastern side of Lumsden Road from Tahuna Road to just north of Balemi Road.</p>	<p>To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stage 2B or prior to any section 224c certificate for subdivision of more than 10ha (net) of Industrial precinct land, whichever comes first.</p>

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Upgrade or infrastructure required	Staging and sequencing
(7) Construction of Access 1 on Tahuna Road (Left-in, left-out) including a bus stop on the internal road connecting to Access 1, and associated pedestrian/cycle access to it.	To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stages 2C and 2D.
(8) Construction of Access 3 on Lumsden Road (T-intersection).	To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stage 2B or prior to any section 224c certificate for subdivision of more than 20ha (net) of Industrial precinct land (excluding the land in Stages F1-F4), whichever comes first.
(9) Construction of Access 4 on Lumsden Road (T-intersection).	To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stage 3B or prior to any section 224c certificate for subdivision for more than 49ha (net) of Industrial Precinct land (excluding the land in Stages F1-F4), whichever comes first.
(10) Construction of new low speed slip lane from the Great South Road to Ohinewai South Road, including provisions for pedestrians and cyclists.	To be constructed and operational prior to the operation of Factory Stage F3 or when more than 1000 vpd use the Ohinewai Interchange north-bound off-ramp, or prior to the issue of code compliance certificates under section 95 of the Building Act 2004 for 100 residential units, whichever comes first.
(11) Lumsden Road realignment north of Access 4 for rail siding, including: (a) Relocation and reconstruction of Lumsden Road/Balemi Road intersection, including the necessary sight line improvements; and (b) Gated speed threshold treatment and speed reduction measures for southbound traffic speed calming.	To be constructed and operational prior to the operation of the rail siding. This upgrade is not required for any other stages.
(12) Construction of the rail siding, and its connection to the North Island Main Trunk line.	To be constructed and operational prior to the operation of Factory Stage F3.
(13) Sightline increased to Southbound offramp on the Ohinewai interchange by clearing vegetation and relocating stop line.	To be constructed and operational prior to the operation of Factory Stage F1 or prior to the issue of code compliance certificates under section 95 of the Building Act 2004 for 100 residential units, whichever comes first.

<p>(14) Walking and cycling linkage to/from Huntly, including;</p> <p>(a) Provision of cycle/pedestrian path on eastern side of Ohinewai South Road, with a crossing facility at the left-slip lane from Great South Road.</p> <p>(b) Provision of a cycle/pedestrian path on the western side of Ohinewai South Road, extending from the crossing facility to the existing footpath just south of 46 Great South Road.</p>	<p>To be constructed and operational prior to the operation of Factory Stage F3 or prior to any section 224c certificate for subdivision under the RMA being issued for more than 31ha (net) of Industrial or Business Precinct land, or prior to the issue of code compliance certificates under section 95 of the Building Act 2004 for 100 residential units, whichever comes first.</p>
<p>(15) Upgrade the southbound offramp of the Ohinewai interchange in general accordance with the preliminary design in Figure OHI-22.</p>	<p>To be constructed and operational prior to the issue of code compliance certificate under section 95 of the Building Act 2004 for any residential units.</p>
<p>Community facilities and public open space</p>	
<p>(16) Community facility.</p>	<p>To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stage 3A, or prior to the issue of code compliance certificates under section 95 of the Building Act 2004 for more than 350 residential units, whichever comes first.</p>
<p>(17) Sports fields.</p>	<p>To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stage 4 or prior to the issue of code compliance certificates under section 95 of the Building act 2004 for more than 600 residential units, whichever comes first.</p>
<p>(18) Central Park wetland/open space, including recreational paths.</p>	<p>To be constructed and operational prior to the issue of code compliance certificates under section 95 of the Building Act 2004 for the first 100 residential units.</p>
<p>(19) Wetland park/open space, including recreational paths.</p>	<p>To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stage 4 or prior to the issue of code compliance certificates under section 95 of the Building Act 2004 for more than 600 residential units.</p>
<p>(20) Market Gardens.</p>	<p>To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stage 7.</p>
<p>(21) Orchard/Beehives</p>	<p>To be constructed and operational prior to any section 224c certificate for subdivision under the RMA being issued for the completion of Stage 8.</p>

Table OHI-2 – Water, stormwater and wastewater upgrades

Upgrade or infrastructure required	Staging and sequencing
(1) On-site disposal of wastewater and on-site water supply.	To be constructed and operational prior to the operation of the initial industrial development (Factory Stage F1 and F2).
(2) Bulk main connections to a Wastewater Treatment Plant.	(1) To be constructed and operational prior to any development in any precinct, other than the initial industrial development in Factory Stage F1 and F2; and (2) All upgrades required to the Plant to accommodate the particular stage of development being consented, must be constructed and operated to ensure: <ul style="list-style-type: none"> (a) the Plant can accommodate the stage of development; and (b) Has existing consents, or if it is a new Plant, has obtained all the necessary resource consents; and (c) Is able to comply with all conditions of those consents as a result of connection; and (3) The Waikato District Council as operator of the Plant must certify in writing that the Plant complies with the conditions of those consents as a result of the connection.
(3) Bulk main connections to a potable water treatment plant.	(1) To be constructed and operational prior to the operation of Factory Stage F3 or F4 (which is beyond the initial industrial development) and prior to any other Industrial, Business or Residential Precinct development; and (2) The water treatment plant must be certified by the Waikato District Council in writing that the Plant complies with the conditions of the relevant water permits.
(4) Stormwater disposal to the Balemi Drain.	(1) To be constructed and operational prior to the operation of Factory Stages F1 and F2.
(5) Stormwater disposal via the Wetland Park and /or Central Park to Lake Rotokawau.	(1) To be constructed and operational prior to any development in any precinct other than the initial industrial development in Factory Stages F1 and F2, and to include discontinuation of the discharge to the Balemi Drain.

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Note 1: A private developer agreement between the developer and the Council will allocate financial responsibility for the upgrades where there are benefits to communities outside the zone.

Note 2: Refer to Figure OHI-3 Staging Plan for location of stages and access points.

Note 3: 'Net' means excluding roads and open space.

Note 4: EIT-OHI-INFO1 and INFO2 require additional information on transport for land use and subdivision applications in PREC1 that precede operation of the walking and cycling linkage in Table OHI-1(1).

Note 5: A Memorandum of Understanding between Waikato District Council, Waikato Regional Council and Ambury Properties Limited (the original owner and developer of land in the Ohinewai zone) records additional commitments made by those parties to the implementation of public transport that will assist in achieving Objective OHI-O5, Policies OHI-PI(1)(b) and (c) and Policies OHI-P7(4) and (6).

Information requirements

OHI-INFO1 An Ecological Rehabilitation and Management Plan must include the following:

- (1) An indigenous fish management plan, including:
 - (a) a summary of fish habitat and species present;
 - (b) a summary of planned works, permitting requirements, timing of works, procedures for dealing with pest fish, procedures for capturing and relocating indigenous fish prior to and during works and identification of indigenous fish release sites;
 - (c) roles and responsibilities of parties and their reporting requirements;
 - (d) any specific mitigation measures; and
 - (e) a monitoring programme to enable an assessment of the success of any mitigation measures, including any translocations.
- (2) A bat management plan that includes vegetation removal protocols and recommendations for any planting of trees and/or installation of artificial bat roost boxes for bat habitat;
- (3) An ecological restoration plan for any parts of the site that are to be converted to wetlands for stormwater management or amenity purposes, including habitat creation and enhancement and planting and pest plant control;
- (4) A predator control programme including:
 - (a) An overarching goal of mitigating the adverse effects associated with an increase of cats and dogs in nearby high value conservation areas and contributing to the restoration and enhancement of indigenous biodiversity within the site, and within the adjacent Rotokawau Reserve;
 - (b) Objectives of increasing Ohinewai zone occupants' awareness of predator threats, and the need for predator control, including control of domestic cats and dogs, to reduce the threat of predation on indigenous fauna;
 - (c) A predator control strategy designed to achieve the above goal and objectives;
 - (d) Predator control methods that extend to at least the western portion of the Rotokawau Reserve, subject to the agreement of the Department of Conservation to undertake those activities on the Reserve;
 - (e) Predator control methods that include the effective control of cats and dogs;
 - (f) A monitoring programme to ensure the objectives are being achieved and predator populations are being suppressed sufficiently to achieve biodiversity gains;
- (5) Provisions for ongoing management and maintenance of wetland areas;
- (6) A description of the proposed ecological monitoring framework;
- (7) Evidence of consistency with the Regional Pest Management Plan prepared under the Biosecurity Act 1993;
- (8) Evidence of engagement with tangata whenua during preparation of the Ecological Rehabilitation and Management Plan including how outcomes of that engagement have been addressed; and
- (9) Reference to any previous Ecological Rehabilitation and Management Plan in the Ohinewai zone to avoid unnecessary repetition.

OHI-INFO2 A Landscape Concept Plan must include the following:

- (1) Landscape concept design for all areas of public open space and stormwater management areas;
- (2) Details of landscape treatment of streets, footpaths and cycleways;
- (3) Details of landscape treatment of stormwater swales, wetlands, detention areas and riparian margins;

- (4) Details of landscape treatment to integrate the site with the vegetation on the adjacent Lake Rotokawau Reserve;
- (5) Details of plant types and species including eco-sourcing of plants from within the Meremere Ecological District;
- (6) Use of indigenous species and landscape design that reflects cultural perspectives including food gathering species and those that support habitat for mahinga kai, indigenous birds and lizards;
- (7) Details of ongoing maintenance plans to ensure the planting achieves acceptable establishment, survival and canopy closure targets;
- (8) Identification of areas for public access and any areas that are not public and the legal mechanisms to secure and maintain public access;
- (9) Details of any commemorative or other interpretation material communicating the history and significance of places and resources;
- (10) Details of any tangata whenua inspired artwork or features;
- (11) Details of fencing and landscape treatment of the land along the Tahuna Road frontage, to create an attractive and open interface to Tahuna Road;
- (12) Evidence of consistency with any Ecological Rehabilitation and Management Plan; and
- (13) Evidence of engagement with tangata whenua in preparation of the landscape concept plan, including how the outcomes of that engagement have been addressed.

OHI-INFO3 All subdivision applications must be accompanied by a stormwater management report and plans which must include the following:

- (1) Evidence of consistency with the Waikato Stormwater Management Guideline (WRC TR2020/07) or any updates to or replacement of this Guideline;
- (2) A description of how stormwater management will achieve Low Impact Design through at least a two-step treatment train approach, with the first stage on-lot;
- (3) A description of how the plans comply with any relevant discharge consent;
- (4) Identification of overland flow paths;
- (5) A description of the nature and extent of any off-site stormwater management devices and how these devices are to be delivered if they are on land outside the application site including identification of land areas that are to be allocated to open space to maintain their stormwater function and the methods of protection of them for that purpose;
- (6) If stormwater devices are to be located below 8.05m RL, a description of how these devices are to be designed to be resilient to flood-related damage while not exacerbating flood risks for upstream or downstream activities; and
- (7) An assessment of the risk and extent of any flooding, and how it will be avoided, remedied or mitigated.

OHI-INFO4 All subdivision applications must be accompanied by information to demonstrate that the minimum net density of 30 residential units per hectare (excluding roads and open space) in PREC I will be able to be achieved, as follows;

- (1) The average net density of all lots in PREC I approved to date under s223 of the RMA (excluding any balance area yet to be developed), plus the average net density of the lots in the subdivision application; and
- (2) The number of residential units approved by way of resource consents or building consents in the areas described in clause (1) above.

OHI-DEF – Ohinewai zone: definitions

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Term	Definition
Accessible	Means able to be easily accessed by all members of the community, including those with sight and mobility impairment.
Access allotment	Means an allotment used only for access to, and provision of, services to other Records of Title.
Accessory building	Means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on that same site, but does not include a minor residential unit.
Adjoining site	Means any other site sharing any length of boundary with the subject site, but does not include a site across a road, service lane, or private way, unless specifically stated in the context.
Allotment	<p>Has the same meaning as in section 218 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <ul style="list-style-type: none"> a. any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— <ul style="list-style-type: none"> i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b. any parcel of land or building or part of a building that is shown or identified separately— <ul style="list-style-type: none"> i. on a survey plan; or ii. on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or c. any unit on a unit plan; or any parcel of land not subject to the Land Transfer Act </div>
Ancillary activity	Means an activity that supports and is subsidiary to a primary activity.
Ancillary equipment	Means telecommunications, radiocommunications, electrical or similar equipment which is necessary to install within a facility to enable the facility to operate as intended, but not a self-contained power unit or a lightning rod.
Annual exceedance probability or AEP	<p>Means the probability of an event of a specified size occurring or being exceeded in any one year. The probability is expressed as a percentage and in respect to flooding generally refers to storm events of a particular magnitude occurring in any given year. For example;</p> <ul style="list-style-type: none"> • A 1% AEP has a 1% chance of occurring in any one year, or is a 1 in 100-year flood event; • A 2% AEP has a 2% chance of occurring in any one year, or is a 1 in 50-year flood event; • A 5% AEP has a 5% chance of occurring in any one year, or is a 1 in 20-year flood event.
Antenna	Means a device that receives or transmits radiocommunication or telecommunication signals, but not a small cell unit.
Apartment	Means a building, or part of a building, that contains three or more attached residential units.
Biodiversity	Means the variability among living organisms and the ecological complexes of which they are a part, including diversity within species, between species and of ecosystems.

Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

Term	Definition
Boundary	Means in relation to: <ol style="list-style-type: none"> a. a Record of Title - the site boundary; b. cross-lease titles - the boundary of any exclusive use area; and c. unit titles - the boundary of the accessory unit associated with the principal unit.
Boundary adjustment	Means a <i>subdivision</i> that alters the existing boundaries between adjoining allotments, without altering the number of allotments.
Building	means a temporary or permanent, movable or immovable physical construction that is: <ol style="list-style-type: none"> a. partially or fully roofed, and b. is fixed or located on or in land, but c. excludes any motorised vehicle or other mode of transport that could be moved under its own power.
Building coverage	Means the percentage of the net site area covered by the building footprint.
Building footprint	Means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
Building platform	Means land that is suitable and practical for building developments, having regard to soil conditions, geotechnical stability, gradient, access and natural hazards.
Cabinet	Means a casing around equipment that is necessary to operate a telecommunication network. It excludes the following: <ol style="list-style-type: none"> a. a casing around an antenna; b. a small cell unit; c. ancillary equipment; d. any part of a telecommunication line; e. a casing that is wholly underground; f. a casing that is inside a building; or g. a building.
Childcare facility	Means any land or buildings used for the care or training of predominantly pre-school children and includes a playcentre, kindergarten or daycare. It excludes: <ol style="list-style-type: none"> a. children residing overnight on the property; and b. a school.
Cleanfill material	Means virgin excavated natural inert materials, including clay, gravel, sand, soil, sand, aggregate (rock), that are free of: <ol style="list-style-type: none"> a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilization or disposal practices; d. products or materials derived from the treatment, disposal or stabilisation of hazardous waste; e. medical and veterinary wastes, asbestos, and radioactive substances; and/or f. liquid wastes.
Commercial activity	Means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
Communal service court	Means an area of outdoor space for three or more residential units for the communal use of garbage storage, refuse and recycling materials, excluding any space required for an outdoor living space living court, parking, manoeuvring, or buildings.

Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

Term	Definition
Community facility	Means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.
Community-scale electricity generation	Means renewable electricity generation for the purpose of supplying an immediate community (more than one site).
Community-scale wastewater system	Means a wastewater treatment system for the purpose of treating wastewater from more than one site. It does not include a wastewater system which is connected to a public, reticulated wastewater network.
Contaminated land	<p>Has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>Means land that has a hazardous substance in or on it that—</p> <ol style="list-style-type: none"> a. has significant adverse effects on the environment; or b. is reasonably likely to have significant adverse effects on the environment. </div>
Contiguous	<p>Means abutting or touching at any point, e.g.</p> <div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; gap: 20px;"> <div style="border: 1px solid black; padding: 5px;">Site 1</div> <div style="border: 1px solid black; padding: 5px;">Site 2</div> </div> <div style="margin: 20px 0;"> <div style="border: 1px solid black; padding: 5px;">Site 1</div> </div> <div style="display: flex; gap: 20px;"> <div style="border: 1px solid black; padding: 5px;">Site 1</div> <div style="border: 1px solid black; padding: 5px;">Site 2</div> </div> </div>
Continuous landholding	Means multiple adjoining Records of Title in the same ownership, including titles that are only separated by a road.
Cumulative risk	Means in the context of hazardous substances, the risk posed by a hazardous facility added to or multiplied, or otherwise accumulated by risk from other facilities.
Design Speed	Means a speed fixed for the design of those geometric features of a carriageway that influence vehicle operation. Design speed is the 85th percentile speed of traffic through that geometric feature. These can either be measured or estimated (Austroads design guides or similar).
Development	Means any activity undertaken to change the scale, character or intensity of any use of land, and includes any building activity.
Duplex	Means two attached residential units, including two units connected by an accessory building, such as a garage or a carport.
Earthworks	Means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
Educational facility	Means land or buildings used for teaching or training by childcare services, schools, and tertiary education services, including any <i>ancillary activities</i> .
Emergency generator	Means either a fixed or trailer-mounted generator that can supply reticulated water and wastewater networks or treatment facilities with emergency power where and when necessary.
Emergency services	Means the New Zealand Police, Fire and Emergency New Zealand, and hospital and emergency services.

Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

Term	Definition
Emergency service facility	Means a fire station, ambulance station or emergency coordination facility.
Emergency services training and management activities	Means the training activities, operational support and other non-emergency activities undertaken by the New Zealand Police, Fire and Emergency New Zealand, and hospital and ambulance services.
Environment	<p>Has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>includes—ecosystems and their constituent parts, including people and communities; and</p> <ul style="list-style-type: none"> a. all natural and physical resources; and b. amenity values; and c. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters. </div>
Farming noise	Means noise generated by agricultural vehicles, any aircraft used for aerial spraying, agricultural machinery or equipment and farm animals, including farm dogs. It does not include bird scaring devices and frost fans.
Controlled fill material	Means predominantly clean fill material that may also contain inert construction and demolition materials and soils from sites that may have contaminant concentrations in excess of local background concentrations, but with total concentrations that will not restrict future land use.
Flood plain	Means the area that catchment flows cover when stream channel conveyance is exceeded. It is normally recognised as an area that becomes inundated in storms up to and including a 1 in 100-year runoff event.
Functional need	Means the need for a proposal or activity to traverse, locate or operate in a particular environment because it can only occur in that environment.
Grid layout	Means an interconnecting system of roads, blocks and allotments, laid out in a predominantly rectilinear pattern.
Gross floor area	<p>Means the sum of the total area of all floors of a building (including any void area in each of these floors, such as service shafts, liftwells or stairwells),</p> <ul style="list-style-type: none"> a. where there are exterior walls, measured from the exterior faces of those exterior walls, b. where there are walls separating two buildings, measured from the centre lines of the walls separating the two buildings, c. where a wall or walls are lacking (for example a mezzanine floor, and the edge of the floor is discernible, measured from the edge of the floor. <p>GFA has the same meaning.</p>
Gross leasable floor area	<p>Means the total sum of any floor areas (within the external walls for buildings or boundary for outdoor areas) designed or used for individual tenant occupancy but excludes:</p> <ul style="list-style-type: none"> a. common lift wells and stairwells, including landing areas b. common corridors and halls (other than food court areas)

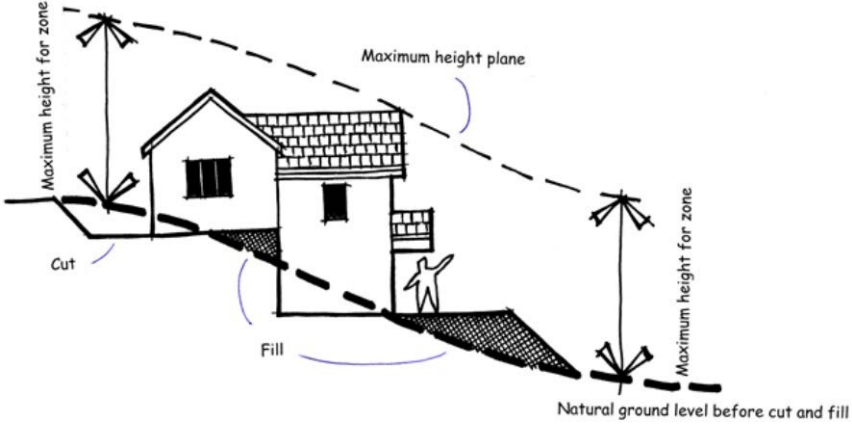
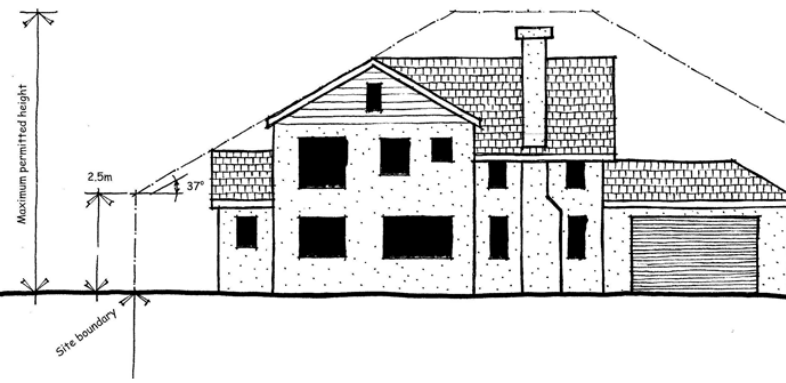
Part 3 – Area-specific matters / Zones / Special purpose zones

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Term	Definition
	<ul style="list-style-type: none"> c. common toilets and bathrooms d. any parking areas required by the plan.
Ground level	<p>Means—</p> <ul style="list-style-type: none"> a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created) b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
Habitable building	Habitable building means a building that contains one or more habitable rooms.
Habitable room	Habitable room means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.
Hazard	Means in the context of hazardous substances, physical situations, processes and actions in relation to a hazardous substance that has the potential for adverse effects on people, ecosystems or the built environment.
Hazardous facility	Means activities involving hazardous substances and premises at which these substances are used, stored or disposed of. Storage includes vehicles for their transport located at a facility for more than short periods of time.
Hazardous substance	Has the same meaning as in section 2 of the Resource Management Act 1991.
Hazardous waste	Means any waste that contains hazardous substances at sufficient concentrations to exceed the minimum degrees of hazard specified by Hazardous Substances (Minimum Degrees of Hazard) Regulations 2001 under the Hazardous Substances and New Organism Act 1996; or that meets the definition for infectious substances included in the Land Transport Rule: Dangerous Goods 2005 and NZS 5433: 2012 – Transport of Dangerous Goods on Land; or that meets the definition for radioactive material included in the Radiation Safety Act 2016.
Health facility	Means a facility for the care and welfare of people and includes non-residential day hospitals, medical practitioners, dentists, optometrists, acupuncturists, osteopaths, and persons involved in alternative forms of medicine.
Heavy vehicle	<p>Means:</p> <ul style="list-style-type: none"> a. a ‘Single Unit Heavy Goods Vehicle’ (being a motor vehicle comprising a single unit having a gross laden weight exceeding 3500kg); or b. a ‘Multi-Unit Heavy Goods Vehicle’ (being a motor vehicle comprising more than one unit, having a gross laden weight exceeding 3500kg).
Height	Means, the vertical distance between a specified reference point and the highest part of any feature, structure, or building above that point

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Operative

Term	Definition
	
<p>Height in relation to boundary</p>	<p>Means the height of a structure, building or feature, relative to its distance from either the boundary of a:</p> <ol style="list-style-type: none"> site, or their specified reference point. 
<p>Home occupation</p>	<p>Means an occupation, or trade/craft, or profession, excluding panel beating or car wrecking, where the principal use of the site is for residential activities and the principal operator of the home occupation is a permanent resident on-site.</p>
<p>Homestay</p>	<p>Means accommodation provided to guests who pay a daily tariff to stay in a home with the permanent occupants of the household.</p>
<p>Impervious surface</p>	<p>Means a surface such as a road, rooftop, footpath, paving, decking, swimming pool, patio, driveway, vehicle access and manoeuvring area or highly- compacted soil that is not vegetated and does not infiltrate runoff.</p> <p>It excludes wooden decks with spacing between boards of 4mm or more, where water is allowed to drain through to a permeable surface below the deck.</p>
<p>Indigenous vegetation</p>	<p>Means vegetation that occurs naturally in New Zealand or arrived in New Zealand without human assistance. For the purposes of this plan, domestic or ornamental / landscaping planting or planted shelter belts comprising indigenous species are not included.</p>
<p>Industrial activity</p>	<p>Means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any <i>ancillary activity</i> to the industrial activity.</p>
<p>Informal recreation</p>	<p>Means any activity whose primary aim is the enjoyment of leisure of a primarily non-competitive, casual nature. It includes amenity and conservation plantings, children’s play areas, shelters, public toilets and accessory buildings necessary for the maintenance of the park.</p>

Part 3 – Area-specific matters / Zones / Special purpose zones

Term	Definition
Infrastructure	<p>Means:</p> <ul style="list-style-type: none"> a. pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel or geothermal energy; b. a network for the purpose of telecommunication, as defined in section 5 of the Telecommunications Act 2001; c. a network for the purpose of radiocommunication, as defined in section 2(1) of the Radiocommunications Act 1989; d. facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person: <ul style="list-style-type: none"> i. uses them in connection with the generation of electricity for the person's use; and ii. does not use them to generate any electricity for supply to any other person; e. a water supply distribution system, including a system for irrigation; f. a drainage or sewerage system; g. structures for transport on, under or over land by cycle ways, rail, roads, walkways, or any other means; h. facilities for the loading or unloading of cargo or passengers transported on land by any means; i. an airport as defined in section 2 of the Airport Authorities Act 1966; j. a navigation installation as defined in section 2 of the Civil Aviation Act 1990; k. facilities for the loading or unloading of cargo or passengers carried by sea, including a port-related commercial undertaking, as defined in section 2(1) of the Port Companies Act 1988; or l. anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166 of the Resource Management Act 1991.
Land transport network	<p>Means the network used for the land-based transportation of people and /or goods including by road, rail, cycling, walking and public transport.</p>
Living accommodation	<p>For the purposes of a residential activity, includes one or more residential units for:</p> <ul style="list-style-type: none"> a. emergency and refuge accommodation, b. accommodation for supervision staff and residents, where residents are subject to care or supervision (e.g. homes for people with disabilities), c. home detention (as defined in the Criminal Justice Act 1985), but not prisons or other places where residents are subject to detention, d. workers accommodation.
Lot	<p>Means the same as allotment.</p>
Low impact design (LID)	<p>Means a design approach for site and catchment development or re-development that protects and conserves and incorporates natural site features into stormwater management design and implementation.</p>

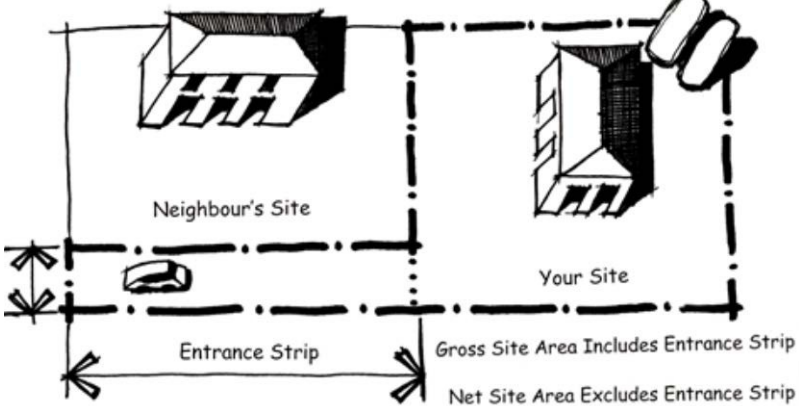
Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

Term	Definition
Major hazard facility	<p>Means any facility which involves one or more following activities:</p> <ol style="list-style-type: none"> a. Manufacturing and associated storage of hazardous substances (including industries manufacturing agrochemicals, fertilisers, acids / alkalis or paints). b. Oil and gas exploration and extraction facilities. c. Purpose built bulk storage facilities for the storage of hazardous substances (other than petrol, diesel or LPG) for wholesale or restricted commercial supply. d. The storage/use of more than 100,000L of petrol. e. The storage/use of more than 50,000L of diesel. f. The storage/use of more than 6 tonnes of LPG. g. Galvanising plants. h. Electroplating and metal treatment facilities. i. Tanneries. j. Timber treatment. k. Freezing works and rendering plants. l. Wastewater treatment plants. m. Metal smelting and refining (including battery refining or recycling). n. Milk treatment plants. o. Fibreglass manufacturing. p. Polymer foam. q. Asphalt/bitumen manufacture or storage. r. Landfills. <p>For the avoidance of doubt, the following activities are not considered to be major hazard facilities:</p> <ol style="list-style-type: none"> a. The incidental use and storage of hazardous substances in minimal domestic scale quantities. b. Retail outlets for hazardous substances intended for domestic usage (e.g. supermarkets, hardware stores and pharmacies). c. The incidental storage and use of agrichemicals, fertilisers and fuel for land based primary production activities. d. Pipelines used for the transfer of hazardous substances such gas, oil, trade waste and sewage. e. Fuel in motor vehicles, boats, airplanes and small engines.
Minor residential unit	<p>Means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.</p>
Minor infrastructure structure	<p>Means any above-ground box-like structure or enclosure associated with infrastructure or that receives or transmits to or from any part of an infrastructure network, which includes:</p> <ol style="list-style-type: none"> a. electricity junction pillars; b. transformers; c. switchgear; d. gas infrastructure; e. telecommunications plinths and pillars; f. water infrastructure; g. cabinetry for stormwater/wastewater networks; h. electricity storage, and generators (less than 10m² in area and 2.5m in height); and i. link pillars.
Minor upgrading of existing infrastructure	<p>Means an increase in the capacity, efficiency or security of existing infrastructure where this utilises existing structures and networks and/or structures and networks of a similar scale and character.</p>

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Operative

Term	Definition
Motorised vehicle and vehicle	Means any motorised vehicle or vehicle (including a vehicle or motor vehicle as defined in section 2 of the Land Transport Act 1998). It excludes an immovable vehicle that is occupied by people on a permanent or long-term basis.
Multi-unit development	<p>Means multiple residential units or buildings, being attached or detached, which are planned and designed in an integrated in a comprehensive manner, and achieve compatibility between all buildings on a single or multiple sites. It includes:</p> <ul style="list-style-type: none"> a. an apartment; b. a duplex; c. terraced housing; and d. town houses. <p>It excludes:</p> <ul style="list-style-type: none"> a. retirement villages; b. papakainga housing development; and c. papakainga building.
Neighbourhood centre	Means a single or small grouping of commercial activities that service the day-to-day needs of the local community. Neighbourhood centres are identified in structure plans or masterplans.
Net site area	<p>Means the area of the site, but excludes:</p> <ul style="list-style-type: none"> a. any part of the site that provides legal access or access leg to another site; b. any of a rear site that provides legal access to that site; c. any part of the site used to access the site; d. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. 
Network utility operator	Has the same meaning as in s166 of the Resource Management Act 1991.
Noise-sensitive activity	<p>Means the following:</p> <ul style="list-style-type: none"> a. buildings used for residential activities, including boarding establishments, retirement villages, papakainga housing development visitor accommodation, and other buildings used for residential accommodation but excluding camping grounds; b. marae and marae complex; c. hospitals; d. teaching areas and sleeping rooms in an educational facility; e. places of assembly.
Non-habitable building	Non-habitable building means a building that does not contain one or more habitable rooms.
Notional boundary	Means a line 20 metres from any side of a residential unit or a other building used for a noise sensitive activity, or the legal site boundary where this is closer to such a building.

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Operative

Term	Definition
Office	Means premises used for an administrative or professional services where people work primarily sitting at desks, for example accounting or legal services.
Operational need	Means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.
Outdoor living space	Means an area of open space for use of the occupants of the residential unit or units to which the space is allocated.
Overland flow path	Means a route taken by stormwater runoff not captured in a reticulated or natural stormwater system. It includes a primary or secondary stormwater flow path.
Place of assembly	Means land and/or buildings used principally for the public or private assembly of people for recreation activities, cultural activities or entertainment activities. It includes community centres and halls.
Public amenity	Means facilities continuously offered to the general public for their use with or without charge, including restrooms, information displays, shelters, drinking fountains, outdoor seating and viewing platforms.
Public floor area	Means the under-cover floor area usually accessible by the public.
Public transport facility	Means land and/or buildings used for, or ancillary to, scheduled passenger transport services. It may include a public transport interchange, park and ride facilities, bus bays, taxi ranks, drop-off and pick-up points and associated cycle parking, shelters, waiting rooms, ticket offices, information centres, luggage lockers, public toilets, showers and changing rooms.
Record of Title	Means a record of title issued pursuant to section 12 of the Land Transfer Act 2017. Where more than one record of title is issued under that section for multiple concurrent interests in the same parcel of land (including for example a lease, or for an undivided share in the land), Record of Title includes, for the purposes of this plan, all records of title issued in respect of the same parcel of land, as if only one record of title had issued. Where the context requires, Record of Title includes the land comprised in that record of title.
Real estate sign	Means a real estate sign advertising a property or business for sale, for lease, or for rent.
Rear Record of Title	Means an allotment which is situated generally to the rear of another and has access to a road by means of an access leg, or which has a frontage to a road of less than 6m.
Renewable electricity generation activities	Means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community- scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.
Reservoir	Means a structure (above or below ground) for the purposes of storing water for municipal supply or firefighting, but excludes rainwater tanks that supply a single site.
Residential activity	Means the use of land and buildings for people's living accommodation.
Residential unit	Means a building(s) or part of a building(s) that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.

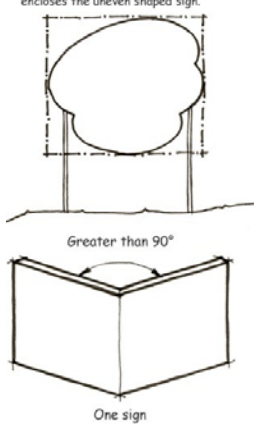
Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

Term	Definition
Residual risk	Means the remaining level of risk after risk control measures have been taken.
Retirement village	Means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.
Risk	Means in respect of any hazardous substance, represents the likelihood of specified consequences of a specific event (for example, an explosion, a fire or a toxic release) on people, ecosystems or the built environment.
Risk assessment	Means the overall process of risk identification, risk analysis and risk evaluation.
Road network activities	<p>Means road infrastructure and transport services provided within the road, including:</p> <ul style="list-style-type: none"> a. footpaths, footways and footbridges, bridges for roads, tunnels, retaining walls for roads both above and below the road; b. road verges and berms; c. site access including vehicle crossings; d. road carriageways and road pavements; e. cycle facilities; f. road lighting and support structures; g. traffic operation and safety signs, direction signs, road name signs, road safety devices including interactive warning signs, road markings, rumble strips, barriers, fences, speed tables and speed cushions, traffic separators, bus-friendly vertical deflection devices; h. ancillary equipment and structures associated with public transport systems including seats, shelters, real time information systems and ticketing facilities, bicycle storage and cabinets; i. traffic control devices including traffic islands, pedestrian crossings and roundabouts and intersection controls, traffic and cycle- monitoring devices, traffic signals and support structures, cabinets and ancillary equipment associated with traffic signals; j. devices and structures to implement regulatory controls (no-stopping, no-overtaking, parking control, bus lane controls, vehicle restrictions) including speed limit and parking restriction signs, parking meters, pay-and-display kiosks, speed cameras, red light/traffic cameras and on-street parking areas; k. road drainage devices including culverts, subsoils, catch pits, water tables, manholes, inlets, outlets, flumes; l. scour and erosion control devices; m. stormwater management devices including rain gardens, wetlands, stormwater treatment areas and ponds; n. noise attenuation walls or fences; o. devices associated with intelligent transport systems, including vehicle detection systems (electronic vehicle identification, and infra- red vehicle occupancy counters), lane control signals, ramp signals, variable messaging signs, CCTV cameras, incident detection, emergency telephones, cables and ducting; p. wastewater and water supply management structures. <p>Rail activities, as defined in the Land Transport Management Act 2003, within the rail corridor shall have the same meaning and activity status as road network activities within the road.</p>

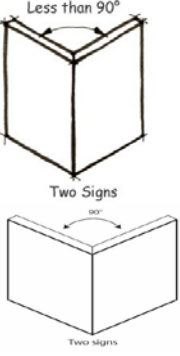
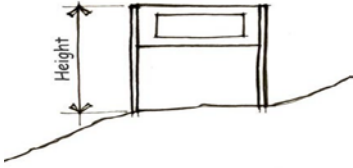
Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

Term	Definition
Self-contained power unit	Means equipment installed with a facility for the purpose of generating power for that facility (such as solar panels), including cables connecting the equipment to the facility.
Sensitive land use	<p>Means:</p> <ul style="list-style-type: none"> a. an education facility, including a childcare facility, waananga and koohanga reo; b. a residential activity, including papakaainga building, retirement village, visitor accommodation, student accommodation, home stay; c. health facility or hospital; d. place of assembly.
Service connection	Means line or cable that connects an infrastructure distribution network to premises for the purpose of enabling the infrastructure provider to provide services to a customer.
Service court	Means an area of outdoor space for the exclusive use of the residential unit for domestic requirements, such as garbage storage and clothesline, but excludes any space required for outdoor living space, parking, manoeuvring, or buildings.
Service station	<p>Means land and buildings used for the sale of motor vehicle fuels and can include the following ancillary activities:</p> <ul style="list-style-type: none"> a. retail b. administrative, storage and ablution facilities; c. car wash facilities; d. mechanical repair, servicing and testing of motor vehicles; e. sale of lubricating oils, kerosene, LPG, or spare parts and accessories for motor vehicles; and f. trailer hire.
Sign	<p>Means any device, character, graphic or electronic display whether temporary or permanent; which</p> <ul style="list-style-type: none"> a. is for the purposes of:- <ul style="list-style-type: none"> i. identification of or provision of information about any activity, property or structure or an aspect of public safety; ii. providing directions; or iii. promoting goods, services or events; and a. is projected onto, or fixed or attached to, any, structure or natural object; and b. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice. <p style="font-size: small;">Sign Dimensions are calculated by measuring the rectangular area which encloses the uneven shaped sign.</p>  <p style="font-size: small;">Greater than 90°</p> <p style="font-size: small;">One sign</p>

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Term	Definition
	 <p>Less than 90°</p> <p>Two Signs</p> <p>90°</p> <p>Two signs</p>
Sign height	<p>Means the distance from the lowest point of the sign to the highest point of the sign. In the case of a free-standing sign, it is the distance from ground level immediately below the sign to the top of the sign.</p> 
Site	<p>Means:</p> <ol style="list-style-type: none"> any area of land comprised in a single record of title as per the Land Transfer Act 2017; or an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the Council; or the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title as per Land Transfer Act 2017 could be issued without further consent of the Council; or except that in relation to each of sub clauses (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or 2010, or a cross lease system, a site is the whole of the land subject to the unit development or cross lease.
Small-scale electricity generation	<p>Means renewable electricity generation producing less than 20kW for the purpose of providing electricity on a particular site or connecting into the distribution network.</p>
Speed environment	<p>Means the speed that the 85th percentile driver will adopt. Even though a section of road may have a number of horizontal curves with a range of design speeds, there is only one speed environment.</p>
Stable ground	<p>Means soil that is able to stand with a factor of safety against failure of greater than 1 under all expected conditions.</p>
Storage	<p>Means in the context of a hazardous substance or hazardous waste, the containment of a hazardous substance or hazardous waste, either above ground or underground, in enclosed packages, containers or tanks. It includes vehicles used to transport any hazardous substance that are stationary within a hazardous facility for more than short periods of time.</p>

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Operative

Term	Definition
Structure	<p>Has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>means any building, equipment, device, or other facility made by people and which is fixed to land; and includes any raft.</p> </div>
Subdivision	<p>Has the same meaning as “subdivision of land” in section 218 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>means—</p> <ul style="list-style-type: none"> a. the division of an allotment— <ul style="list-style-type: none"> i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226. </div>
Telecommunication kiosk	<p>Means a freestanding structure, of a similar scale and appearance to a telephone booth, which encloses telecommunications equipment for the purpose of providing public telecommunications uses such as, but not limited to, wireless broadband.</p>
Temporary event	<p>Means a social, cultural or recreation event including entertainment events, carnivals, festivals, fairs, markets, and exhibitions, and associated temporary buildings and car parks.</p>
Temporary infrastructure	<p>Short-term structures and activities undertaken by a network utility operator as defined by the Resource Management Act 1991, including the operation of generators, including diesel-powered generators.</p>
Transport depot	<p>Means truck parking or servicing site, or depot for the handling or transfer of materials or vehicles.</p>
Use	<p>Means with respect to a hazardous substance, the manufacturing, processing or handling of a hazardous substance for a particular activity without necessarily changing the physical state or chemical structure of the hazardous substance involved. This includes mixing, blending and packaging operations, or the use of a hazardous substance as a cooling or heating medium. It does not include the filling or drawing of a hazardous substance from bulk storage tanks unless the processing is permanently connected to the bulk storage, and does not include loading out and dispensing of petroleum products.</p>

Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

Term	Definition
Utility	<p>For the purpose of Chapter 15 Natural Hazards means:</p> <ul style="list-style-type: none"> a. Transformation, transmission, generation or distribution of electricity provided by network utility operators or requiring authorities including: <ul style="list-style-type: none"> i. transmission lines and electricity distribution lines and associated equipment; and ii. private connections to such utilities; b. Telecommunications and radiocommunication facilities including: <ul style="list-style-type: none"> i. transmitting/receiving devices such as aerials, antennas, dishes (including cables), insulators, castings, tunnels and associated equipment; and ii. support structures as towers, masts and poles accessory buildings and private receiving dish antennas; c. Storage tanks and pipes for the distribution or transmission of petroleum or natural manufactured gas, including necessary incidental equipment provided by network utility operators or requiring authorities, and private connections to such utilities; <ul style="list-style-type: none"> i. Reticulated water for supply or irrigation stormwater management basins, swales or drainage systems, and reticulated sewerage, including: ii. Private stormwater facilities connecting to such utilities; and iii. Necessary incidental equipment including water storage tanks and pumping facilities and d. Meteorological facilities, navigation aids and beacons, including approach control services within the meaning of the Civil Aviation Act 1990. e. Flood management infrastructure including stopbanks and erosion protection structures associated with flood management where owned or operated by the Waikato Regional Council, the Waikato District Council or the Crown. f. Public roads and railway lines.
Utility allotment	<p>Means an allotment used exclusively for the purposes of accommodating infrastructure.</p>
Vehicle movement	<p>Means the single passage of any vehicle between a road and a site.</p>
Visitor accommodation	<p>Means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.</p>
Visually permeable	<p>Means materials on a fence or wall that have continuous vertical or horizontal gaps of at least 50mm width that result in at least 50% visual permeability.</p>
Waste management	<p>Means activities relating to the minimisation or reduction of waste material and reuse, recycling, recovery, treatment, storage and disposal processes.</p>
Waste management facility	<p>Means a facility which provides waste management storage, disposal services or waste remediation and materials recovery services, in relation to solid waste. Waste management facilities include: landfills, commercial composting operations, recovery operations, transfer stations, recycling centres and resource recovery centres but excludes cleanfill areas.</p>

Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

Term	Definition
Water	<p>Has the same meaning as in section 2 of the RMA (as set out in the box below) –</p> <div style="border: 1px solid black; padding: 5px;"> <p>means water in all its physical forms whether flowing or not and whether over or under the ground:</p> <p>includes fresh water, coastal water, and geothermal water:</p> <p>does not include water in any form while in any pipe, tank, or</p> </div>
Waterbody	<p>Has the same meaning as in section 2 of the RMA (as set out in the box below) –</p> <div style="border: 1px solid black; padding: 5px;"> <p>means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part</p> </div>
Well-functioning urban environment	<p>Has the same meaning as in Policy 1 of the National Policy Statement-Urban Development 2020 (as at August 2020 and set out in the box below) -</p> <div style="border: 1px solid black; padding: 5px;"> <p>Urban environments that, as a minimum:</p> <ul style="list-style-type: none"> (a) have or enable a variety of homes that: <ul style="list-style-type: none"> (i) meet the needs, in terms of type, price, and location, of different households; and (ii) enable Maori to express their cultural traditions and norms; and (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and (e) support reductions in greenhouse gas emissions; and (f) are resilient to the likely current and future effects of climate change. <p><u>Note: the outcomes in this definition are non-exhaustive.</u></p> </div>
Wetland	<p>Has the same meaning as in Section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.</p> </div>
Wind energy facility	<p>Means buildings, turbines and structures used to generate electricity from the wind, and ancillary structures. It includes electricity lines of less than 110kV.</p>

OHI-EIT – Ohinewai zone: energy, infrastructure and transport

The provisions within this OHI-EIT – Infrastructure and Energy chapter of the district plan shall apply within the OHI – Ohinewai zone. The Ohinewai precinct chapters and their associated objectives, policies and rules do not apply to infrastructure and energy activities unless specifically referred to within this OHI-EIT – Infrastructure and Energy chapter or unless specifically referred to in the OHI – Ohinewai zone. The provisions of the Natural Hazards and Climate Change chapter (OHI-NH) and associated natural hazard overlays identified in the planning maps, apply to activities in the OHI-EIT – Infrastructure and Energy chapter.

This infrastructure topic includes the land transport networks, network utilities operations, and electricity generation (including renewable electricity sources). It should be noted that this chapter also contains a number of rules (such as car park dimensions and stormwater management) relating to land development activities; and as such these particular rules should be read in conjunction with the relevant precinct chapters where applicable.

Objectives

General Infrastructure

OHI-EIT-O1 Development, operation and maintenance of infrastructure.

- (1) Infrastructure is developed, operated and maintained and upgraded to enhance social, economic, cultural and environmental well-being.

OHI-EIT-O2 Adverse effects on infrastructure.

- (1) Infrastructure is protected from reverse sensitivity effects, and its construction, operation, maintenance, repair, replacement and upgrading is not compromised.

OHI-EIT-O3 Infrastructure in the community and identified areas.

- (1) Provision of Infrastructure takes into account the qualities and characteristics of surrounding environments and community well-being.

OHI-EIT-O4 Renewable energy.

- (1) Energy efficient design and an increase in renewable electricity generation.

Infrastructure, Subdivision and Development

OHI-EIT-O5 Integration of infrastructure with subdivision, land use and development.

- (1) Infrastructure is provided for, and integrated with, subdivision, use and development.

OHI-EIT-O6 Stormwater management.

- (1) Stormwater is managed in accordance with a best practice Low Impact Design approach.

OHI-EIT-O7 Stormwater, drainage and flood management.

- (1) Where new subdivision, development or land use is proposed, the hydrological characteristics of the natural drainage processes are retained as far as practicable, and where not practicable, any effects of runoff volume, rate and duration are mitigated.
- (2) Recognise the importance to the economic and social well-being of the district and the essential nature of regional flood management infrastructure so as to provide for its development, operation and maintenance.
- (3) Regional flood management infrastructure is provided in a manner that:
 - (a) Does not adversely affect the health and safety of the people of the district;
 - (b) Avoids, remedies or mitigates any adverse effects on the natural and physical resources;
 - (c) Is sensitive to the amenity values of the district, and relevant cultural or spiritual values;
 - (d) Is efficient; and
 - (e) Reduces risk, including residual risk.

Transport

OHI-EIT-O8 Land transport network.

- (1) An integrated land transport network where:
 - (a) All transport modes are accessible, safe and efficient;
 - (b) Adverse effects from the construction, maintenance, upgrading and operation of the transport network are avoided, remedied or mitigated;
 - (c) Strategic road and rail corridors play an important role in the district for facilitating the movement of inter and intra-regional freight; and
 - (d) There is an effective and efficient land transport system that enhances economic well-being, and supports growth and productivity within the Waikato region and upper North Island.
- (2) Encourage transport mode shift so that reliance on private car use is reduced.

Policies

General Infrastructure

OHI-EIT-PI Development, operation and maintenance.

- (1) Provide for the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure throughout the district by recognising:
 - (a) Functional and operational needs;
 - (b) Location, route and design needs and constraints;
 - (c) Locational constraints related to the need to access suitable resources or sites;
 - (d) The benefits of infrastructure to people and communities;

- (e) The need to quickly restore disrupted services;
- (f) Its role in servicing existing consented and planned development; and
- (g) The need for physical access to infrastructure.

OHI-EIT-P2 Technological advances.

- (1) Provide flexibility for infrastructure operators to adopt new technologies that:
 - (a) Improve access to, and efficient use of, infrastructure, networks and services;
 - (b) Allow for the reuse of redundant services and infrastructure and structures;
 - (c) Increase resilience, safety or reliability of infrastructure, networks and services;
 - (d) Result in environmental benefits and enhancements; or
 - (e) Promote environmentally sustainable outcomes including green infrastructure and the increased utilisation of renewable resources.

OHI-EIT-P3 Infrastructure benefits.

- (1) Have regard to the benefits that infrastructure provides, including:
 - (a) Enabling enhancement of the quality of life and residential standard for people and communities;
 - (b) Providing for public health and safety;
 - (c) Enabling the functioning of business and growth and development;
 - (d) Managing adverse effects on the environment;
 - (e) Enabling the transportation of freight, goods and people;
 - (f) Enabling interaction and communication; and
 - (g) Providing for lifeline utility services.
- (2) Have particular regard to the benefits that the use and development of renewable energy provide.

OHI-EIT-P4 Natural hazards and climate change.

- (1) The design and location of infrastructure must take account of natural hazards and the effects of climate change through an adaptive management approach.

OHI-EIT-P5 Adverse effects on infrastructure.

- (1) Avoid reverse sensitivity effects on infrastructure from subdivision, use and development as far as reasonably practicable, and ensure that the construction, operation, maintenance, repair, replacement and upgrading of infrastructure are not compromised.

OHI-EIT-P6 Environmental effects, community health, safety and amenity.

- (1) Require the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure and its associated structures to avoid, remedy or mitigate adverse effects on the environment, community health, safety and amenity.

OHI-EIT-P7 Undergrounding new infrastructure.

- (1) Encourage new infrastructure to be placed underground unless:
 - (a) The adverse effects on the environment are greater than placing the infrastructure above ground;
 - (b) A natural or physical feature or structure renders underground placement impractical or undesirable; or
 - (c) There are significant operational, functional, technical, cultural, historic heritage or economic reasons that require the infrastructure to be above ground.

OHI-EIT-P8 Co-location of compatible facilities.

- (1) Encourage compatible infrastructure sharing of location or facilities where operational advantages can be achieved and adverse effects are avoided, remedied or mitigated.

OHI-EIT-P9 Future growth areas.

- (1) Require infrastructure services to be planned, developed and co-ordinated with development to ensure it can be extended to future growth areas where and when appropriate.

OHI-EIT-P10 Electromagnetic and radio frequency fields.

- (1) Require infrastructure that generates electromagnetic or radio frequency fields to comply with the International Commission on Non-ionising Radiation Protection Guidelines, relevant WHO guidelines and the relevant New Zealand Standard.

OHI-EIT-P11 Water conservation.

- (1) Encourage water conservation measures and, where appropriate, low impact stormwater design and facilities.

OHI-EIT-P12 Regionally Significant Infrastructure.

- (1) Have particular regard to the benefits that can be gained from the development and use of regionally significant infrastructure (as defined in the Waikato Regional Policy Statement 2016).
- (2) Protect the effectiveness and efficiency of existing and planned regionally significant infrastructure.

OHI-EIT-P13 Utilising energy efficiency.

- (1) Design subdivision, land use and development so that buildings can utilise energy efficiency and conservation measures, including by orientation to the sun and through other natural elements.

OHI-EIT-P14 Enabling renewable electricity generation.

- (1) Enable the investigation, development, operation, maintenance and upgrading of renewable electricity generation activities, including domestic and community scale

distributed renewable electricity generation, provided that adverse effects are avoided, remedied or mitigated.

OHI-EIT-PI5 Future renewable electricity.

- (1) Provide for the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation activities.

Infrastructure, Subdivision and Development

OHI-EIT-PI6 Provide adequate infrastructure.

- (1) Ensure adequate provision of infrastructure, including land transport networks, where land is subdivided creating one or more additional lots, excluding reserve or non-housing conservation lots, access and utility allotments, or its use significantly changed or intensified, needing additional or upgraded infrastructure.
- (2) Ensure infrastructure provision is coordinated with subdivision and development.

OHI-EIT-PI7 Infrastructure location and services.

- (1) Ensure subdivision, use and development are provided with infrastructure and services to a level that is appropriate to its location and intended use including:
 - (a) Three waters (water, wastewater and stormwater management);
 - (b) Telecommunication services;
 - (c) Electricity services; and
 - (d) Adequate water supply within urban areas for firefighting purposes.

OHI-EIT-PI8 Land transport network.

- (1) Avoid effects of subdivision, use and development that would compromise:
 - (a) The road function, as specified in the road hierarchy;
 - (b) The access by emergency services and their vehicles; and
 - (c) The safety and efficiency, including the maintenance, upgrading, development and operation of the land transport network.
- (2) Reliance on private car trips is reduced by;
 - (a) an accessible and convenient public transport infrastructure network;
 - (b) an accessible and safe transport network, including for active modes, that integrates with existing and planned networks and includes connections across the Waikato Expressway to Ohinewai West and to Huntly;
 - (c) the development of community facilities, convenience retail and services to meet the day-to-day needs of the Ohinewai community; and
 - (d) implementation of travel demand management measures by industrial activities,

OHI-EIT-P19 Stormwater management.

- (1) Ensure stormwater is treated to a high standard through Low Impact Design methods that implement a treatment train with at least two steps, the first of which is on-lot.
- (2) Stormwater management planning must be undertaken as part of development and subdivision.
- (3) Stormwater management planning and implementation must take into account the effects of climate change.

OHI-EIT-P20 Stormwater, drainage and flood management.

- (1) Ensure that stormwater, drainage and flood management for subdivision, land use and development:
 - (a) Adopts, where appropriate, a best-practice low impact design approach to the management of stormwater;
 - (b) Manages stormwater in accordance with a drainage hierarchy, with a preference for at-source management;
 - (c) Minimises impervious surfaces to reduce stormwater run-off;
 - (d) Retains pre-development hydrological conditions as far as practicable;
 - (e) Does not increase the effects on adjacent land or flood plains as a result of stormwater runoff, volume and duration, to a more than minor extent;
 - (f) Provides a stormwater catchment management plan for future urban development;
 - (g) Promotes clean water reuse and groundwater recharge where practicable;
 - (h) Avoids, remedies or mitigates the generation of contaminants from urban development, particularly from high contaminant generating car parks and high use roads;
 - (i) Is supported by a stormwater management plan; and
 - (j) Takes into account the effects of climate change.
- (2) Protect the continuing operation of existing regional flood management infrastructure from the adverse effects of other activities. In particular consideration shall be given to:
 - (a) Maintaining and enhancing the operational efficiency, effectiveness, viability and safety of regional flood management infrastructure;
 - (b) Protecting investment in existing regional flood management infrastructure;
 - (c) Retaining the ability to maintain and upgrade regional flood management infrastructure;
 - (d) Protect the continuing operation of existing regional flood management infrastructure from the adverse effects of other activities. In particular consideration shall be given to:
 - (i) Maintaining and enhancing the operational efficiency, effectiveness, viability and safety of regional flood management infrastructure
 - (ii) Protecting investment in existing regional flood management infrastructure

- (iii) Retaining the ability to maintain and upgrade regional flood management infrastructure.

Transport

OHI-EIT-P21 Construction, maintenance, upgrading and operation of the land transport network.

- (1) Provide for the construction, maintenance, upgrading and operation of an efficient, effective, integrated, safe, resilient, accessible and sustainable transport network through:
 - (a) Corridor, carriageway and intersection design which is appropriate to the road function as specified in the road hierarchy and in accordance with relevant guidelines;
 - (b) The appropriate design and location of sites' accesses;
 - (c) Traffic signage, road marking, lighting, rest areas and parking as appropriate;
 - (d) Safe and accessible provision for pedestrians and cyclists to maximise accessibility, including off-road facilities and connections;
 - (e) Corridor and carriageway design which enables provision of public transport
 - (f) Provision for other infrastructure, including where suitable low impact design stormwater facilities;
 - (g) Managing the installation of new at grade road and pedestrian rail level crossings by:
 - (i) Controlling the location of buildings and other visual obstructions within the sightline areas of rail level crossings; and
 - (ii) Railway crossing design in accordance with the requirements of the rail operator.
 - (h) Protection and promotion of the development of the regional rail network for the transportation of freight; and
 - (i) Development of efficient processes and freight routes for the movement of high productivity motor vehicles through the region.

OHI-EIT-P22 Road hierarchy and function.

- (1) Establish a road hierarchy and categorise roads in the district in accordance with their function.
- (2) Adopt the one network approach to ensure 'whole of journey' people and goods movements within the region.
- (3) Protect the function of roads as identified in the road hierarchy from the adverse effects of subdivision, use and development.

OHI-EIT-P23 Road standards.

- (1) Ensure that the construction and operation of roads is consistent with their function in the road hierarchy.

OHI-EIT-P24 Land transport safety.

- (1) Ensure that structures, vehicle access, lighting, signage and vegetation are located and designed so as to not compromise the safe and efficient operation of the land transport network, or obscure RAPID numbers.

OHI-EIT-P25 Network utility location.

- (1) Encourage the location of network utility infrastructure within transport corridors where the function, safety and efficiency of the transport network will not be compromised.

OHI-EIT-P26 Vehicle access.

- (1) Control the location of new vehicle accesses relative to other accesses, intersections and rail level crossings to maintain and improve the safety and efficiency of the land transport network.

OHI-EIT-P27 Land transport network infrastructure.

- (1) Ensure that land transport network infrastructure is developed so that:
 - (a) The design, location, alignment and dimensions of new land transport networks provide safe vehicle, pedestrian and cycling access and manoeuvring to every site;
 - (b) The land transport network provides good connectivity to the site and integrates with adjacent developments and identified future growth areas including walking and cycling networks and facilities and public transport;
 - (c) Contaminants generated during construction are appropriately mitigated; and
 - (d) Design, alignment and dimension of new roads will accommodate installation of network infrastructure in accordance with technical and safety specification.

Rules

This chapter is organised into the following rule sections:

- Rules applying to all infrastructure;
- Electrical distribution;
- Electricity generation;
- Liquid fuels and gas;
- Meteorological;
- Telecommunications and radiocommunications;
- Water, wastewater and stormwater; and
- Transportation.

Note:

1. Where relevant, the requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors will apply to the placement, maintenance, improvement and removal of utility structures in roads (or unformed roads).
2. The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 ("NESTF") provides national consistency in the rules surrounding the deployment of telecommunications infrastructure across New Zealand. This means that many telecommunications facilities may potentially be deployed as a permitted activity. However, telecommunications facilities which do not comply with the conditions within the NESTF, or are not covered by the regulations of the NESTF, will have the activity status specified in this plan. In the case of conflict with any other provision of this plan, the NESTF provisions shall prevail.
3. The Electricity (Hazards from Trees) Regulations 2003 applies to vegetation planted within the National Grid Corridor or near sub-transmission or distribution electricity lines and must be complied with. To discuss works, including tree planting near any electricity line, contact the relevant network utility operator.

Rules applying to all infrastructure

Note:

1. Where compliance with rules OHI-EIT-RI to OHI-EIT-RI8 would contravene a rule elsewhere in this chapter, then the other rules shall prevail as they are more specific to the particular infrastructure.

OHI-EIT-RI	New infrastructure
<p>(1) Activity status: PER Activity-specific conditions:</p> <p>(a) Any new infrastructure activity and associated structures listed as a permitted activity within OHI-EIT must meet all of the following conditions:</p> <ol style="list-style-type: none"> (i) Comply with the height in relation to boundary limits for the precinct in which it is located; (ii) Comply with the height in relation to boundary limits for the adjoining zone or precinct, if located in road or unformed road; (iii) Not exceed the relevant noise limits that are applicable to that precinct, and any adjacent precinct or zone; and (iv) Any other relevant conditions applying to that activity listed within OHI-EIT. <p>(b) The conditions in OHI-EIT-RI (1)(a) do not apply to:</p> <ol style="list-style-type: none"> (i) Activities with specific conditions relating to location and noise listed elsewhere within OHI-EIT; (ii) Roads or other lineal transport networks; 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ol style="list-style-type: none"> (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, landscape, streetscape and amenity effects; and (c) Noise levels.

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<ul style="list-style-type: none"> (iii) Road network activities, which include lighting and signage structures; (iv) Activities subject to National Environmental Standards Telecommunication Facilities 2016; and (v) Support poles associated with service connections are exempt from height in relation to boundary rules. 	
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OHI-EIT-R2 Construction noise	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Construction, maintenance, repair, replacement, upgrading or removal of infrastructure or the installation of new infrastructure must comply with NZS 6803:1999 Acoustics – Construction noise. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Hours of construction; (c) Noise levels; (d) Timing and duration; and (e) Methods of construction.

OHI-EIT-R3 Any activity emitting electric and magnetic fields	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Compliance with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 2010, 99(6); 818-836) and the recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007. 	<p>(2) Activity status where compliance not achieved: NC</p>

OHI-EIT-R4 Any activity emitting radio frequency fields	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Radio frequency fields must not exceed the maximum exposure level of the general public in the New Zealand Standard for Radiofrequency Fields Part 1: Maximum Exposure Levels 3 kHz to 300GHz (NZS 2772.1: 1999) measured at all places reasonably accessible to the general public. 	<p>(2) Activity status where compliance not achieved: NC</p>

OHI-EIT-R5	The operation, maintenance, repair and removal of existing infrastructure
(1) Activity status: PER Activity-specific conditions: Nil.	(2) Activity status where compliance not achieved: n/a

OHI-EIT-R6	Minor upgrading of existing infrastructure
<p>(1) Activity status: PER Activity-specific conditions:</p> <p>(a) The realignment, configuration, relocation or replacement of infrastructure and associated structures that meet all of the following conditions:</p> <ul style="list-style-type: none"> (i) Are within 5m of the existing alignment or location; (ii) Do not increase the height of any existing pole or support structure by more than 40% to a maximum height of 20m in all zones except the PREC3 – Ohinewai industrial precinct; (iii) Do not increase the diameter (width) of any existing pole or support structure by more than 50% or 100% increase in the case of a double pole in ALL zones; (iv) Do not increase the diameter of any existing above-ground pipe by more than 300mm; and (v) Do not increase the area of any existing above-ground structure by more than 25%. <p>(b) Alterations and additions to overhead electricity and telecommunication lines on existing poles or support structures involving any of the following:</p> <ul style="list-style-type: none"> (i) The addition of conductors to form a twinned or duplex-pairing; (ii) The reconductoring of the line with higher capacity conductors; (iii) The resagging of conductors; (iv) The addition of longer, more efficient insulators; (v) The addition of earth wires (which may contain telecommunication lines), earthpeaks and lightning rods; (vi) The addition, replacement or relocation of transformers or visually similar fixtures; (vii) The addition, replacement or relocation of circuits and conductors; (viii) The addition or replacement of telecommunication lines and fittings; 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Transport network safety and efficiency; (d) Management of sediment and dust, including the staging of works; and (e) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site.

<ul style="list-style-type: none"> (ix) The replacement of existing crossarms with crossarms of an alternative design; (x) The increase in voltage of electric lines up to 110kV; (xi) The installation of mid-span electricity poles in existing networks to address clearances in New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 (NZECP34:2001); (xii) The addition, replacement or relocation of existing antennas where: <ul style="list-style-type: none"> (1) The antennas shall not increase in the largest face area by more than 20% for new panel antennas and shall not increase the diameter of dish antenna; and (2) The antennas shall not increase in height by more than 20% of the antennas. (c) Except that this rule shall not restrict the size of an antenna that would otherwise comply with the permitted activity rules applying to new antennas; (d) Earthworks activities associated with the minor upgrading of existing infrastructure must comply with the conditions of OHI-EIT-R8(1); (e) The conditions in OHI-EIT-R6(1) do not apply to road network activities or other lineal transport networks. 	
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OHI-EIT-R7	Temporary infrastructure
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Installation and operation of temporary infrastructure that meets all of the following conditions: <ul style="list-style-type: none"> (i) Any buildings or structures must be removed from the site on completion of the works; (ii) The ground must be reinstated on completion of works; and (iii) The activity, including the requirements of OHI-EIT-R7(1)(a)(i) and (ii), must not exceed 12 months in total. 	<p>(2) Activity status where compliance not achieved: DIS</p>

OHI-EIT-R8	Earthworks activities associated with infrastructure	
	<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Any earthworks associated with infrastructure, including formation and maintenance of access tracks, must comply with all of the following conditions:</p> <p>(i) Do not exceed a volume of more than 2,500m³ for any single activity;</p> <p>(ii) Do not exceed an area of more than 2,500m² for any single activity;</p> <p>(iii) Within 10m of a watercourse (excluding artificial watercourses) or 20m of Mean High Water Springs do not exceed a volume of more than 5m³ and an area of more than 5m² for any single activity, excluding existing rail infrastructure;</p> <p>(iv) Erosion and sediment controls are implemented and maintained to retain sediment on the site of the earthworks activity;</p> <p>(v) All fill material used must be clean fill;</p> <p>(vi) Areas exposed by earthworks activities are to be recontoured and replanted within 6 months of the commencement of the earthworks;</p> <p>(vii) Earthworks shall not obstruct or divert any stormwater overland flow path in such a way as to result in changed stormwater drainage patterns on another site.</p> <p>(b) Rule OHI-EIT-R8(1)(a)(vi) does not apply to earthworks required to establish a foundation or surface that will ultimately be sealed or constructed upon.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Management of sediment and dust, including the staging of works;</p> <p>(b) The volume, extent and depth of the earthworks activities;</p> <p>(c) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site.</p> <p>(d) Any flood or land stability risks; and</p> <p>(e) Visual, landscape and amenity effects.</p>

OHI-EIT-R9	Trimming, maintenance or removal of vegetation or trees associated with infrastructure	
	<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Trimming and pruning of trees and vegetation, necessary to protect all overhead electric lines or telecommunication lines; or</p> <p>(b) Any trimming, maintenance or removal of vegetation or trees associated with infrastructure, including access tracks.</p> <p>Note: Trimming, maintenance or removal of vegetation or trees in and around electrical</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) The extent of the works required;</p> <p>(b) Whether alternative methodologies avoiding the need to affect the tree(s)/vegetation have been adequately considered; and</p> <p>(c) Land transport network safety and efficiency</p>

Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

assets shall be managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.	
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OHI-EIT-R10	Pipe and cable bridge structures for the conveyance of electricity, telecommunications, water, wastewater, stormwater and gas	
(1) Activity status: PER Activity-specific conditions: (a) Pipe and cable bridge structures that meet all of the following conditions: (i) Do not exceed 25m total length; (ii) Do not exceed 1m width; and (iii) Do not exceed 1m depth;	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; and (c) Public safety.	

OHI-EIT-R11	Electric vehicle chargers	
(1) Activity status: PER Activity-specific conditions: (a) Electric vehicle chargers that meet all of the following conditions: (i) Do not exceed maximum height of 2.5m each; (ii) Do not exceed a maximum area of 1.5m ² each.	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Land transport network safety and efficiency; and (d) Public safety.	

OHI-EIT-R12	Service connections	
(1) Activity status: PER Activity-specific conditions: Nil.	(2) Activity status where compliance not achieved: n/a	

OHI-EIT-R13	Minor infrastructure structure	
(1) Activity status: PER Activity-specific conditions: Nil.	(2) Activity status where compliance not achieved: n/a	

OHI-EIT-R14	Closed-circuit television (CCTV) systems attached to existing buildings and structures	
(1) Activity status: PER Activity-specific conditions: Nil.	(2) Activity status where compliance not achieved: n/a	

OHI-EIT-R15	Signage associated with infrastructure required for health and safety or asset identification purposes and/or required by legislation	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>	
OHI-EIT-R16	Service connections for subdivision	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) All new lots created as part of a subdivision other than a utility allotment or access allotment must be designed and located so that provision is made for access and service connections up to the boundary of the lot for:</p> <ul style="list-style-type: none"> (i) Wastewater; (ii) Water supply; (iii) Stormwater (a management system that complies with OHI-EIT-R64(1)); (iv) Electricity supply; (v) Telecommunications that is hard-wired or wireless; and (vi) Vehicle access that complies with OHI-EIT-R78(1). <p>(b) Rule OHI-EIT-R16(1)(a)(i) does not apply to any allotment that is served by a site-contained wastewater system in accordance with OHI-EIT-R66(1).</p> <p>(c) The water supply must be adequate for fire-fighting purposes in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Compliance with this Code of Practice can typically be achieved through connection to a Council reticulated water supply.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The adequacy of the service connection; (b) The functional and operational needs of, and benefits derived from, the infrastructure; (c) Site design, layout and amenity; (d) Visual, streetscape and amenity effects; and for vehicle access; (e) Land transport network safety and efficiency; (f) The extent to which the safety and efficiency of rail and road operations will be adversely affected, including: <ul style="list-style-type: none"> (i) The outcome of any consultation with KiwiRail; NZTA; Waikato District Council, as the rail or road controlling authority; (ii) Any characteristics of the proposed use that will make compliance unnecessary; (g) Traffic generation by the activities to be served by the vehicle access; (h) Mitigation to address safety and/or efficiency of vehicle access, including access clearance requirements for firefighting purposes; (i) The foreseeable needs for access by emergency services and their vehicles; (j) Location, design, construction and materials of the vehicle access; and (k) Safety for all users of the vehicle access and/or intersecting road including but not limited to vehicle occupants or riders and pedestrians. 	

OHI-EIT-R17 Subdivision to create a utility allotment for accommodating infrastructure	
<p>(1) Activity status: CON</p> <p>Activity-specific conditions:</p> <p>(a) Is undertaken by a network utility operator as defined by the Resource Management Act 1991.</p> <p>Council’s control is reserved to the following matters:</p> <p>(b) The adequacy of the allotment for its intended use;</p> <p>(c) Whether any easement is required; and</p> <p>(d) Measures to avoid or mitigate natural hazards, including liquefaction risk (refer to Chapter OHI-NH).</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

OHI-EIT-R18 Any infrastructure not specifically provided for as a permitted, restricted discretionary or non-complying activity within Chapter OHI-EIT, including associated earthworks.	
(1) Activity status: DIS	

Electrical distribution

Note: Rule OHI-EIT-R1 will apply to the activities set out below unless there is a specific location and noise condition listed below.

OHI-EIT-R19 Below ground distribution lines	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>Nil</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

OHI-EIT-R20 Overhead distribution lines and support structures within road or unformed road located adjacent to the GRUZ – General Rural zone	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Overhead distribution lines and support structures that comply with the following:</p> <p>(i) Do not exceed a voltage up to and including 110kV; and</p> <p>(ii) Do not exceed a maximum height of 25m; or</p> <p>(iii) Do not exceed a maximum height of 30m for co-location of at least two operators.</p>	<p>(2) Activity status where compliance not achieved: n/a</p> <p>Refer Rule OHI-EIT-R22.</p>

OHI-EIT-R21 Substations and associated transformers and switching stations

(1) Activity status: PER
Activity-specific conditions:
 (a) Substations and associated transformers and switching stations distributing electricity that comply with the following:
 (i) Distribute electricity at a voltage up to and including 110kV; and
 (ii) Are located within the PREC2 – Ohinewai business precinct or PREC3 – Ohinewai industrial precinct
 (iii) Any ancillary buildings do not exceed 100m² in gross floor area; and
 (iv) Maximum height 10m

(2) Activity status where compliance not achieved: DIS

OHI-EIT-R22 Overhead distribution lines and support structures not exceeding a voltage up to and including 110kV.

(1) Activity status: PER
Activity-specific conditions:
 Nil
Council’s discretion is restricted to the following matters:
 (a) The functional need and operational need of, and benefits derived from, the infrastructure;
 (b) The extent to which alternative technologies and techniques have been considered;
 (c) The extent to which co-location of overhead lines is technically, economically and practically reasonable;
 (d) The extent to which the proposal is in accordance with relevant industry standards and meets specified clearance requirements for operational and safety reasons;
 (e) The extent to which the proposal will adversely affect the amenity values of the site and locality; and
 (f) The extent to which there are difficult ground conditions, topography or obstructions which make undergrounding impractical.

(2) Activity status where compliance not achieved: DIS

Electricity generation

Note: Rule OHI-EIT-R1 will apply to the activities set out below unless there is a specific location and noise condition listed below.

OHI-EIT-R23 Small-scale electricity generation

(1) Activity status: PER

Activity-specific conditions:

- (a) Small-scale electricity generation and community-scale electricity generation that comply with each of the following conditions, where applicable:
 - (i) Is not located on a road, or unformed road;
 - (ii) Less than 20kW of electricity is generated;
 - (iii) Maximum one wind turbine per site in the PREC I – Ohinewai residential precinct;
 - (iv) Freestanding wind turbines must not exceed the building height limit of the zone in which they are located by more than 3m;
 - (v) Freestanding wind turbines have a maximum blade diameter of 2.5m;
 - (vi) Roof-mounted wind turbines must not exceed the building height limit of the zone in which they are located by more than 3m;
 - (vii) Roof-mounted wind turbines have a maximum blade diameter of 2.5m;
 - (viii) Any wind turbine on a site adjoining the PREC I – Ohinewai residential precinct must meet the height in relation to boundary limits on the boundary with that adjoining zone;
 - (ix) Solar panels on the roof of a building must not exceed 1.5m in height above the existing roof; or attached to a ground mounted frame;
 - (x) Wind turbine noise must:
 - (I) Not exceed the background sound level (L95) by more than 5dBA, or a level of 40dBA (L95), whichever is the greater, when measured at operational wind speeds, and for properties located adjacent to the facility when measured at:
 - i) Any existing building or structure for sensitive land uses; and
 - ii) Any potential building site where a building or structure for sensitive land

(2) Activity status where compliance not achieved: RDIS

Council's discretion is restricted to the following matters:

- (a) The functional and operational needs of, and benefits derived from, the infrastructure;
- (b) Visual, landscape, streetscape and amenity effects, including noise;
- (c) Shadow flicker effects;
- (d) The risk of hazards affecting public or individual safety, and risk of property damage; and
- (e) Ecology and biodiversity effects.

<p>uses could be located as a permitted activity;</p> <p>(xi) Be measured and assessed in accordance with NZS6808: 2010 Acoustics – Wind Farm Noise.</p> <p>(b) All other structures not listed above must not be higher than the maximum building height limit of the precinct in which they are located.</p>	
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OHI-EIT-R24 Community-scale electricity generation	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Small-scale electricity generation and community-scale electricity generation that comply with each of the following conditions, where applicable:</p> <p>(i) Is not located on a road, or unformed road;</p> <p>(ii) Less than 20kW of electricity is generated;</p> <p>(iii) Maximum one wind turbine per site in the PREC I – Ohinewai residential precinct;</p> <p>(iv) Freestanding wind turbines must not exceed the building height limit of the zone in which they are located by more than 3m;</p> <p>(v) Freestanding wind turbines have a maximum blade diameter of 2.5m;</p> <p>(vi) Roof-mounted wind turbines must not exceed the building height limit of the zone in which they are located by more than 3m;</p> <p>(vii) Roof-mounted wind turbines have a maximum blade diameter of 2.5m;</p> <p>(viii) Any wind turbine on a site adjoining the PREC I – Ohinewai residential precinct must meet the height in relation to boundary limits on the boundary with that adjoining zone;</p> <p>(ix) Solar panels on the roof of a building must not exceed 1.5m in height above the existing roof; or attached to a ground mounted frame;</p> <p>(x) Wind turbine noise must:</p> <p style="padding-left: 20px;">(1) Not exceed the background sound level (L95) by more than 5dBA, or a level of 40dBA (L95), whichever is the greater, when measured at operational wind speeds, and for</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The functional and operational needs of, and benefits derived from, the infrastructure;</p> <p>(b) Visual, landscape, streetscape and amenity effects, including noise;</p> <p>(c) Shadow flicker effects;</p> <p>(d) The risk of hazards affecting public or individual safety, and risk of property damage; and</p> <p>(e) Ecology and biodiversity effects.</p>

<p>properties located adjacent to the facility when measured at:</p> <ul style="list-style-type: none"> i) Any existing building or structure for sensitive land uses; and ii) Any potential building site where a building or structure for sensitive land uses could be located as a permitted activity; <p>(xi) Be measured and assessed in accordance with NZS6808: 2010 Acoustics – Wind Farm Noise.</p> <p>(b) All other structures not listed above must not be higher than the maximum building height limit of the precinct in which they are located.</p>	
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OHI-EIT-R25	Research and exploratory-scale investigations for renewable electricity generation activities	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Research and exploratory-scale investigations for renewable electricity generation activities that comply with all of the following: <ul style="list-style-type: none"> (i) The noise limits that are applicable to the precinct; (ii) The height of any equipment must not exceed the building height limit of the precinct in which they are located by more than 3m; (iii) The size and location of any equipment must not exceed height in relation to boundary relevant to the precinct in which it is located; (iv) Setbacks relevant to the precinct in which it is located; and (v) Is not located on a road, or unformed road. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, landscape, streetscape and amenity effects, including noise; (c) Shadow flicker effects; (d) The risk of hazards affecting public or individual safety, and risk of property damage; and (e) Ecology and biodiversity effects. 	

OHI-EIT-R26	Temporary diesel-fuelled electricity generation activities	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>	

OHI-EIT-R27	Large-scale wind farms	
(1) Activity status: NC		

Liquid fuels and gas

Note: Rule OHI-EIT-RI will apply to the activities set out below unless there is a specific location and noise condition listed below.

OHI-EIT-R28 Below ground pipelines for the conveyance of liquid fuels and gas	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Below ground pipelines for the conveyance of liquid fuels and gas that comply with all of the following:</p> <p>(i) Any aboveground sections of pipeline must comply with the following:</p> <p style="padding-left: 20px;">(1) Not exceed 25m in length, and</p> <p style="padding-left: 20px;">(2) Not exceed 300mm in diameter.</p> <p>(ii) Gas pipelines must not exceed a gauge pressure of 2,000 kilopascals.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

OHI-EIT-R29 Storage facilities and pump stations for liquid fuels and gas which are operated by a network utility	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Storage facilities and pump stations for liquid fuels and gas which are operated by a network utility not located on a road, or unformed road.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Meteorological

Note: Rule OHI-EIT-RI will apply to the activities set out below unless there is a specific location and noise condition listed below.

OHI-EIT-R30 Meteorological enclosures and buildings, including automatic weather stations	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Meteorological enclosures and buildings, including automatic weather stations, that comply with all of the following:</p> <p>(i) The size of the structure must not exceed 30m² in gross floor area;</p> <p>(ii) The structure complies with any relevant building height condition for the applicable precinct;</p> <p>(iii) Is not located on a road, or unformed road.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

OHI-EIT-R31	Meteorological and air quality monitoring structures and devices	
(1) Activity status: PER Activity-specific conditions: (a) Meteorological and air quality monitoring structures and devices that comply with all of the following: (i) Do not exceed 12m in height; (ii) There shall be no more than one structure per site; (iii) Is not located on a road, or unformed road. (iv) Maximum area is 10m ² .		(2) Activity status where compliance not achieved: DIS

OHI-EIT-R32	Meteorological enclosures and buildings, including automatic weather stations located within road or unformed road	
(1) Activity status: RDIS Council's discretion is restricted to the following matters: (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; and (c) Road network safety and efficiency.		(2) Activity status where compliance not achieved: n/a

OHI-EIT-R33	Meteorological and air quality monitoring structures and devices located within road or unformed road	
(1) Activity status: RDIS Council's discretion is restricted to the following matters: (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; and (c) Road network safety and efficiency.		(2) Activity status where compliance not achieved: n/a

Telecommunications and radiocommunications

Notes:

1. + Means activities not provided as a permitted activity under the Resource Management (National Environmental Standards for Telecommunication Facilities (“NESTF”)) Regulations 2016
2. These below rules are structured differently to other sections. Check subsequent tables for the activity status where compliance is not achieved.

Rule OHI-EIT-RI will apply to the activities set out below unless there is a specific location and noise condition listed below.

OHI-EIT-R34 Ancillary equipment ⁺	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Ancillary equipment that complies with the following:</p> <p>(i) Not exceed 10m² in area above-ground;</p> <p>(ii) Not exceed 2.5m in height.</p>	<p>(2) Activity status where compliance not achieved: Refer to rules below.</p>

OHI-EIT-R35 Below ground telecommunications and radiocommunications facilities, lines, cables and ducts	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

OHI-EIT-R36 Cabinets ⁺	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Cabinets that comply with the following conditions:</p> <p>(i) Not exceed 10m² in area above-ground;</p> <p>(ii) Not exceed 2.5m in height.</p>	<p>(2) Activity status where compliance not achieved: Refer to rules below.</p>

OHI-EIT-R37 Antennas and lines attached to retaining walls, tunnels, bridges and other structures located within the road ⁺	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Antennas that comply with all of the following conditions:</p> <p>(i) Panel antenna do not exceed 0.7m in width;</p> <p>(ii) Dish antenna do not exceed 0.6m in diameter within the PRECI – Ohinewai residential precinct;</p> <p>(iii) Within the PRECI – Ohinewai residential precinct the maximum number of antennas per site is 4;</p> <p>(iv) Rule OHI-EIT-R37(1)(a)(i) does not apply to a face-mounted panel antenna located within the fascia and below the roof line of an existing building.</p>	<p>(2) Activity status where compliance not achieved: Refer to rules below.</p>

OHI-EIT-R38 Antennas attached to a building and/or structure	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Antennas attached to a building and/or structure that comply with all of the following conditions:</p> <p>(i) The building and/or structure is located within PREC2 – Ohinewai business precinct or PREC3 – Ohinewai industrial precinct;</p> <p>(ii) The face of the antenna does not exceed 1.5m² or 1.2m in diameter for dish antennas, or 1.6m in length for Yagi antenna on an existing pole.</p> <p>(b) Rule OHI-EIT-R38(1) does not apply to private television antennas and satellite dishes +</p>	<p>(2) Activity status where compliance not achieved: Refer to rules below.</p>

OHI-EIT-R39 Antennas inside new or existing buildings	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

OHI-EIT-R40 Other antennas	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Antennas that comply with all of the following conditions are excluded from any height standards in OHI-EIT-R37, OHI-EIT-R38 and OHI-EIT-R42:</p> <p>(i) GPS Antennas that do not exceed the following dimensions:</p> <p>(1) 300mm high: and</p> <p>(2) 130mm in diameter.</p> <p>(ii) Omni-directional 'whip' or di-pole type antennas that do not exceed the following dimensions:</p> <p>(1) 1.6m high;</p> <p>(2) 1.5m horizontal length whip or rod; or</p> <p>(3) Cross section element no more than 60mm in diameter.</p>	<p>(2) Activity status where compliance not achieved: Refer to rules below.</p>

OHI-EIT-R41 Small cell units exceeding the permitted volumetric dimension of 0.1 l m³ regulated in the NESTF

(1) Activity status: PER
Activity-specific conditions:
 (a) Small cell units exceeding the permitted volumetric dimension of 0.1 l m³ regulated in the NESTF that do not exceed a maximum volume of 0.25m³.

(2) Activity status where compliance not achieved: Refer to rules below.

OHI-EIT-R42 Poles, antennas and headframes⁺

(1) Activity status: PER
Activity-specific conditions:
 (a) Any poles and attached antenna that comply with the following conditions:
 (i) Comply with the height in relation to boundary limits for the precinct in which it is located;
 (ii) Not exceed the height limits set out in the following table:

Zone	Permitted height
PREC3 – Ohinewai industrial precinct	25m (and 30m for co-location of at least two operators)
PREC2 – Ohinewai business precinct	20m
PREC1 – Ohinewai residential precinct	15m
Road or unformed road	That of the adjoining zone

(iii) Headframes that comply with the following conditions:
 (1) Comply with the height in relation to boundary limits for the zone in which it is located;
 (2) Within the PREC1 – Ohinewai residential precinct do not exceed 1.0m diameter; or
 (3) Within all other zones and unformed roads do not exceed 6.0m diameter; and
 (4) Within the road do not exceed 0.7m diameter.
 (iv) Rule OHI-EIT-R42(1)(a)(i) does not apply to lightning rods and GPS antennas, omni directional whip antenna, ancillary telecommunication devices and earth peaks.

(2) Activity status where compliance not achieved: Refer to rules below.

OHI-EIT-R43 Externally-mounted telecommunication satellite dishes and ancillary components	
<p>(1) Activity status: PER Activity-specific conditions: (a) Externally-mounted telecommunication satellite dishes and ancillary components that do not exceed 1.0m in diameter, or 1.8m in diameter in the PREC3 – Ohinewai industrial precinct.</p>	<p>(2) Activity status where compliance not achieved: Refer to rules below.</p>

OHI-EIT-R44 Telecommunication kiosk	
<p>(1) Activity status: PER Activity-specific conditions: (a) Telecommunication kiosks that comply with all of the following conditions: (i) Not exceed 10m² in area above-ground; (ii) Not exceed 2.5m in height.</p>	<p>(2) Activity status where compliance not achieved: Refer to rules below.</p>

OHI-EIT-R45 Telephone exchanges, including the installation and operation of equipment inside existing telephone exchanges	
<p>(1) Activity status: PER Activity-specific conditions: (a) Telephone exchanges, including the installation and operation of equipment inside existing telephone exchanges, that comply with the following conditions: (i) Do not exceed 20m² in area in roads or sites zoned PREC1 – Ohinewai residential precinct or (ii) Do not exceed 30m² in area in all other precincts; (iii) Comply with the height and height in relation to boundary limits for the precinct in which it is located.</p>	<p>(2) Activity status where compliance not achieved: Refer to rules below.</p>

OHI-EIT-R46 Self-contained power units	
<p>(1) Activity status: PER Activity-specific conditions: (a) Self-contained power units that comply with all of the following conditions: (i) Not exceed 10m² in area above-ground; (ii) Not exceed 2.5m in height.</p>	<p>(2) Activity status where compliance not achieved: Refer to rules below</p>

OHI-EIT-R47 Lightning rods	
<p>(1) Activity status: PER Activity-specific conditions: (a) Lightning rods that comply with all of the following conditions:</p>	<p>(2) Activity status where compliance not achieved: Refer to rules below</p>

(i) Do not exceed 1.8m in height.	
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OHI-EIT-R48	Ancillary equipment that do not comply with the conditions of Rule OHI-EIT-R34(1)
<p>(1) Activity status: CON</p> <p>Activity-specific conditions: Nil.</p> <p>Council's control is reserved to the following matters:</p> <ul style="list-style-type: none"> (a) The size, colour and design of the proposed facility, equipment or structure; (b) The location of the proposed facility, equipment or structure; (c) The ability to provide screening or landscaping; and (d) Effects on the values, qualities and characteristics of the site. 	

OHI-EIT-R49	Cabinets that do not comply with one or more of the conditions of Rule OHI-EIT-R36(1)
<p>(1) Activity status: CON</p> <p>Activity-specific conditions: Nil.</p> <p>Council's control is reserved to the following matters:</p> <ul style="list-style-type: none"> (a) The size, colour and design of the proposed facility, equipment or structure; (b) The location of the proposed facility, equipment or structure; (c) The ability to provide screening or landscaping; and (d) Effects on the values, qualities and characteristics of the site. 	

OHI-EIT-R50	Cabinets not meeting the NESTF regulations 19, 20, and 21 that are located within: <ul style="list-style-type: none"> (i) PREC2 – Ohinewai business precinct; or (ii) PREC3 – Ohinewai industrial precinct
<p>(2) Activity status: CON</p> <p>Activity-specific conditions: Nil.</p> <p>Council's control is reserved to the following matters:</p> <ul style="list-style-type: none"> (a) The size, colour and design of the proposed facility, equipment or structure; (b) The location of the proposed facility, equipment or structure; (c) The ability to provide screening or landscaping; and (d) Effects on the values, qualities and characteristics of the site. 	

OHI-EIT-R51	Antennas attached to an existing pole in the road reserve that do not comply with Regulations 26 and 27 of the NESTF and antennas attached to an existing pole in unformed road
<p>(1) Activity status: CON</p> <p>Activity-specific conditions: Nil.</p> <p>Council's control is reserved to the following matters:</p> <ul style="list-style-type: none"> (a) The size, colour and design of the proposed facility, equipment or structure; 	

- (b) The location of the proposed facility, equipment or structure;
- (c) The ability to provide screening or landscaping; and
- (d) Effects on the values, qualities and characteristics of the site.

OHI-EIT-R52	Antennas attached to a building that do not comply with the conditions of Rule OHI-EIT-R38(1) and are located within: <ul style="list-style-type: none"> (i) PREC2 – Ohinewai business precinct; or (ii) PREC3 – Ohinewai industrial precinct
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(1) Activity status: CON

Activity-specific conditions:

Nil.

Council's control is reserved to the following matters:

- (a) The size, colour and design of the proposed facility, equipment or structure;
- (b) The location of the proposed facility, equipment or structure;
- (c) The ability to provide screening or landscaping; and
- (d) Effects on the values, qualities and characteristics of the site.

OHI-EIT-R53	Dish antennas not complying with regulations 26-35 of the NESTF that are located within: <ul style="list-style-type: none"> (i) PREC2 – Ohinewai business precinct; or (ii) PREC3 – Ohinewai industrial precinct
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(2) Activity status: CON

Activity-specific conditions:

Nil.

Council's control is reserved to the following matters:

- (a) The size, colour and design of the proposed facility, equipment or structure;
- (b) The location of the proposed facility, equipment or structure;
- (c) The ability to provide screening or landscaping; and
- (d) Effects on the values, qualities and characteristics of the site.

OHI-EIT-R54	Externally-mounted telecommunication satellite dishes and ancillary components that: <ul style="list-style-type: none"> (i) Do not exceed 1.0m in diameter; (ii) Are attached to existing buildings.
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(2) Activity status: CON

Activity-specific conditions:

Nil.

Council's control is reserved to the following matters:

- (a) The size, colour and design of the proposed facility, equipment or structure;
- (b) The location of the proposed facility, equipment or structure;
- (c) The ability to provide screening or landscaping; and
- (d) Effects on the values, qualities and characteristics of the site.

OHI-EIT-R55	Cabinets not meeting the NESTF regulations 19, 20, and 21 that are located within: <ul style="list-style-type: none"> (i) PREC1 – Ohinewai residential precinct; or (ii) Road and unformed road
<p>(I) Activity status: RDIS</p> <p>Activity-specific conditions: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) The bulk, form, scale, location of the structure; (c) Visual, landscape, streetscape and amenity effects; (d) Where located within a road, the operation and function of road network activities; and (e) Effects on the values, qualities and characteristics of the site, or area. 	

OHI-EIT-R56	Antennas attached to a building or structure	
<p>(I) Activity status: RDIS</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Are located within: <ul style="list-style-type: none"> (i) PREC1 – Ohinewai residential precinct; or (ii) Road and unformed road (b) The face of the antenna does not exceed 1.5m² or 1.2m in diameter for dish antennas. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (c) The functional and operational needs of, and benefits derived from, the infrastructure; (d) The bulk, form, scale, location of the structure; (e) Visual, landscape, streetscape and amenity effects; (f) Where located within a road, the operation and function of road network activities, (g) Effects on the values, qualities and characteristics of the site, or area. 		<p>(2) Activity status where compliance not achieved: <i>Refer to rules below.</i></p>

OHI-EIT-R57	Dish antennas not complying with regulations 26-35 of the NESTF that are located within: <ul style="list-style-type: none"> (i) PREC1 – Ohinewai residential precinct; or (ii) Road and unformed road 	
<p>(I) Activity status: RDIS</p> <p>Activity-specific conditions: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) The bulk, form, scale, location of the structure; (c) Visual, landscape, streetscape and amenity effects; 		

- (d) Where located within a road, the operation and function of road network activities; and
- (e) Effects on the values, qualities and characteristics of the site, or area.

OHI-EIT-R58	Poles, antennas and headframes not complying with regulations 26-35 of the NESTF or Rule OHI-EIT-R42(1)
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(I) Activity status: RDIS

Activity-specific conditions:

Nil.

Council's discretion is restricted to the following matters:

- (a) The functional and operational needs of, and benefits derived from, the infrastructure;
- (b) The bulk, form, scale, location of the structure;
- (c) Visual, landscape, streetscape and amenity effects;
- (d) Where located within a road, the operation and function of road network activities; and
- (e) Effects on the values, qualities and characteristics of the site, or area.

OHI-EIT-R59	Aerial telecommunication lines and associated support structures, including those not complying with regulations 41-42 of the NESTF, that do not comply with one or more conditions of Rule OHI-EIT-R47(1)
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(I) Activity status: RDIS

Activity-specific conditions:

Nil.

Council's discretion is restricted to the following matters:

- (a) The functional and operational needs of, and benefits derived from, the infrastructure;
- (b) The bulk, form, scale, location of the structure;
- (c) Visual, landscape, streetscape and amenity effects;
- (d) Where located within a road, the operation and function of road network activities;
- (e) Effects on the values, qualities and characteristics of the site, or area.

OHI-EIT-R60	Telecommunication kiosks that do not comply with one or more conditions of Rule OHI-EIT-R44
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(I) Activity status: RDIS

Activity-specific conditions:

Nil.

Council's discretion is restricted to the following matters:

- (a) The functional and operational needs of, and benefits derived from, the infrastructure;
- (b) The bulk, form, scale, location of the structure;
- (c) Visual, landscape, streetscape and amenity effects;
- (d) Where located within a road, the operation and function of road network activities;
- (e) Effects on the values, qualities and characteristics of the site, or area.

OHI-EIT-R61	Self-contained power units that do not comply with the conditions for a new infrastructure activity and associated structures under Rule OHI-EIT-R1
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(I) Activity status: RDIS

Activity-specific conditions:

Nil.

Council's discretion is restricted to the following matters:

Part 3 – Area-specific matters / Zones / Special purpose zones

- (a) The functional and operational needs of, and benefits derived from, the infrastructure;
- (b) The bulk, form, scale, location of the structure;
- (c) Visual, landscape, streetscape and amenity effects;
- (d) Where located within a road, the operation and function of road network activities;
- (e) Effects on the values, qualities and characteristics of the site, or area.

OHI-EIT-R62 Antennas attached to a building and/or structure that do not comply with one or more conditions of Rule OHI-EIT-R56(1)

(I) Activity status: DIS

OHI-EIT-R63 Telephone exchanges that do not comply with one or more conditions of Rule OHI-EIT-R45

(I) Activity status: DIS

Water, wastewater and stormwater

Note: Rule OHI-EIT-RI will apply to the activities set out below unless there is a specific location and noise condition listed below.

OHI-EIT-R64 Stormwater systems for new development or subdivision

(I) Activity status: PER

Activity-specific conditions:

- (a) New development or subdivision must have a stormwater system that complies with all of the following conditions:
 - (i) Operates by gravity;
 - (ii) Manages stormwater through a Stormwater Management Plan in the following manner:
 - (1) Primary systems detain or retain runoff from all impervious surfaces during a 10% Annual Exceedance Probability storm event to ensure that the rate of any stormwater discharge off-site is at or below pre-development rates; and
 - (2) Secondary overflows are conveyed to a system or drainage path designed to collect concentrated stormwater during events up to and including a 1% Annual Exceedance Probability; or
 - (3) A controlled discharge to a network or receiving environment that will have equivalent capacity (as in (i) and (ii) above) once the catchment is fully developed.
 - i) Stormwater management measures must be in place and

(2) Activity status where compliance not achieved: RDIS

Council's discretion is restricted to the following matters:

- (a) The likely effectiveness of the system to avoid flooding, nuisance or damage to other buildings and sites;
- (b) The capacity of the system and suitability to manage stormwater;
- (c) The potential for adverse effects to the environment in terms of stormwater quantity and stormwater quality effects;
- (d) Extent to which low impact design principles and approaches are used.

Operative

<p>operational upon the completion of subdivision and/or development;</p> <p>ii) Systems must be designed using rainfall data specific to the area in which the property is located and be adjusted for a climate change temperature increase of 2.1°C;</p> <p>iii) Stormwater management measures, including low impact design measures, must be implemented as appropriate in accordance with the following drainage hierarchy:</p> <p>(iii) Retention of rainwater/stormwater for reuse;</p> <p>(iv) Soakage techniques;</p> <p>(v) Infiltration rate of a minimum of 7mm/hour;</p> <p>(vi) Treatment, detention and gradual release to a watercourse;</p> <p>(vii) Treatment, detention and gradual release to a piped stormwater system.</p> <p>(viii) Stormwater treatment shall address water quality; downstream erosion and scour effects; and cumulative volume effects.</p> <p>(ix) Where land is subject to instability, stormwater discharges directly to ground occurs only where the ground conditions have been identified as being suitable to absorb such discharges without causing, accelerating or contributing to land instability and downstream effects either on the site or on neighbouring properties;</p> <p>(x) Connection of new development to any existing stormwater drainage system must not result in the minimum level of service not being met or the minimum level of capacity being exceeded. Alteration of the existing receiving stormwater network drainage system to achieve minimum level of service or additional onsite detention volume to ensure existing capacity will be required.</p>	
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Notes:

Acceptable means of compliance for the provision, design and construction of stormwater infrastructure, including low impact design features, are contained within the Regional Infrastructure Technical Specifications (RITS). Refer also to Waikato Stormwater Management Guideline and Waikato Stormwater Run-off Modelling Guideline.

A stormwater discharge consent may also be required from the Waikato Regional Council.

OHI-EIT-R65 Wastewater servicing for new development or subdivision

(1) Activity status: PER

Activity-specific conditions:

- (a) Development or subdivision in factory stages F1 and F2 as identified in Figure OHI-I Structure Plan must be serviced by an on-site treatment and disposal system.
- (b) All development or subdivision, other than factory stages F1 and F2 as identified in Figure OHI-I Structure Plan, must be connected to public, reticulated wastewater network.

(2) Activity status where compliance not achieved: NC

OHI-EIT-R66 Below ground pipelines for the conveyance of water, wastewater and stormwater

(1) Activity status: PER

Activity-specific conditions:

- (a) Pipelines for the conveyance of water, wastewater and stormwater that comply with all of the following:
 - (i) Any aboveground section of a pipeline must comply with the following:
 - (1) Not exceed 25m in length, and
 - (2) Not exceed 300mm in diameter.
 - (b) The maximum dimensions in Rule OHI-EIT-R66(1)(a)(i) do not apply to any above-ground section of pipeline which is attached to or contained within the superstructure of a bridge.

(2) Activity status where compliance not achieved: RDIS

Council's discretion is restricted to the following matters:

- (a) The functional need and operational need of, and benefits derived from, the infrastructure;
- (b) Visual, streetscape and amenity effects;
- (c) Road network safety and efficiency;
- (d) The risk of hazards to public or individual safety, and risk of property damage.

OHI-EIT-R67 Pump stations for the conveyance of water, wastewater and stormwater

(1) Activity status: PER

Activity-specific conditions:

- (a) Pump stations for the conveyance of water, wastewater and stormwater that complies with the following conditions:

(2) Activity status where compliance not achieved: RDIS

Council's discretion is restricted to the following matters:

Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

<p>(i) Not exceed 10m² in area above-ground; (ii) Not exceed 3m in height.</p>	<p>(a) The functional need and operational need of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Road network safety and efficiency; (d) The risk of hazards to public or individual safety, and risk of property damage.</p>
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OHI-EIT-R68 Stormwater treatment, detention and retention facilities or devices, ponds or wetlands	
<p>(1) Activity status: PER Activity-specific conditions: (a) The area of the pond or wetland does not exceed the equivalent site building coverage conditions applicable to the precinct.</p>	<p>(2) Activity status where compliance not achieved: Refer to rules below.</p>

OHI-EIT-R69 Ventilation facilities, drop shafts and manholes	
<p>(1) Activity status: PER Activity-specific conditions: Nil</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

OHI-EIT-R70 Below ground reservoirs	
<p>(1) Activity status: PER Activity-specific conditions: (a) Below ground reservoirs that must not be located within road or unformed road.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The functional need and operational need of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Road network safety and efficiency; and (d) The risk of hazards to public or individual safety, and risk of property damage.</p>

OHI-EIT-R71 Water supply servicing for new development or subdivision	
<p>(1) Activity status: PER Activity-specific conditions: (a) Development or subdivision in factory stages F1 and F2 as identified in Figure OHI-I Structure Plan must be serviced by an on-site potable water supply. (b) All development or subdivision, other than factory stages F1 and F2 as identified in Figure OHI-I Structure Plan, must be</p>	<p>(2) Activity status where compliance not achieved: NC</p>

Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

connected to public reticulated potable water supply network.	
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OHI-EIT-R72	Stormwater ponds or wetlands, that serve more than one site located within: (i) PREC1 – Ohinewai residential precinct; or (ii) Road and unformed road
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<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions: Nil.</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The functional need and operational need of, and benefits derived from, the infrastructure; (c) Visual, streetscape and amenity effects; (d) Road network safety and efficiency; and (e) The risk of hazards to public or individual safety, and risk of property damage. 	<p>(2) Activity status where compliance not achieved: n/a</p>
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OHI-EIT-R73	Water treatment plants not located within road or unformed road
(1) Activity status: DIS	

OHI-EIT-R74	Wastewater treatment plants located within the PREC3 – Ohinewai industrial precinct
(1) Activity status: DIS	

OHI-EIT-R75	Above ground reservoirs
(1) Activity status: DIS	

OHI-EIT-R76	Water treatment plants located within road or unformed road.
(1) Activity status: NC	

OHI-EIT-R77	Wastewater treatment plants located within the following: (i) PREC1 – Ohinewai residential precinct or (ii) PREC2 – Ohinewai business precinct or (iii) Road and unformed road.
(2) Activity status: NC	

Transportation

Operative

OHI-EIT-R78 Vehicle access for all activities	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) All activities must comply with the following vehicle access conditions: <ul style="list-style-type: none"> (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 OHI-3, Figure OHI-4, Table OHI-4 and Figure OHI-6, Table OHI-14 and Table OHI-15 except: (b) Rule OHI-EIT-R78(1)(a)(ii) does not apply where the separation distance requirements of Table OHI-3 and Figure OHI-4 cannot be achieved on a site's road frontage due to existing vehicle accesses on adjacent sites; (c) No access, access leg or right-of-way shall run parallel to any road within 30m of the road; (d) 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 OHI-6 and Table OHI-7 (where the roads have the same classification, access is only to the road with the lower average daily traffic movements); (e) No new vehicle access shall be created within 30 metres of a railway level crossing. (f) 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 OHI-15. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Traffic generation by the activities to be served by the access; (b) Location, design, construction and materials of the vehicle access; (c) Safety for all users of the access and/or intersecting road including but not limited to vehicle occupants or riders and pedestrians; (d) Road network safety and efficiency; (e) Mitigation to address safety and/or efficiency, including access clearance requirements for firefighting purposes; (f) The foreseeable needs for access by emergency services and their vehicles; (g) The extent to which the safety and efficiency of road operations will be adversely affected, including: (h) The outcome of any consultation with NZTA and Waikato District Council, as the road controlling authority. (i) Any characteristics of the proposed use that will make compliance unnecessary.

OHI-EIT-R79 On-site parking and loading	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) All activities must comply with the following on-site parking and loading conditions: <ul style="list-style-type: none"> (i) The loading requirements in Table OHI-8 and the accessible parking space requirements in Table OHI-9, noting: (ii) 90 percentile car dimensions in Figure OHI-7 apply to any carparks provided; (b) Parking spaces must comply with the New Zealand Building Code D1/ASI New Zealand Standard for Design for Access and 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The area, type, location and marking of parking spaces; (b) The area, design, gradient, stormwater management, construction and materials of parking and loading spaces; (c) Accessibility of parking areas from on-site activities;

<p>Mobility – Buildings and Associated Facilities (NZS: 4121-2001);</p> <p>(c) On-site bicycle space requirements in Table OHI-10 except:</p> <p>(i) The requirements of Table OHI-10 do not apply to residential activities;</p> <p>(d) Any on-site car parking spaces for non-residential activities within the PRECI – Ohinewai residential precinct 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>(e) On-site loading bays are to be provided in accordance with the requirements of Table OHI-8 and Table OHI-11 and be located on the same site as the activity for which they are required;</p> <p>(f) On-site loading bays are not to be located on any shared access or living court;</p> <p>(g) Vehicles occupying any on-site 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 on-site car parking or loading spaces.</p>	<p>(d) Safety for all users of the access and/or intersecting road including but not limited to vehicle occupants, vehicle riders and pedestrians;</p> <p>(e) Mitigation to address amenity and connectivity; and</p> <p>(f) The foreseeable needs for access by emergency services and their vehicles.</p>
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<p>OHI-EIT-R80 On-site manoeuvring and queuing</p>	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) All activities must comply with the following on-site manoeuvring and queuing conditions:</p> <p>(i) On-site manoeuvring space shall be provided to ensure that no vehicle is required to reverse from or to a road, except this standard does not apply to Local Roads within the PRECI – Ohinewai residential precinct with a posted speed limit of less than 60 km/h.</p> <p>(ii) A 90th percentile car, as defined in Figure OHI-7, can enter and exit all parking spaces without making more than one reverse movement, excluding spaces required for a residential unit;</p> <p>(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 which the site has frontage to be used).</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Location, area, design, construction and materials of the manoeuvring and queuing space;</p> <p>(b) Type and frequency of use;</p> <p>(c) The design of features intended to ensure safety for all users of the access site, and/or intersecting road including but not limited to vehicle occupants, vehicle riders and pedestrians;</p> <p>(d) Road network safety and efficiency;</p> <p>(e) The benefits provided by the activity, including safety and efficiency of the road network;</p> <p>(f) Management of sediment and dust, including the staging of works;</p> <p>(g) The volume, extent and depth of the earthworks activities; and</p> <p>(h) The location of the earthworks activities, taking into account any effects on the</p>

<p>(iv) On-site manoeuvring space shall be formed;</p> <p>(v) On-site queuing space shall be provided in accordance with Table OHI-12 for vehicles entering and exiting any on-site car parking, loading or manoeuvring space, where:</p> <p style="padding-left: 40px;">(1) Length is measured from the road boundary where vehicles first enter the site; and</p> <p style="padding-left: 40px;">(2) On-site queuing above must not encroach into the required on-site manoeuvring area.</p>	<p>values, qualities and characteristics of the site.</p>
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OHI-EIT-R81	Traffic generation
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<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Where any site gains direct access from an arterial or regional arterial (including state highway) road, there is a maximum of 50 Equivalent Car Movements (ECM) per day.</p> <p>(b) Any other site must comply with the following traffic generation conditions:</p> <p style="padding-left: 40px;">(i) Within PREC1 – Ohinewai residential precinct there is a maximum of 100 vehicle movements per site per day, and no more than 15% of these vehicle movements are heavy vehicle movements; or</p> <p style="padding-left: 40px;">(ii) Within PREC2 – Ohinewai business precinct there is a maximum of 300 vehicle movements per site per day, and no more than 15% of these vehicle movements are heavy vehicle movements; or</p> <p style="padding-left: 40px;">(iii) Within PREC3 – Ohinewai industrial precinct there is a maximum of 250 vehicle movements per site per day and no more than 15% of these vehicle movements are heavy vehicle movements.</p> <p>Note: ECM - 1 car movement is equivalent to 1 car movement / 1 truck movement is equivalent to 3 car movements / 1 truck and trailer movement is equivalent to 5 car movements.</p> <p>Note: Where the likely vehicle movement rates or the actual generation rates of the actual activity are unknown, Table OHI-13 provides indicative traffic generation rates for various activities</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The trip characteristics associated with the proposed activity;</p> <p>(b) The design of features intended to ensure safety for all users of the access site, and/or intersecting road including but not limited to vehicle occupants, vehicle riders and pedestrians;</p> <p>(c) Land transport network safety and efficiency, particularly at peak traffic times (of both the activity and road network);</p> <p>(d) Within the PREC2 – Ohinewai business precinct, the need for any access onto Tahuna Road;</p> <p>(e) Infrastructure deficiencies, risk or positive effects identified from consultation with the NZ Transport Agency where state highways may be affected;</p> <p>(f) The extent to which previous integrated transport assessments undertaken in the Ohinewai precinct are relied on</p> <p>(g) Mitigation to address adverse effects, such as:</p> <p style="padding-left: 40px;">(i) Travel planning;</p> <p style="padding-left: 40px;">(ii) Providing alternatives to private vehicle trips, including accessibility to public transport;</p> <p style="padding-left: 40px;">(iii) Staging development; and</p> <p style="padding-left: 40px;">(iv) Contributing to improvements to the road network.</p>
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	<p>The following information shall be provided with an application for resource consent:</p> <ul style="list-style-type: none"> (h) If a site gains access from a regional arterial (including state highway) road and generates 51 – 100 ECM per day a simple Integrated Transport Assessment (ITA), or more than 100 ECM per day a broad ITA (i) If a site gains access from an arterial road and generates 51 – 250 ECM per day a simple ITA, or more than 250 ECM per day a broad ITA (j) Any other site, if not complying with one or more of the conditions of Rule OHI-EIT-R81(1), a broad ITA (k) A simple ITA shall contain the items and details set out in OHI-EIT-INFO 1 (l) A broad ITA shall contain the items and details set out in OHI-EIT-INFO 2
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OHI-EIT-R82 Vehicle access onto Tahuna Road	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) In the PRECI – Ohinewai residential precinct: <ul style="list-style-type: none"> (i) There must be no direct vehicle access from any property onto Tahuna Road. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on the safety and efficiency of the transport network; and (b) Land transport network safety and efficiency, particularly at peak traffic times (of both the activity and road network).

OHI-EIT-R83 Operation, maintenance and minor upgrading of existing public roads and associated road network activities	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Operation, maintenance and minor upgrading of existing public roads and associated road network activities must comply with the following conditions: <ul style="list-style-type: none"> (i) The works occur within road reserve; (ii) Works within the road corridor must be for the purpose of: <ul style="list-style-type: none"> (1) Maintaining or improving effectiveness or efficiency consistent with the function of the existing public road; or 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Adverse effects on amenity values, including construction effects such as vibration and noise; (b) Adverse operational effects, particularly on residential or other sensitive land uses, including effects of vibration, noise, glare and vehicle emissions; (c) Severance and changes to drainage patterns;

<p>(2) Maintaining or improving safety for road users or adjacent properties.</p> <p>(b) Lighting shall be designed and located to comply with the Australia New Zealand Roadway Lighting Standard 1158, (series) – Lighting for Roads and Public Spaces: 2005; and</p> <p>(c) Any earthworks must comply with Rule OHI-EIT-R8(1).</p>	<p>(d) The benefits provided by the activity, including safety and efficiency of the road network;</p> <p>(e) Management of sediment and dust, including the staging of works;</p> <p>(f) The volume, extent and depth of the earthworks activities;</p> <p>(g) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site.</p>
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OHI-EIT-R84 New public roads and associated road network activities	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) New public roads in the OHI - Ohinewai zone, and associated road network activities must comply with the conditions in Table OHI-18 and the following conditions:</p> <p>(i) All vehicle accesses shall be constructed in accordance with Table OHI-14;</p> <p>(ii) Any earthworks must comply with Rule OHI-EIT-R8(1).</p> <p>Note: Where the conditions of Table OHI-14 do not specify a specific dimension and instead state this aspect is subject to a specific design; this aspect of the road is considered to be exempt when determining a permitted activity under Rule OHI-EIT-R84(1)(a). The design of that specific aspect of the road is therefore subject to a separate certification process by the relevant road controlling authority.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Adverse effects on amenity values, including construction effects such as vibration and noise;</p> <p>(b) Adverse operational effects, particularly on residential or other sensitive land uses, including effects of vibration, noise, glare and vehicle emissions;</p> <p>(c) Severance and changes to drainage patterns;</p> <p>(d) The benefits provided by the activity, including safety and efficiency of the road network;</p> <p>(e) Management of sediment and dust, including the staging of works;</p> <p>(f) The volume, extent and depth of the earthworks activities; and</p> <p>(g) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site.</p>

OHI-EIT-R85 Off-road pedestrian walkways and cycleways being sections of the public walkway and cycleway network that are not located within the road network	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) Off-road pedestrian walkways and/or cycleways that comply with all of the following conditions:</p> <p>(i) Have a minimum 2.0m width or 2.5m where alongside an arterial road or forming a shared path;</p> <p>(ii) Are formed;</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Design, construction and materials;</p> <p>(b) Safety for cyclists and pedestrians;</p> <p>(c) Connectivity with other off-road pedestrian and cycle facilities and the road network;</p>

Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

<p>(iii) Any earthworks must comply with Rule OHI-EIT-R8(1).</p>	<p>(d) Visual and amenity effects; and (e) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site or area.</p>
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<p>OHI-EIT-R86 Buildings and structures within a road/rail level crossing sight triangle</p>	
<p>(1) Activity status: RDIS Activity-specific conditions: Nil. Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which the safety and efficiency of rail and road operations will be adversely affected. (b) The outcome of any consultation with KiwiRail. (c) Any characteristics of the proposed use that will make compliance unnecessary. 	<p>(2) Activity status where compliance not achieved: n/a</p>

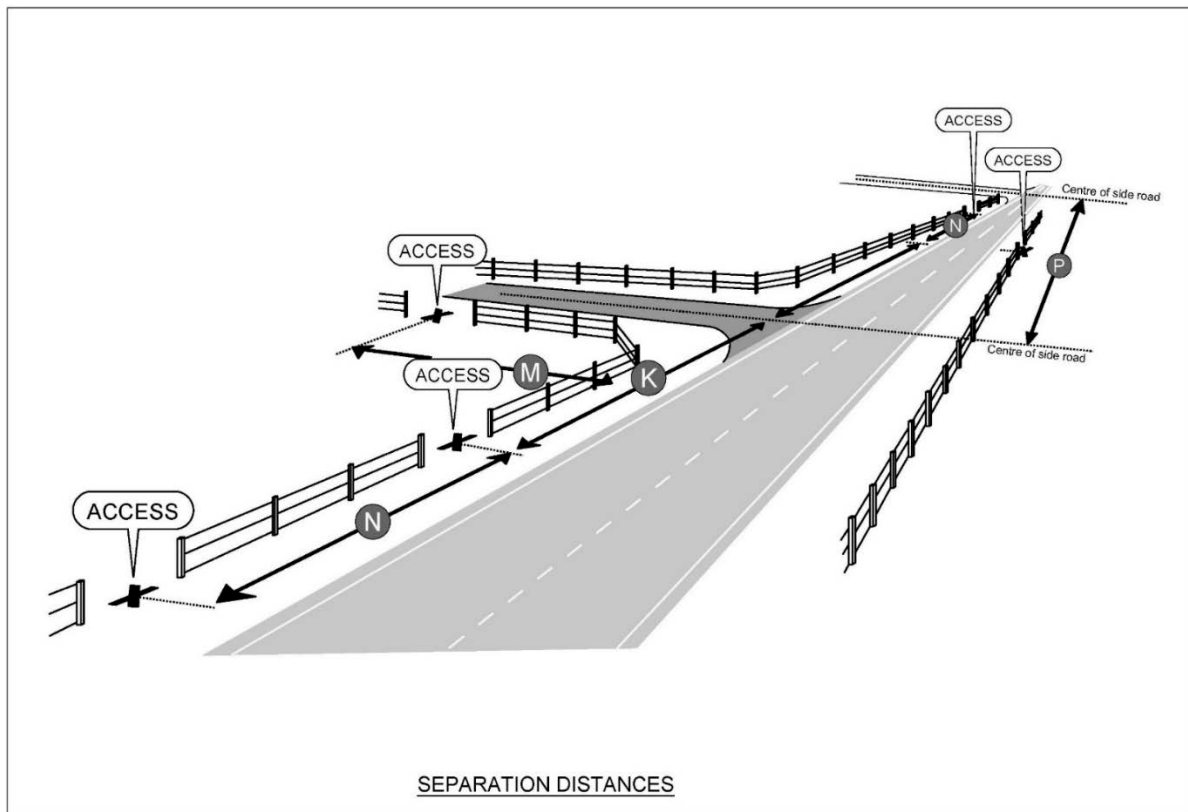
Table OHI-3 – Separation distances

Separation distance of an access onto a road from an intersection or between accesses									
Posted Speed	Design Speed	Distance (m)							
		P		K		M		N	
		Arterial	Collector Road and Local Road	Arterial	Collector Road and Local Road	Arterial	Collector Road and Local Road	Arterial	Collector Road and Local Road
100 km/h	110 km/h	800	500	500	100	60		200	100
80 km/h	100 km/h	550	305	305	80			100	80
70 km/h	80 km/h	220	200	220	30	45		40	30
60 km/h	70 km/h	160	160	160		20		20	
50 km/h or less	60 km/h	125	100	125		20		15	

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Note: The references P, K, M and N are illustrated in Figure OHI-4

Figure OHI-4 – Separation distances



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Table OHI-4 – Minimum sight distances

Design Speed (km/h)	From a vehicle entrance generating up to and including 40 vehicle movements per day	From a vehicle entrance generating more than 40 vehicle movements per day
		Urban Areas
40	65m	65m
50	90m	90m
60	115m	115m
70	140m	140m
80	180m	170m

Note: Sight distances are measured as illustrated in Figure OHI-6

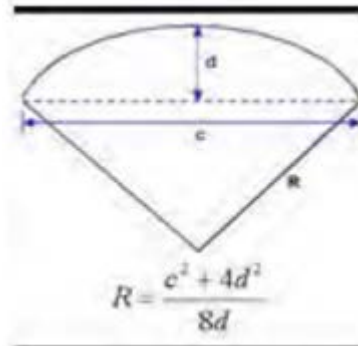
Note: Urban areas being those with a posted speed limit of 70 km/h or below.

Table OHI-5 – Road centreline radius

Road Centreline Radius	Approx. Design Speed
0 - 45m	50 km/h
45 - 60m	60 km/h
60 - 80m	65 km/h
80 - 100m	70 km/h

100 - 120m	75 km/h
120 - 150m	80 km/h

Figure OHI-5 – Curve radius



Note: Curve radius can be determined using the above formula.

Figure OHI-6 – Minimum sight distances

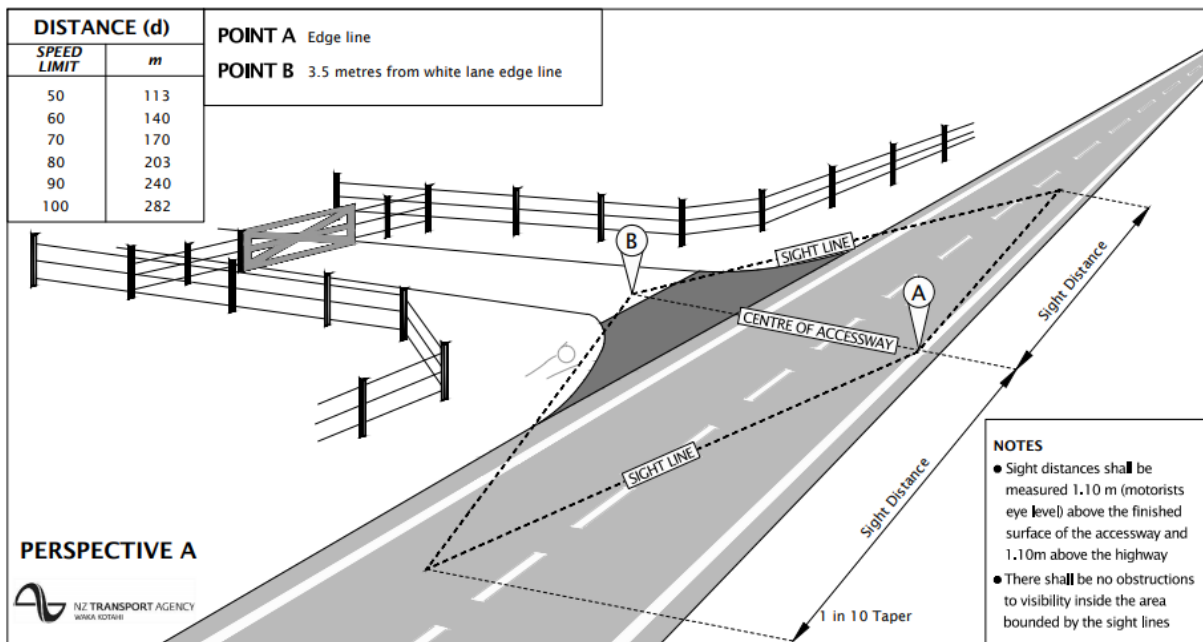


Table OHI-6 – Functions of roads within the road hierarchy

Category	Function
<p>Arterial roads:</p> <ul style="list-style-type: none"> (i) Links between residential, commercial, industrial or recreational land use activities (ii) Provide alternative links between centres of population or are significant 	<p>Roads that:</p> <ul style="list-style-type: none"> (i) Form a strategic network of district importance (ii) Provide for the collection and distribution of goods significant to the district's economy

Category	Function
for the movement of goods or produce within the district.	(iii) Rural roads that typically provide for less than 6,000 vehicle movements per day (vmpd) (iv) The through traffic function needs to be balanced against the property access function.
Collector roads: (i) Provide links between local roads and arterials.	Roads that: (i) Provide locally-preferred routes between or within areas of population or activities (ii) Provide alternative routes to arterials (iii) Are sealed and are of road geometry aligned with operational safety standards required for the traffic volumes on each section (iv) The through traffic function needs to be balanced against the property access function.
Local roads	Roads whose primary function is property access.
Cul-de-sacs and no-exit roads	Roads that do not provide a vehicular thoroughfare between roads, and whose primary function is property access.

Table OHI-7 – Road hierarchy list

Arterial		
Road Name	Start	Finish
Tahuna Road	Ohinewai South Road	District boundary

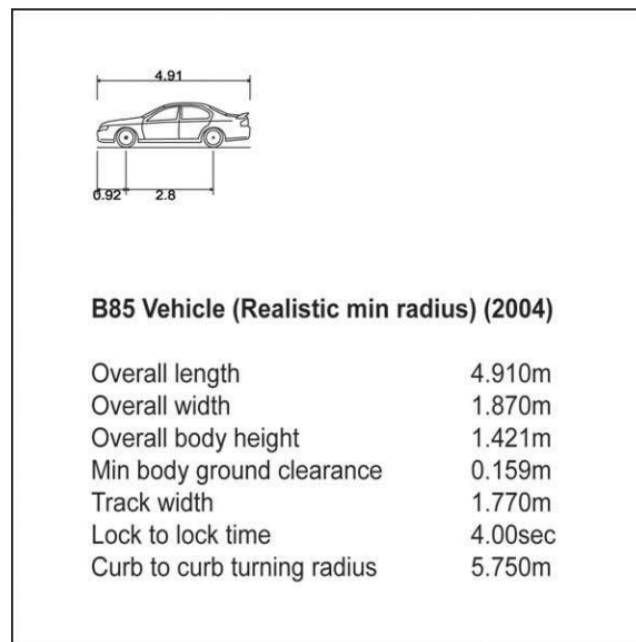
Table OHI-8 – Required loading bays

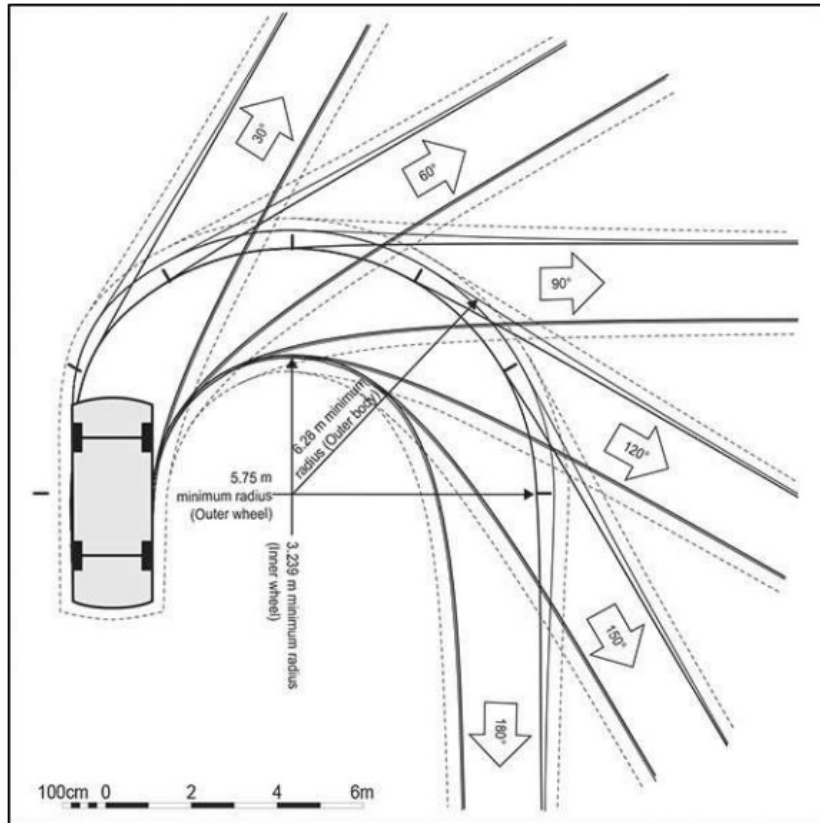
Activity	Minimum Required Loading Bays
Car yards	1 heavy goods vehicle
Early Childhood Education and day care facility	Nil
Clubrooms at sports facilities	1 heavy goods vehicle
Community facilities, conference facilities and place of assembly	1 heavy goods vehicle
Dairies, takeaway food, bottle stores	1 heavy goods vehicle
Minor residential unit	Nil
Residential unit	Nil
Retirement village	Nil
Multi-unit development	Nil
Boarding houses / boarding establishments	Nil

Activity	Minimum Required Loading Bays
Emergency service facilities	Nil
Garden centres	1 heavy goods vehicle
Health facility, veterinary and personal services	Nil
Home occupations	Nil
Hospitality services (e.g. cafés, taverns)	1 heavy goods vehicle
Housing for the elderly/ residential care	Nil
Indoor sports facilities	Nil
Industrial activity	1 heavy goods vehicle
Infrastructure sites and activities	Nil
Office	Nil
Outdoor sports field	Nil
Hospital or care facilities associated with retirement village	1 heavy goods vehicle
Retail activity	Nil
School	1 bus space per 200 students where school bus services are provided
Service stations	Nil
Travellers' accommodation	1 heavy goods vehicle

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Figure OHI-7 – 90th Percentile car tracking curve minimum radius





Note 1

The dotted line about the vehicle depicts a 300mm clearance about the vehicle.

Table OHI-9 – Required accessible parking spaces

Total number of car park spaces being provided	Minimum number of accessible car park spaces
1-20	1
21-50	2
For every additional 50 car parks above 50 car park spaces	1 additional

Table OHI-10 – Required bicycle spaces

Activity	Number of bicycle spaces
All activities	Bicycle parking spaces are provided at a ratio of 1 bicycle space for every 10 car park spaces provided.

Table OHI-11 – Car manoeuvring and parking space dimensions

Type of Parking		Stall Width (a)	Stall Depth		Aisle Width (d)	Total Depth (e)	
Parking Angle	Type		From Wall (b)	From Kerb (c)		One Row	Two Rows
ALL MEASUREMENTS ARE IN METRES							
0°	Parallel	2.5	See Note 1		3.5	5.9	8.3
30°	Nose in	2.5	4.2	4.0	3.5	7.7	11.9
45°	Nose in	2.5	4.9	4.5	3.5	8.4	13.3
60°	Nose in	2.5	5.4	4.9	4.1	9.5	14.9
		2.6			3.5	8.9	14.3
		2.7			3.5	8.9	14.3
75°	Nose in	2.5	5.4	4.9	6.3	11.7	17.1
		2.6			5.2	10.6	16.0
		2.7			4.6	10.0	15.4
90°	Nose in	2.5	5.1	4.6	7.7	12.8	17.9
		2.6			7.0	12.1	17.2
		2.7			6.8	11.9	17.0

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Figure OHI-8 – Car manoeuvring and parking space dimensions

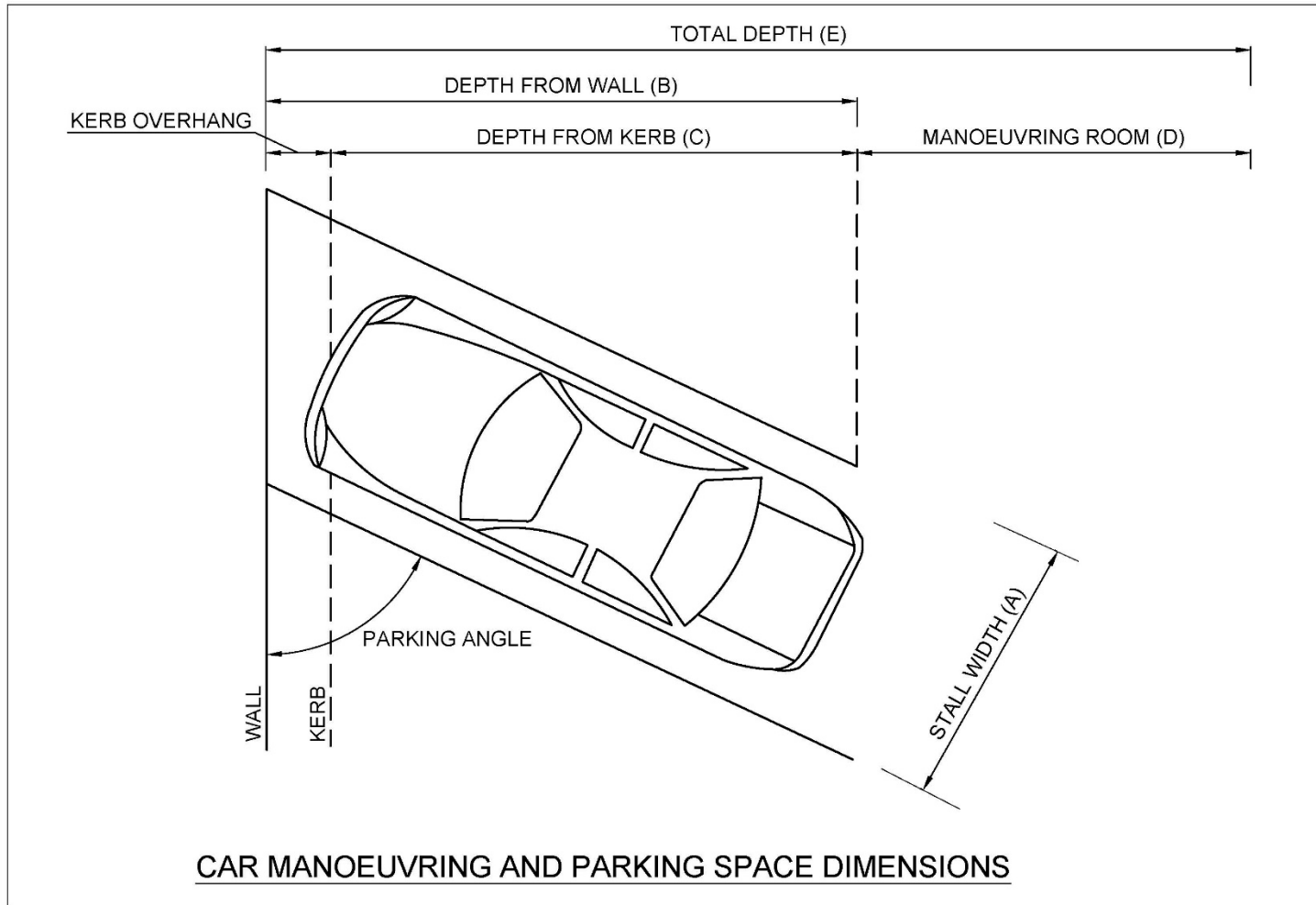


Table OHI-12 – Queuing space

Number of parking spaces	Minimum queuing length at each vehicle entrance
Less than 3	No queuing space required.
Residential activities	
3 - 20	5.5m
21 - 50	10.5m
51 - 100	15.5m
101 - 150	20.5m
151 or over	25.5m
Drive-through facilities with access from an arterial road	50m

Table OHI-13 – Vehicle movement rates

Activity	Indicative daily vehicle movements*
Bulk retail and car yards	45 per 100m ² gross floor area (GFA)
Early childhood education and day care facility	4 per child the facility is designed to accommodate
Dairies, bottle stores	100 per 100m ² GFA
Takeaway food	360 per 100m ² GFA
Residential units	10 per residential unit
Garden centres	100 per 100m ² GFA
Health facility veterinary, and personal services	79.4 per professional the facility is designed to accommodate
Hospitality services (e.g. cafés, bars)	90 per 100m ² GFA
Housing for the elderly/residential care	2 per resident the facility is designed to accommodate
Industrial activities	Manufacturing 30 per 100m ² GFA Warehouse 2.4 per 100m ² GFA
Offices	25 per 100m ² GFA
Hospital	15 per patient bed the facility is designed to accommodate
Retail activity	130 per 100m ² GFA
School	2 per student the primary school is designed to accommodate, or 1 per student the secondary school is designed to accommodate
Service stations	700 per 100m ² GFA
Supermarket activity	130 per 100m ² GFA
Tertiary education facilities	2 per student the facility is designed to accommodate
Travellers' accommodation	3 per bed the facility is designed to accommodate

Table OHI-14 – Access conditions (PREC1 – Ohinewai residential precinct, PREC2 – Ohinewai business precinct, PREC3 – Ohinewai industrial precinct)

Road Type	General				Seal Width				Berms		General	
	Number of Allotments or Activities	Design Speed (km/h)	Design Vehicle (RTS 18 Vehicle)	*Minimum Road/ROW Reserve Width (m)	Minimum Trafficable Carriageway (m)	Minimum Median Provision (m)	Parking Provision	Minimum Total Seal Width (m) Does not include concrete kerb width	Minimum Services (m)	Minimum Footpath / Shared path (m)	Kerb and Channel / Water-table	Turning Area for no exit roads (RTS 18 Vehicle)
Access and road conditions (PREC1 – Ohinewai residential precinct, PREC2 – Ohinewai business precinct, PREC3 – Ohinewai industrial precinct)												
Access leg to an allotment (Residential)	1	N/A	8m Rigid	4	N/A							
Access leg to an allotment (Business and Industrial)	1	N/A		6	N/A							
Private access, including ROWs and access allotments (Residential)	2 to 4	N/A		8	5	N/A	N/A	4	Unsealed 1.2m on at least one side	N/A	Nib on one side, mountable on other	Subject to specific design that has been certified
Private access, including ROWs and access allotments (Business and Industrial)	2 to 8	N/A		10	6		N/A	6			Mountable	Subject to specific design that has been certified
Access allotment (Residential)	5 to 8	N/A		8	5		Optional	5			Mountable	Yes
Service Lane (Business and Industrial)	N/A	N/A	Subject to specific design that has been certified	8	6		No parking	6	Subject to specific design that has been certified	Optional	Non-mountable	Subject to specific design that has been certified

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Railway level crossing sight triangles and explanations

Developments near existing level crossings:

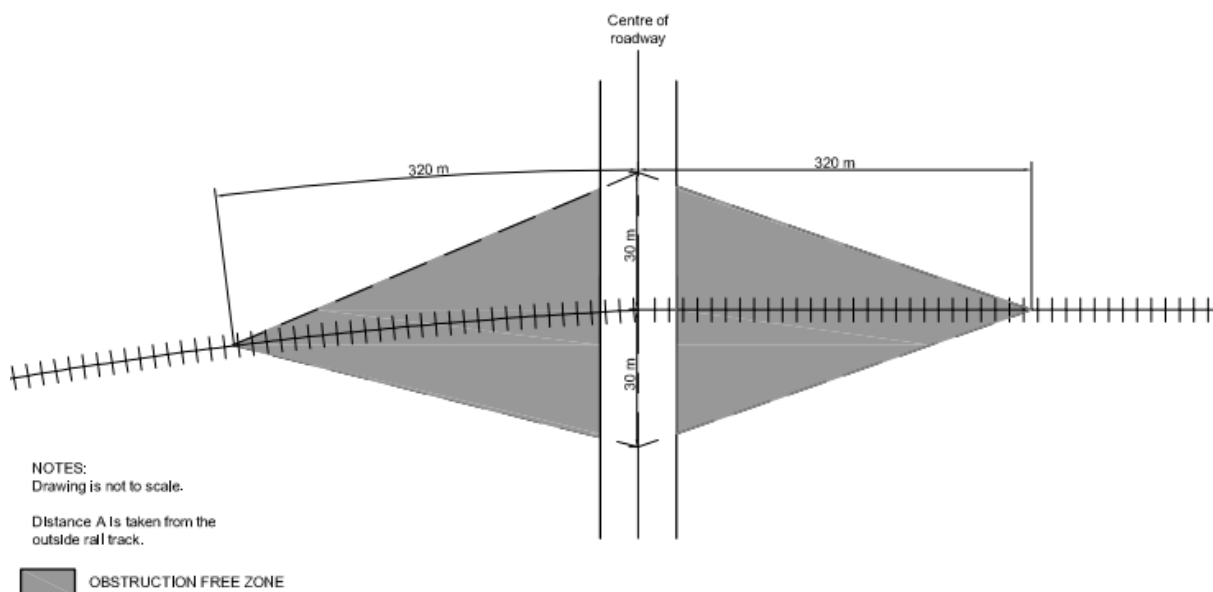
It is important to maintain clear visibility around level crossings to reduce the risk of collisions. All the conditions set out in this standard apply during both the construction and operation stages of any development.

Approach sight triangles at level crossings with give way signs:

On sites adjacent to rail level crossings controlled by give way signs, no building, structure or planting shall be located within the shaded areas shown in Figure OHI-9. These are defined by a sight triangle taken 30 metres from the outside rail and 320 metres along the railway track.

Figure OHI-9 – Approach sight triangles for level crossings with “give way” signs

APPROACH SIGHT TRIANGLES AT RAILWAY LEVEL CROSSINGS



Note: The approach sight triangles ensure that clear visibility is achieved around rail level crossings with Give Way signs so that a driver approaching a rail level can either:

- See a train and stop before the crossing: or
- Continue at the approach speed and cross the level crossing safely.

Of particular concern are developments that include shelter belts, tree planting, or series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.

No approach sight triangles apply for level crossings fitted with alarms and/or barrier arms. However, care should be taken to avoid developments that have the potential to obscure visibility of these alarm masts. This is particularly important where there is a curve in the road on the approach

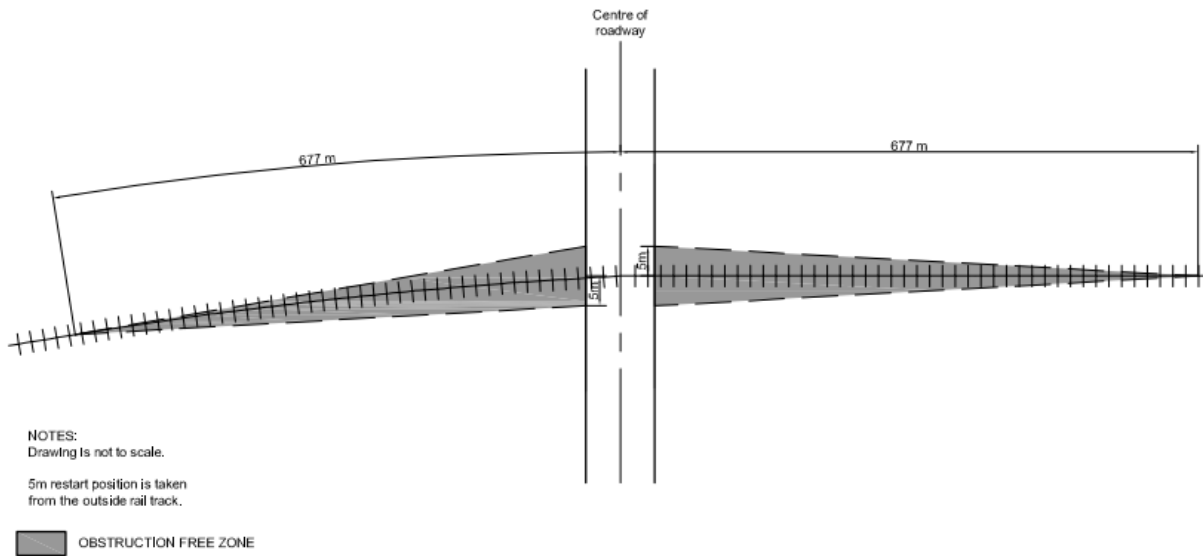
to the level crossing, or where the property boundary is close to the edge of the road surface and there is the potential for vegetation growth.

Restart sight triangles at level crossings:

On sites adjacent to all rail level crossings, no building, structure or planting shall be located within the shaded areas shown in Figure OHI-10. These are defined by a sight triangle taken 5 metres from the outside rail and distance A along the railway track. Distance A depends on the type of control (Table OHI-15).

Figure OHI-10 – : Restart sight triangles for all level crossings (except those fitted with train activities barriers)

RESTART SIGHT TRIANGLES AT RAILWAY LEVEL CROSSINGS



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Table OHI-15 – Required restart sight distances for Figure OHI-10

Required approach visibility along tracks A (m)		
Signs only	Alarms only	Alarms and barriers
677 m	677 m	60m

Note: The restart sight line triangles ensure that a road vehicle driver stopped at a level crossing can see far enough along the railway to be able to start off, cross and clear the level crossing safely before the arrival of any previously unseen train. Of particular concern are developments that include shelter belts, tree planting or series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.

Notes:

- Figure OHI-9 and Figure OHI-10 show a single set of rail tracks only. For each additional set of tracks add 25 m to the along-track distance in Figure 1, and 50 m to the along-track distance in Figure 2.

2. All figures are based on the sighting distance formula used in NZTA Traffic Control Devices Manual 2008, Part 9 Level Crossings. The formulae in this document are performance based; however, the rule contains fixed parameters to enable easy application of the standard. Approach and restart distances are derived from a:
- train speed of 110 km/h
 - vehicle approach speed of 20 km/h
 - fall of 8 % on the approach to the level crossing and a rise of 8 % at the level crossing
 - 25 m design truck length
 - 90° angle between road and rail

Information Requirements

OHI-EIT-INFO1 A simple Integrated Transport Assessment shall contain the following information:

Table OHI-16 – Simple ITA

Item Description	Details to be included
1. Background	Description of proposed activity, purpose and intended use of ITA
2. Existing land data	Description of location, site layout, existing use, adjacent and surrounding land use.
3. Existing transport data	Description of access arrangements, onsite car parking, surrounding road network (including hierarchy, traffic volumes and crash analysis). Comment on public transport, walking and cycling networks. Reference to any previous ITAs that have been prepared for the OHI – Ohinewai zone.
4. Committed environmental changes	Consideration of other developments and land use in the immediate vicinity.
5. Existing travel characteristics	Trip generation of existing use.
6. Proposal details	Consideration of other developments and land use in the immediate vicinity.
7. Predicted travel data	Trip generation of proposal. Consideration of other modes.
8. Appraisal of transportation effects	Assessment of safety, efficiency and environmental effects.
9. Avoiding or mitigating actions	Details of any mitigating measures and revised effects.
10. Compliance with policy and other frameworks	Waikato District Plan objectives, policies and rules.
11. Consultation	Evidence of consultation with Waka Kotahi/NZ Transport Agency and Waikato Regional Council and how any feedback has been addressed.
12. Discussion and conclusions	Assessment of effects and conclusion of effects.
13. Recommendations	Proposed conditions (if any).

OHI-EIT-INFO2 A broad Integrated Transport Assessment shall contain the following information:

Table OHI-17 – Broad ITA

Item Description	Details to be included
1. Background	Description of proposed activity, purpose and intended use of ITA, outline of any previous discussions with Council
2. Existing land data	Description of location, site layout, existing use, adjacent and surrounding land use.
3. Existing transport data	Description of existing access and service arrangements, onsite car parking.

Item Description	Details to be included
	Description of surrounding road network (including hierarchy, traffic volumes, crash analysis, congestion and intersections; Description of public transport modes, walking and cycling networks. Reference to any previous ITAs prepared in the OHI 0 – Ohinewai zone.
4. Committed environmental changes	Consideration of other developments and land use and transport network improvements (including public transport, walking and cycling)
5. Existing travel characteristics	Existing trip generation, modal split, assignment of trips to the network.
6. Proposal details	Description of the proposal (site layout, operational hours, vehicle access, on site car parking and drop off, internal vehicle circulation, end of journey facilities, travel demand management); Construction management Any staging, triggers and thresholds for activities and mitigation measures.
7. Predicted travel data	Trip generation of proposal, modal split, trip assignment to the network, trip distribution and trip type proportions. Future traffic volumes and trip generation. Consideration of appropriate assessment year (eg 10 year forecast for local and collector roads; 30 year forecast for arterials).
8. Appraisal of transportation effects	Assessment of safety, efficiency and environmental effects. Sensitivity testing
9. Avoiding or mitigating actions	Details of any mitigating measures and revised effects. This should include travel planning and travel demand management measures and sensitivity testing mitigations
10. Compliance with policy and other frameworks	Waikato District Plan objectives, policies and rules.
11. Consultation	Evidence of consultation with Waka Kotahi/NZ Transport Agency and Waikato Regional Council and how any feedback has been addressed.
12. Discussion and conclusions	Assessment of effects and conclusion of effects.
13. Recommendations	Proposed conditions (if any).

- (1) All resource consent applications for land use and subdivisions in PREC3 that require a Broad ITA to be prepared must include a Travel Demand Management (TDM) Plan, in addition to the information included in Table OHI-17. The TDM Plan must include measures to achieve;
- (a) Mode shift outcomes from private cars to alternative, non-motorised and public transport utilisation;
 - (b) Collaboration with Waikato District Council, Waikato Regional Council, Waka Kotahi/NZ Transport Agency, Kiwirail and the Ohinewai community;
 - (c) Integration with existing and planned public transport initiatives;
 - (d) Encouragement of multi-modal rideshare alternatives and associated infrastructure;
 - (e) Integration of the development with pedestrian and cycle path networks;
 - (f) Minimisation of external private trip making.
- (2) All resource consent applications for land use and subdivisions in PREC1 that require a Broad or Simple ITA to be prepared, and precede the construction and operation of the walking and cycling linkage to Ohinewai West

over the NIMT and Waikato Expressway referred to in Table OHI-1(1) must, in addition to information included in Table OHI-16 or OHI-17, include;

- (a) details of transport methods with sufficient capacity and frequency to safely transport children from Ohinewai zone to and from Ohinewai School; and
- (b) evidence of consultation with Waka Kotahi-NZ Transport Agency and Waikato Regional Council on those transport methods, and how any feedback from them has been addressed.

Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

Table OHI-18 – Cross sections

Road Type	General				Seal Width				Berms		General	
	Number of Allotments or Activities	Design Speed (km/h)	Design Vehicle (RTS 18 Vehicle)	Minimum Road/ROW Reserve Width (m)	Minimum Trafficable Carriageway (m)	Minimum Median Provision (m)	Parking Provision	Minimum Total Seal Width (m) Does not include concrete kerb width	Minimum Services (m)	Minimum Footpath / Shared path (m)	Kerb and Channel / Water-table	Turning Area for no exit roads (RTS 18 Vehicle)
Access and road conditions (Residential, Business, Industrial)												
Roads in OHI – Ohinewai zone	>1	30-80 (max)	N/A	16	Refer to typical cross-sections (Figures OHI-11 to OHI-21)							

The following road cross-sections apply in the OHI – Ohinewai zone:

Figure OHI-11 Ohinewai Structure Plan - Road cross sections – Local roads (Business and Industrial Roads) Type I

Operative

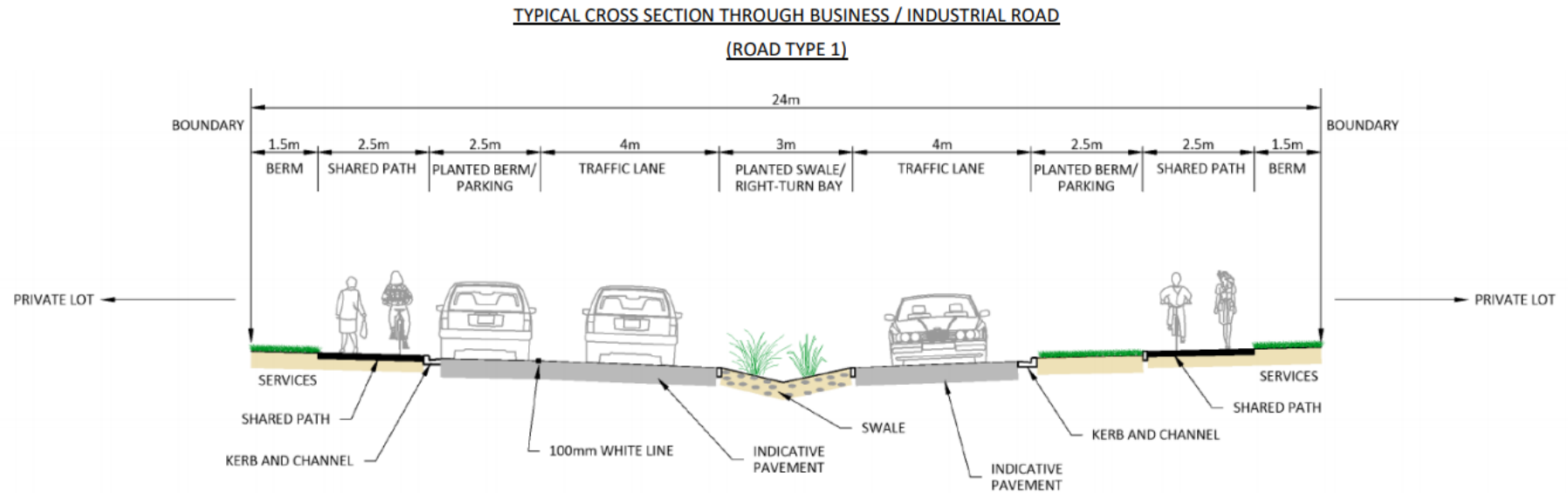


Figure OHI-12 Ohinewai Structure Plan - Road cross sections – Local Roads (Business and Industrial Roads) Type 2

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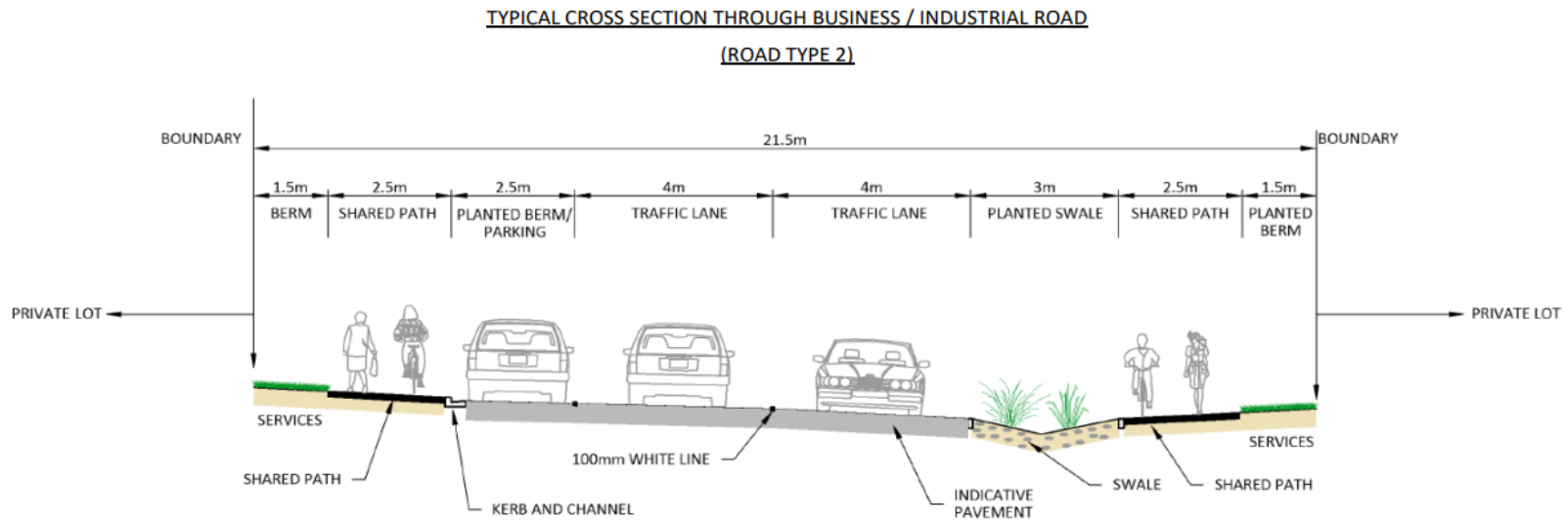


Figure OHI-13 Ohinewai Structure Plan - Road cross sections – Local Roads (Business and Industrial Roads) Type 3

TYPICAL CROSS SECTION THROUGH BUSINESS / INDUSTRIAL ROAD
(ROAD TYPE 3)

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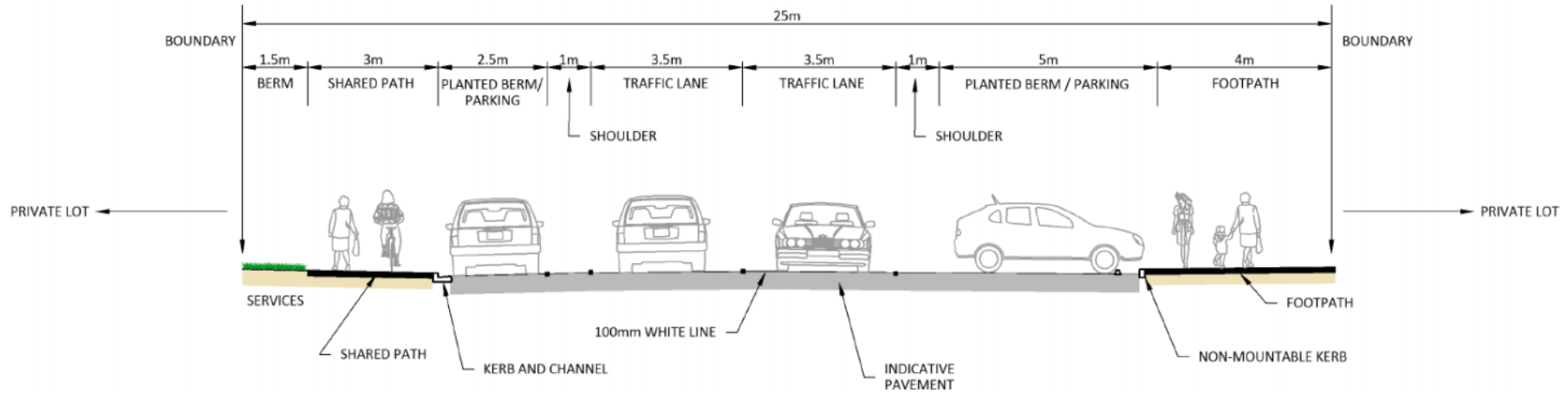


Figure OHI-14 Ohinewai Structure Plan - Road cross sections – Local Roads (Residential Roads) Type 4

Operative

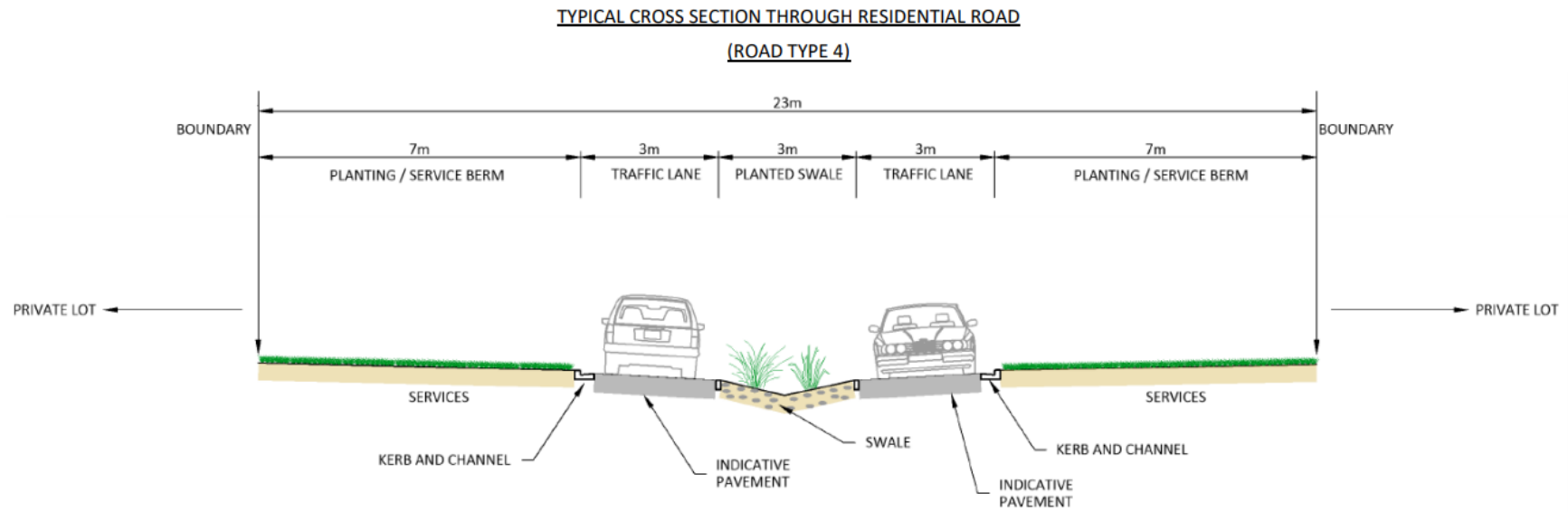


Figure OHI-15 Ohinewai Structure Plan - Road cross sections – Local Roads (Residential Roads) Type 5

Operative

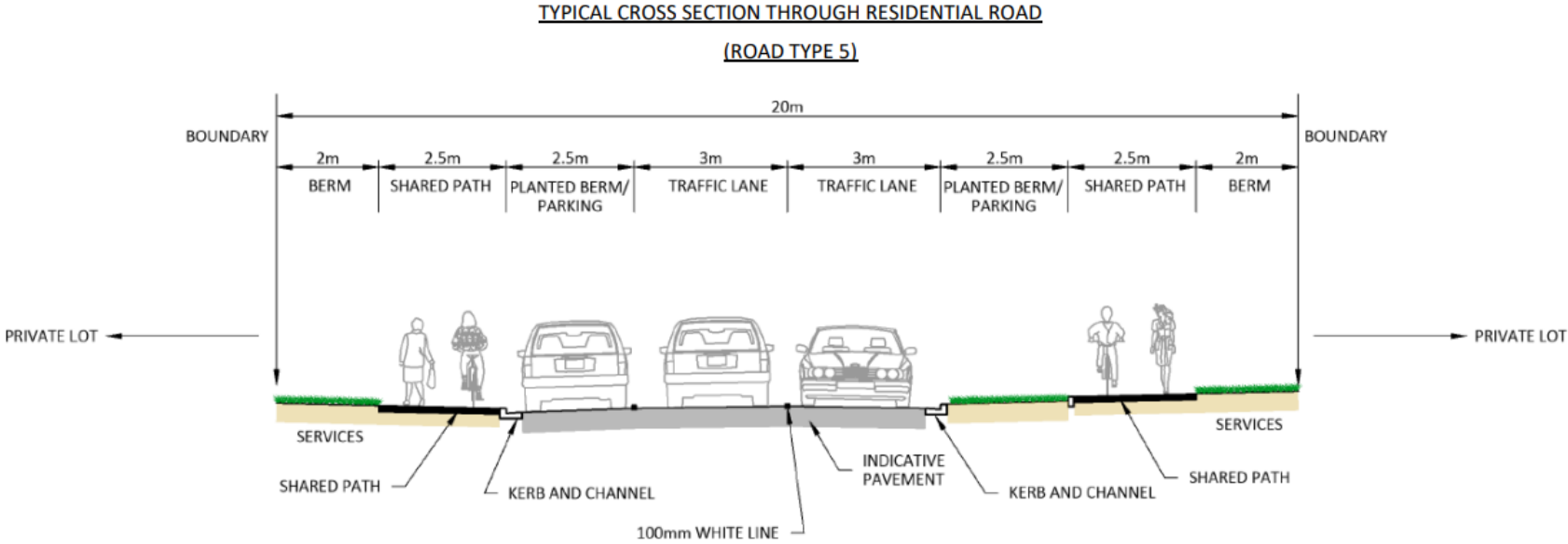


Figure OHI-16 Ohinewai Structure Plan - Road cross sections – Local Roads (Residential Roads) Type 6

Operative

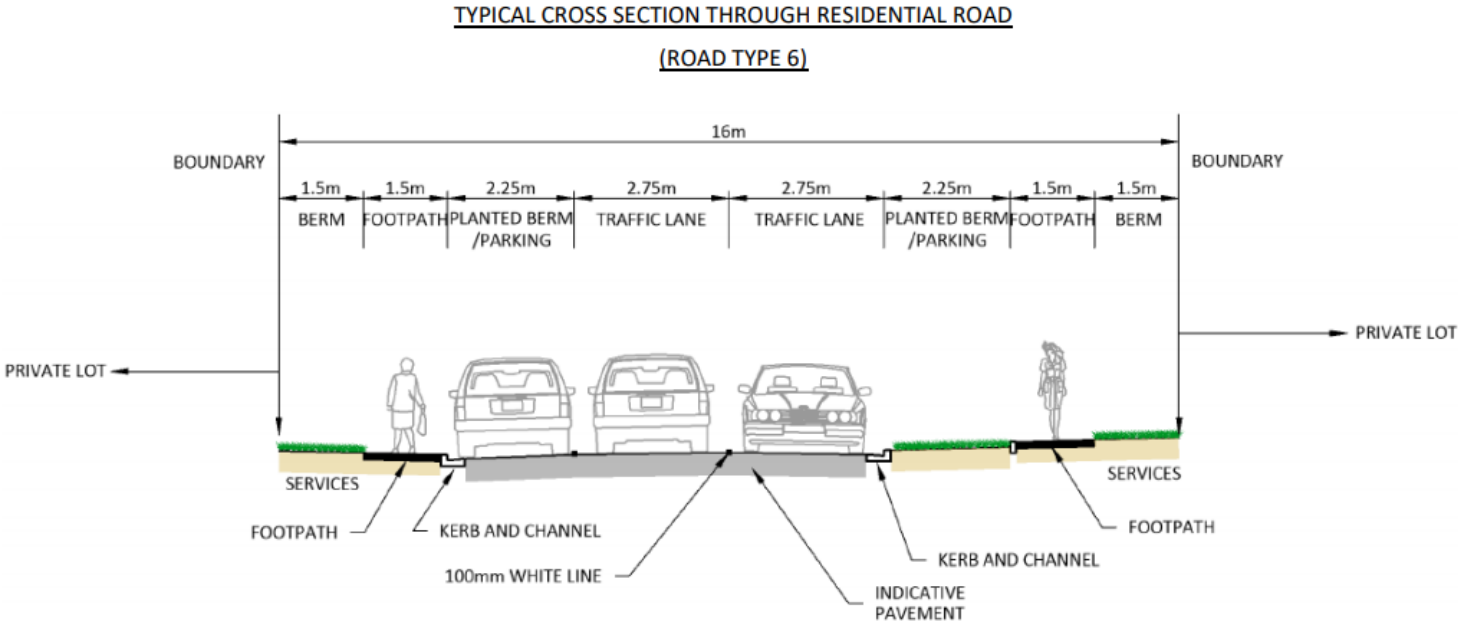


Figure OHI-17 Ohinewai Structure Plan - Typical Cross-section through Tahuna Road from Lumsden Road to Industrial/Residential Precinct boundary

Operative

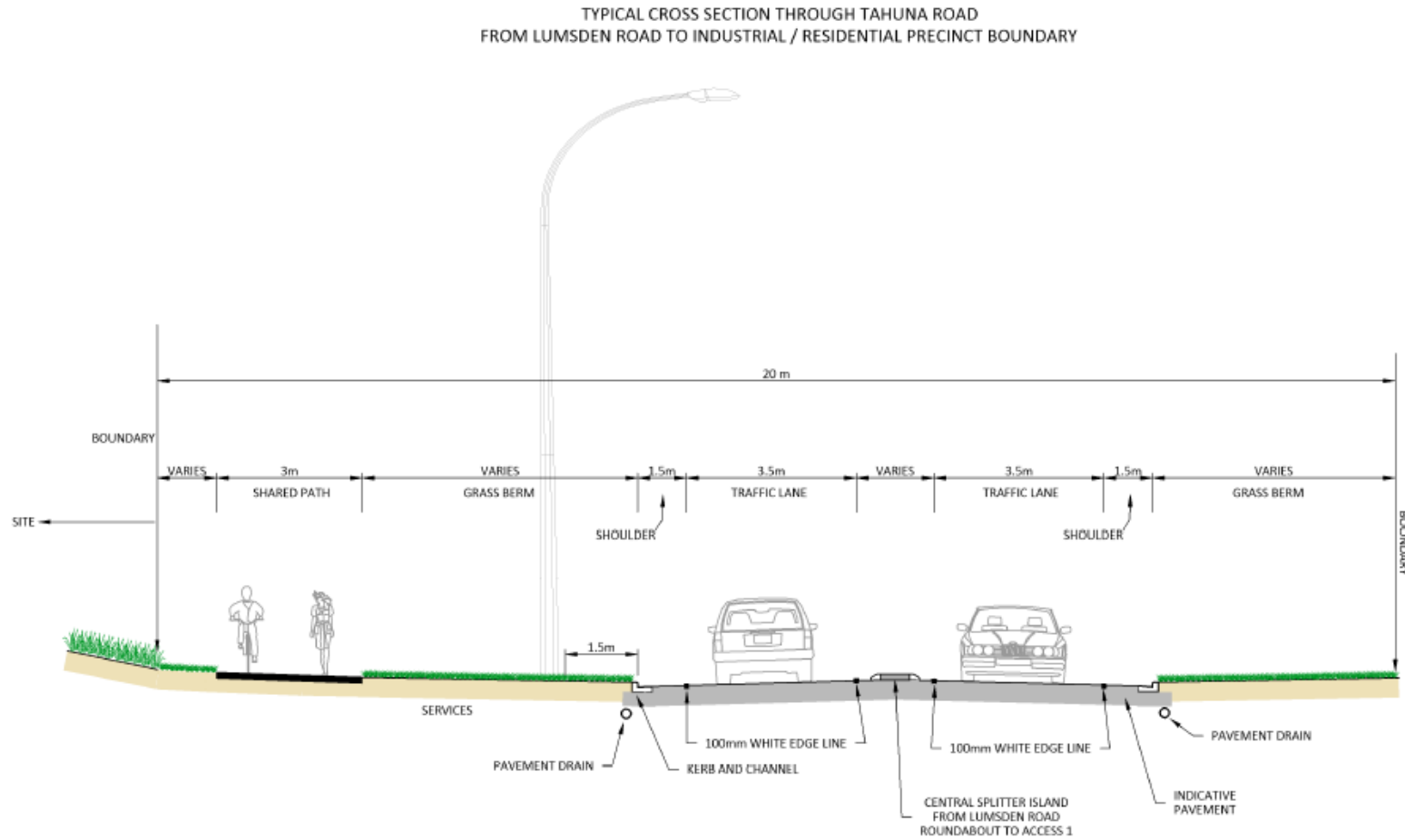


Figure OHI-18 Ohinewai Structure Plan - Typical Cross-section through Tahuna Road from Industrial/Residential Precinct boundary to Access 2

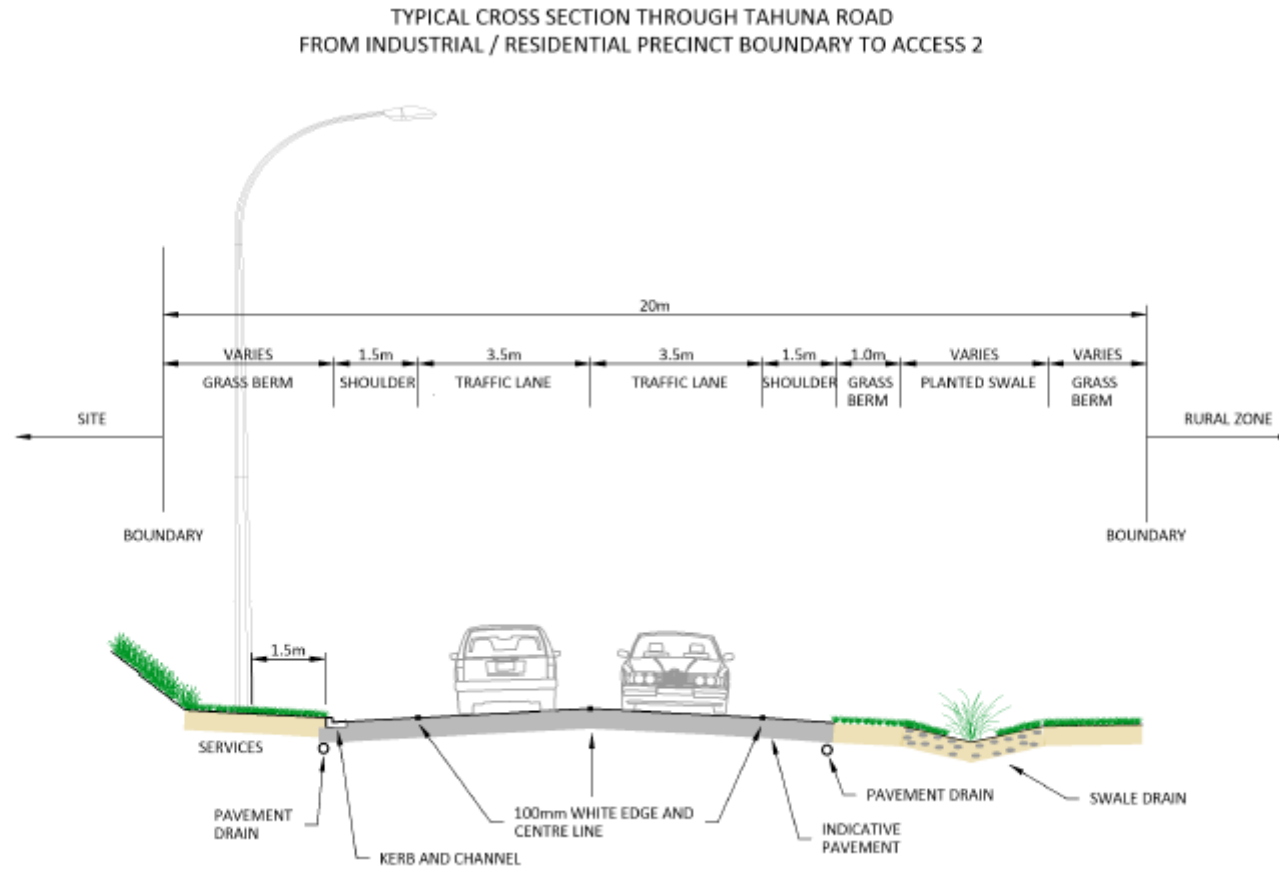
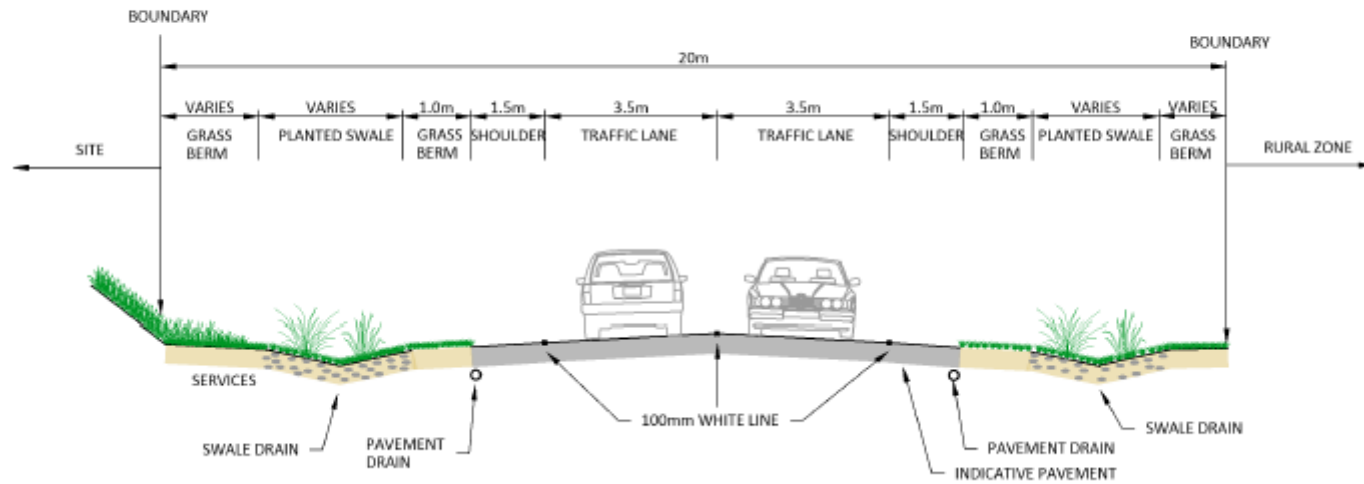


Figure OHI-19 Ohinewai Structure Plan - Typical Cross-section through Tahuna Road from Access 2 to eastern Structure Plan boundary.

TYPICAL CROSS SECTION THROUGH TAHUNA ROAD
FROM ACCESS 2 TO EASTERN STRUCTURE PLAN BOUNDARY



Operative

Figure OHI-20 Ohinewai Structure Plan - Typical Cross-section through Lumsden Road from Tahuna Road to Access A.

TYPICAL CROSS SECTION THROUGH LUMSDEN ROAD
FROM TAHUNA ROAD TO ACCESS A (FOAM FACTORY ACCESS)

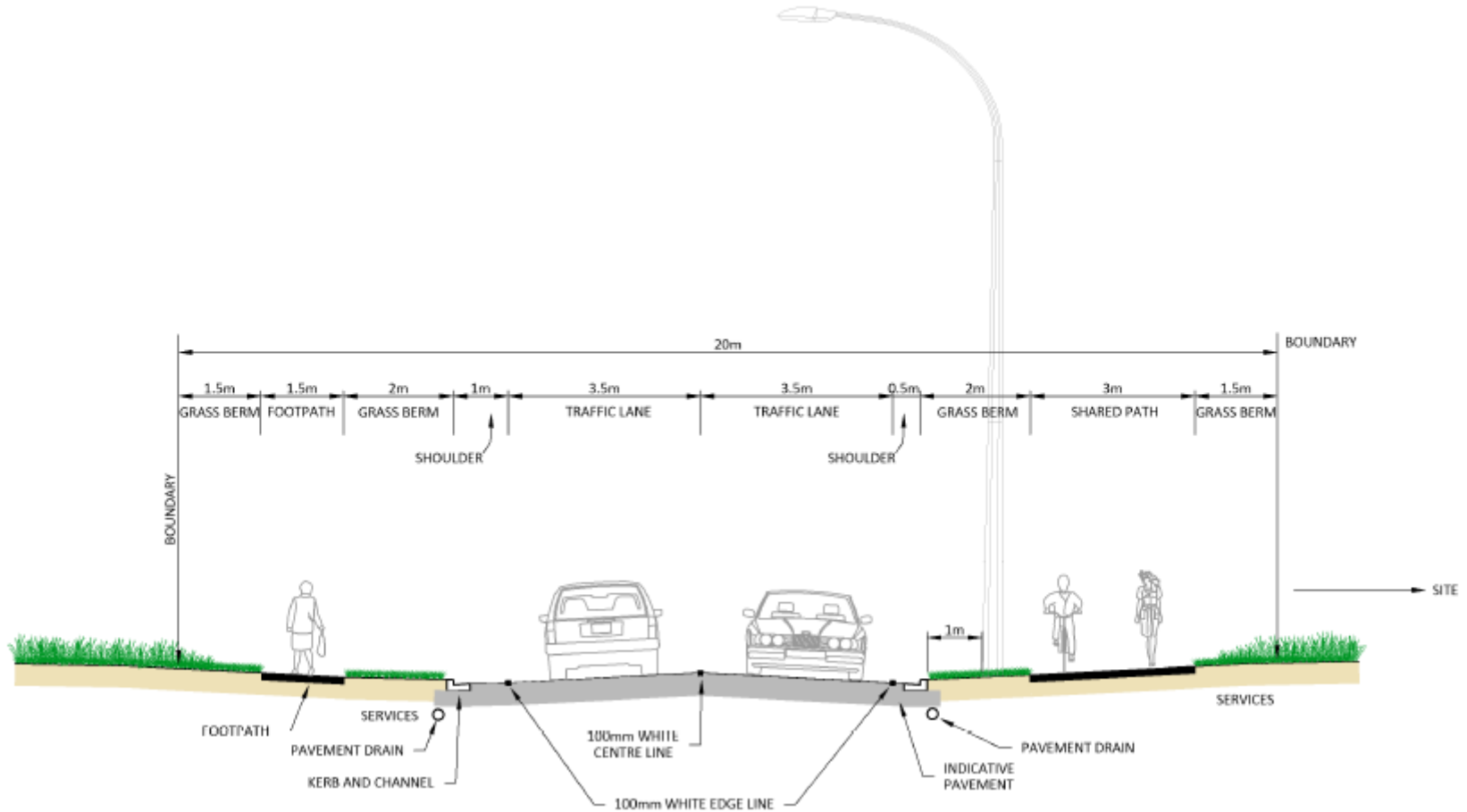


Figure OHI-21 Ohinewai Structure Plan - Typical Cross-section through Balemi Road from Lumsden Road to easternmost access of Industrial precinct.

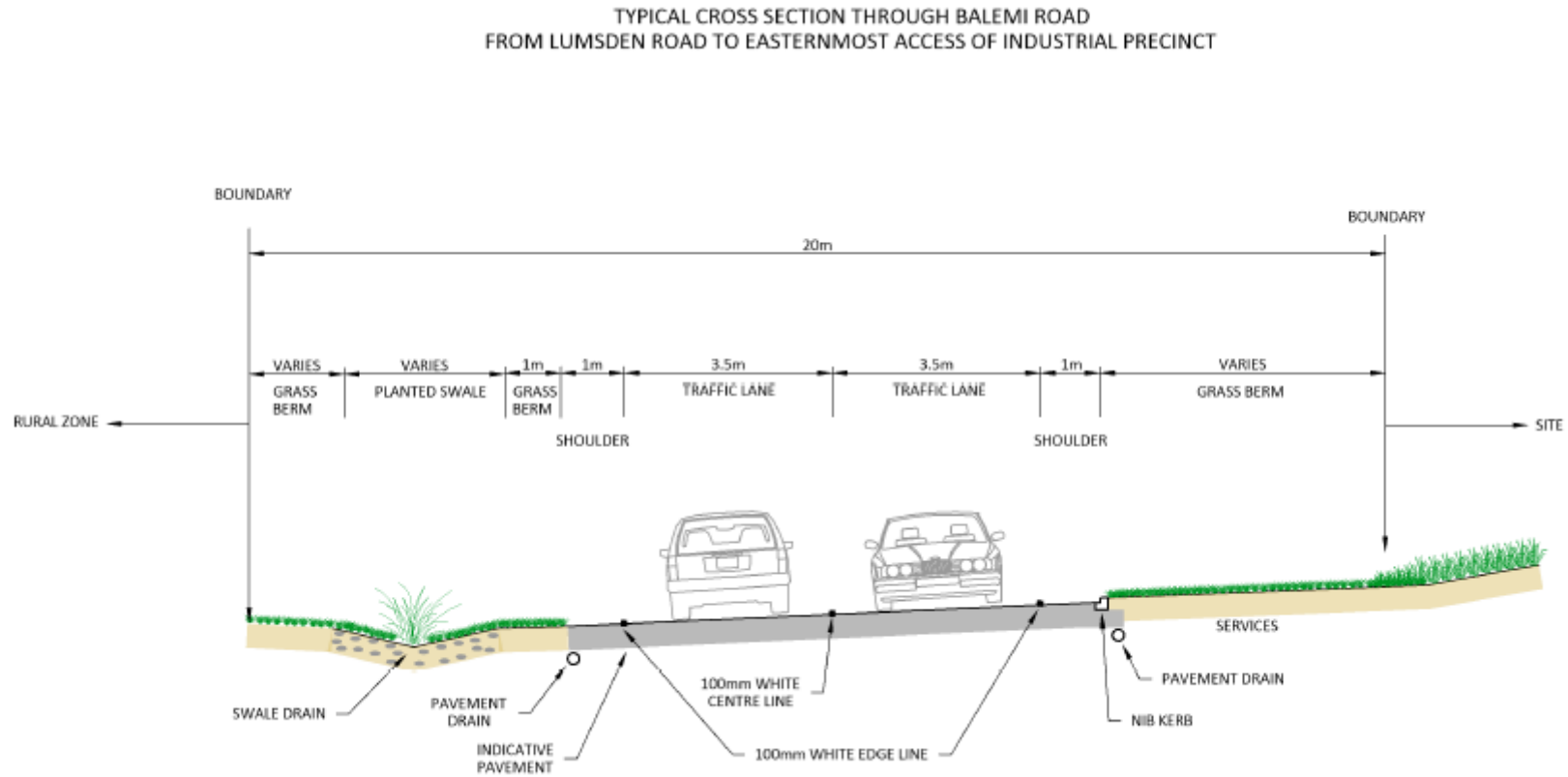
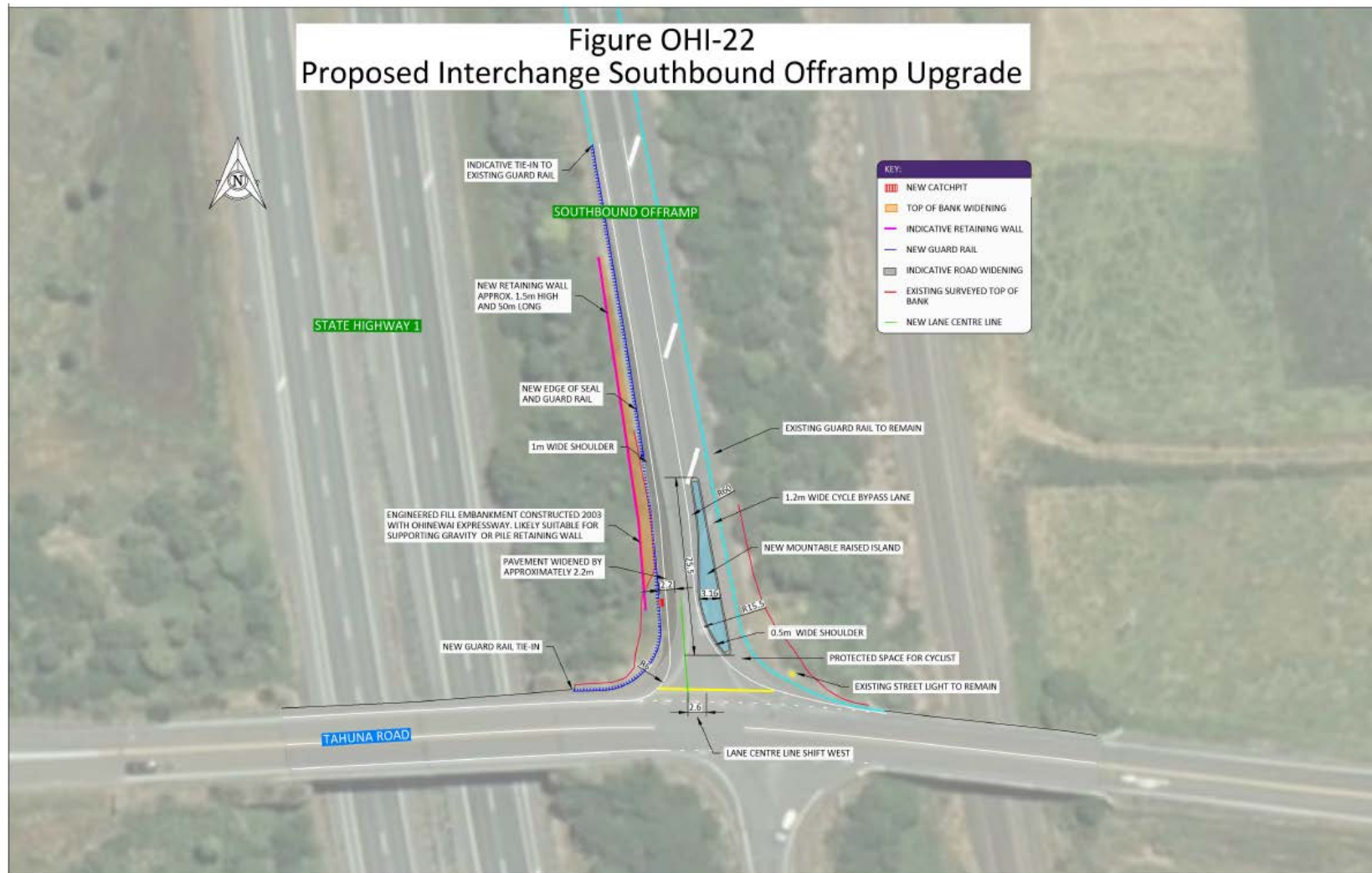


Figure OHI-22 Ohinewai Structure Plan – Proposed Ohinewai Interchange Southbound Offramp Upgrade.



OHI-CL – Ohinewai zone: contaminated land

Objectives

OHI-CL-OI Contaminated land.

- (1) The subdivision, use and development of contaminated land is managed to protect human health and the environment.

Policies

OHI-CL-PI Managing the use of contaminated land.

- (1) Contaminated land is managed or remediated to ensure that contaminants are at a level acceptable for the proposed land use.
- (2) Disposal of contaminated soil must be carried out in a manner that avoids further adverse effects on human health or on the environment.
- (3) Use or development of contaminated land must not damage or destroy any contaminant containment works, unless comparable or better containment is provided, or monitoring demonstrates that the containment is no longer required.
- (4) Ensure that the use, subdivision and development of contaminated land management approaches include:
 - (a) Undertaking a site investigation of any land identified as actually or potentially contaminated, prior to any new subdivision or change of use of land, that could result in an increase in any adverse effects from the contamination of a piece of land;
 - (b) Remedial action plans;
 - (c) Site validation reports; or
 - (d) Site management plans as appropriate for identifying, monitoring and managing contaminated land.

OHI-HR – Ohinewai zone: hazards and risks

Hazardous substances are used in a wide range of activities within the Waikato District. These activities can include industrial operations, petrol stations, emergency services facilities, workshops, agricultural and horticultural activities, and some occupations that are carried out from home. While the use, storage and disposal of hazardous substances allows people to provide for their social and economic wellbeing and their health and safety, such activities also create potential for adverse effects on human health and property and the wider environment.

The use of hazardous substances in New Zealand is primarily managed by the Hazardous Substances and New Organisms Act 1996 (HSNO), the Health and Safety at Work Act 2015 (HSW) and relevant regulations. The purpose of the HSNO and HSW legislation is to 'protect the environment and the health and safety of people and communities by preventing or managing the adverse effects of hazardous substances and new organisms'. The HSNO Act is administered by the Ministry for the Environment and implemented by the Environmental Protection Authority. The HSNO Act provides the general framework for controlling hazardous substances during their entire life cycle. Requirements apply from manufacturing or importing a substance, through its use, to disposal. The HSW Act is administered by WorkSafe New Zealand.

The District Plan seeks to avoid duplication of other hazardous substances legislation and regulations. The provisions of this chapter are, therefore, designed to manage relevant effects of use, storage, or disposal of hazardous substances, where those effects are not appropriately controlled by existing legislation and regulations.

Objectives

OHI-HR-O1 Hazardous substances.

- (1) To protect the community and natural environment from the adverse effects associated with the manufacture, use, storage or transportation of hazardous substances.

OHI-HR-O2 Hazardous substances.

- (1) To enable activities to utilise hazardous substances where necessary for their operations, in appropriate locations.

OHI-HR-O3 Health and Safety at Work Act 2015.

- (1) To avoid any unnecessary duplication of regulation between the Hazardous Substances and New Organisms Act 1996, the Health and Safety at Work Act 2015 and relevant regulations, and the District Plan.

Policies

OHI-HR-PI Reverse sensitivity.

- (1) To ensure that activities are able to utilise hazardous substances in compliance with relevant regulation as necessary to their operation, without being compromised by 'reverse sensitivity' (that is, by residential or other sensitive activities moving closer and seeking higher amenity levels, including reduced risks from hazardous substances). Integrity of industrial land.

OHI-HR-P2 Risk.

- (1) Ensure that major hazard facilities are appropriately sited and managed in order to reduce risks to the environment and community.

OHI-HR-P3 Health and Safety at Work Act 2015.

- (1) To regulate the use, storage or transportation of hazardous substances, only where adequate levels of community and environmental protection is not already provided by the Hazardous Substances and New Organisms Act 1996 or other legislation and regulation.

Rules

Land use – activities

OHI-HR-R1	The storage, handling or use of hazardous substances	
(1) Activity status: PER	(2) Activity status where compliance not achieved: n/a	
Activity-specific conditions:		
(a) Except where OHI-HR-R2 or OHI-HR-R3 applies.		

OHI-HR-R2	The storage, handling or use of hazardous substances in a Major Hazard Facility in PREC2 – Ohinewai business precinct or PREC3 – Ohinewai industrial precinct	
(1) Activity status: DIS	(2) Activity status where compliance not achieved: n/a	
Council’s assessment under this rule may include, but is not limited to a risk assessment, that addresses:		
(a) The probability and potential consequences of an accident leading to the release or loss of control of hazardous substances. This assessment should focus on the ability of the design and management of the site to avoid accidents, such as spill containment measures, fire safety and fire water management, emergency management, site drainage and off-site infrastructure (e.g. stormwater drainage system, sewer type and capacity) and the disposal of waste containing hazardous substances;		
(b) Potential risks and effects on people and neighbouring activities, with an emphasis on sensitive activities such as residential activities, educational facilities and community facilities;		
(c) Potential risks and effects on natural ecosystems and the life supporting capacity of land and water, waterbodies and sources of potable water;		
(d) Potential risks and effects on sites of significance to tangata whenua.		

Operative

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Operative

<p>(e) The potential for natural hazards to impact on the operation of the hazardous facility;</p> <p>(f) The potential for cumulative adverse effects of hazardous substances; and</p> <p>(g) The extent to which alternative sites have been considered, and the reasons for selecting the site under consideration.</p>	
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OHI-HR-R3	Major hazard facility in PRECI – Ohinewai residential precinct
(I) Activity status: NC	

PREC I – Ohinewai medium density residential precinct

OHI – Ohinewai zone has three precincts which sit within it. PREC I – Ohinewai medium density residential precinct comprises the residential development located on the southern side of the development nearest Tahuna Road. The residential area is identified on the structure plan, and is intended to deliver a variety of housing, price points and choices in a medium density development form, enabling those who work at Ohinewai to live there. The development form will include standalone residential units, duplexes, terrace houses and apartment buildings.

Objectives

PREC I-O1 Residential development and design.

- (I) Residential development uses the land efficiently, supports the establishment of a well-designed community and forms part of a well-functioning urban environment.
- (I) PREC I-O2 Housing Typology. The Ohinewai medium density residential precinct provides:
 - (a) a variety of housing typologies, including standalone residential units, apartments, terrace housing and duplexes;
 - (b) housing at a range of price points that meet the needs of different households, enabling those working at Ohinewai to live there.

PREC I-O3 Residential amenity.

- (I) Quality on-site residential amenity for residents.

PREC I-O4 Residential activities.

- (I) Residential activities are the dominant activity in the Ohinewai medium density residential precinct.

Policies

PREC I-P1 Density.

- (I) Achieve a minimum net density of 30 residential units per hectare (excluding roads and open space).

PREC I-P2 Housing development and layout.

- (I) The Ohinewai medium density residential precinct achieves a compact, safe, high quality urban environment through:
 - (a) Providing a range of housing typologies, at medium density and at a range of price points, enabling those working in Ohinewai to live there;
 - (b) Lot orientation, high quality streetscapes, a high level of connectivity and a well-connected and landscaped green network;
 - (c) Locating medium density residential with access to public transport and networks that enable alternative modes of transport;

- (d) Integrating with adjacent residential development, neighbourhood centre and public open space;
- (e) Development responding to the characteristics of the site, including topography and natural features;
- (f) Development providing an accessible, safe and integrated transport network, including for active modes, with connections to the public open space network, across the Waikato Expressway, and to Huntly;
- (g) Managing the design and appearance of multi-unit residential development; and
- (h) Promoting the safe movement of pedestrians and vehicles within sites.

PREC I-P3 Bulk and location of buildings.

- (1) Ensure larger setbacks from Tahuna Road and the GRUZ – General Rural zone to mitigate visual and amenity effects on surrounding properties.
- (2) Ensure building height is complementary to the low rise character.
- (3) Ensure a proportion of each site is maintained in permeable surfaces to provide sufficient capacity to enable disposal of stormwater.
- (4) Manage the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.
- (5) Provide high quality usable and accessible individual and/or communal outdoor living spaces that maximise light access, functionality and privacy.

PREC I-P4 Amenity.

- (1) Maintain adequate daylight, and enable opportunities for passive solar gain.
- (2) Require outdoor living spaces to be accessible and usable.

PREC I-P5 Noise.

- (1) The adverse effects of noise on residential amenity are minimised by:
 - (a) Ensuring that the maximum sound levels are compatible with the surrounding residential environment;
 - (b) Limiting the timing and duration of noise-generating activities, including construction and demolition activities;
 - (c) Maintaining appropriate setback distances between high noise environments and sensitive land uses;
 - (d) Managing the location of sensitive land uses, particularly in relation to lawfully-established high noise generating activities; and
 - (e) Requiring acoustic insulation where sensitive activities are located within high noise environments.

PREC1-P6 Artificial outdoor lighting.

- (1) Provide for artificial outdoor lighting to enable night time work, recreation activities, outdoor living, transport and security.
- (2) Manage the adverse effects of glare and lighting to adjacent sites.
- (3) Ensure artificial outdoor lighting is installed and operated so that light spill does not compromise the safe operation of the transport network.

PREC1-P7 Objectionable odour.

- (1) Ensure that the effects of objectionable odour do not detract from the amenity of other sites.
- (2) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that generate objectionable odour.

PREC1-P8 Signage.

- (1) Provide for the establishment of signs where they are directly associated with the activity carried out on the site on which they are located.
- (2) Recognise that public information signs provide a benefit to community well-being and support infrastructure and commercial and community activities.
- (3) Provide for signage that is compatible with the character and sensitivity of the residential environment.

PREC1-P9 Managing the adverse effects of signs.

- (1) The location, colour, content, and appearance of signs directed at or visible to road users is controlled to ensure signs do not adversely affect the safety of road users.
- (2) Discourage signs that generate adverse effects from illumination, light spill, flashing, moving or reflection.

PREC1-PI0 Maintain residential purpose.

- (1) Restrict the establishment of commercial or industrial activities, unless the activity has a strategic or operational need to locate within the Ohinewai medium density residential precinct and the effects of such activities on the character and amenity of the precinct are avoided, remedied or mitigated and have no more than a minor impact on the residential capacity.
- (2) Non-residential activities must be in keeping with the scale and intensity of development anticipated by the Ohinewai medium density residential precinct and contribute to the amenity of the neighbourhood.
- (3) Enable non-residential activities that provide for the health, safety and well-being of the community and that service or support an identified local need.

PREC1-PI1 Home occupations.

- (1) Provide for home occupations to allow flexibility for people to work from their homes.

- (2) Manage the adverse effects on residential amenity through limiting home occupations to a scale that is compatible with the level of amenity anticipated in the residential environment.

PREC1-P12 Temporary events.

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

Rules

The rules that apply to activities, including subdivision, in the PRECI – Ohinewai medium density residential precinct are contained in PRECI. The provisions in OHI-EIT – Ohinewai zone: energy, infrastructure, and transport, OHI-HR – Ohinewai zone: hazards and risks, OHI-CL – Ohinewai zone: contaminated land and OHI-NH – Ohinewai zone: natural hazards and climate change will also apply.

Land use – activities

The following activities are permitted activities if they meet all the land use – effects, land use – building standards and activity specific conditions.

PRECI-R1	Construction, alteration, additions, or demolition of buildings or structures.	
(1) Activity status: PER	(2) Activity status where compliance not achieved: n/a	
Activity-specific conditions:		
Nil		

PRECI-R2	Construction of a new residential unit (other than a multi-unit development of three or more units).	
(1) Activity status: PER	(2) Activity status where compliance not achieved: NC	
Activity-specific conditions:		
(a) The residential development is connected to public wastewater and water reticulation; and		
(b) The relevant infrastructure upgrades in Table OHI-1 and OHI-2 are constructed and operational in accordance with those tables.		

PRECI-R3	Residential activity, unless specified below.	
(1) Activity status: PER	(2) Activity status where compliance not achieved: n/a	
Activity-specific conditions:		
Nil.		

PRECI-R4	Home occupation	
(1) Activity status: PER	(2) Activity status where compliance not achieved: DIS	
Activity-specific conditions:		
(a) It is wholly contained within a building;		
(b) The storage of materials or machinery associated with the home occupation are either wholly contained within a building or are screened so as not to be visible from a public road or neighbouring residential property;		
(c) No more than 2 people who are not permanent residents of the site are employed at any one time;		

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Operative

<p>(d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day;</p> <p>(e) Machinery may only be operated between 7:30am and 9pm on any day.</p>	
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PREC1-R5 Temporary event	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) The event occurs no more than 3 times per consecutive 12-month period;</p> <p>(b) The duration of each temporary event is less than 72 hours;</p> <p>(c) It may operate between 7.30am and 8:30pm Monday to Sunday;</p> <p>(d) Temporary structures are:</p> <p style="margin-left: 20px;">(i) erected no more than 2 days before the temporary event occurs;</p> <p style="margin-left: 20px;">(ii) removed no more than 3 days after the end of the event;</p> <p>(e) The site is returned to its previous condition no more than 3 days after the end of the temporary event;</p> <p>(f) There is no direct site access from a national route or regional arterial road.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC1-R6 Community activity	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) The site development is connected to public wastewater and water reticulation; and</p> <p>(b) The relevant infrastructure upgrades in Table OHI-1 and OHI-2 are constructed and operational in accordance with those tables.</p>	<p>(2) Activity status where compliance not achieved: NC</p>

PREC1-R7 Home stay	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) No more than 4 temporary residents;</p> <p>(b) No more than two people who are not permanent residents of the site are employed at any one time.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC1-R8	Childcare
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) For up to 4 children that are not permanent residents of the household unit.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC1-R9	Gardening; cultivation; or disturbance of land for the installation of fence posts
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

PREC1-R10	A Multi-Unit development of three or more units
<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions:</p> <p>(a) The Multi-Unit development is connected to public wastewater and water reticulation;</p> <p>(b) The relevant infrastructure upgrades in Tables OHI-1 and OHI-2 are constructed and operational in accordance with those tables;</p> <p>(c) Development is in general accordance with Figure OHI-1 Ohinewai Structure Plan; and</p> <p>(d) All applications must include a Landscape Concept Plan (refer OHI-INFO2 for the matters to be included in a Landscape Concept Plan).</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(e) Density of the development;</p> <p>(f) The relationship of the development to and engagement with adjoining streets and public open spaces;</p> <p>(g) The visual quality and interest created through design such as the separation of buildings, variety in built form and architectural detailing, glazing, materials and colour, including when viewed from any public space;</p> <p>(h) The incorporation of energy efficiency measures such as passive solar principles;</p> <p>(i) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, outdoor living space orientation, site design and layout, including proposed unit boundaries</p>	<p>(2) Activity status where compliance is not achieved with PREC1-R10(1)(a) or (b): NC</p> <p>(3) Activity status where compliance is not achieved with PREC1-R10(1)(c) or (d): DIS</p>

<p>which identify space around each unit and any common areas;</p> <ul style="list-style-type: none"> (j) Staging needed to ensure that development is carried out in a coordinated and timely manner; (k) Avoidance or mitigation of natural hazards, including flooding effects and fire risk (refer to OHI-NH); (l) Geotechnical suitability for building, including liquefaction risk (refer to OHI-NH) and settlement risks and adequacy of any ground improvements; (m) Provision of infrastructure to individual units; (n) Provision of trunk infrastructure; (o) On-site manoeuvring of vehicles; (p) Safety and efficiency of the transport network; (q) When viewed from any public space, buildings create visual interest through articulation, roof form, openings and variation; (r) Garage doors do not dominate the road elevation, so they are generally set back further than the front face of the building; (s) Fences and walls along any road or public open space boundary are avoided or limited in height; (t) Provision of a transition in height and scale between new development and any neighbouring buildings; (u) Soft landscaping is concentrated along public open space boundaries, with species selected to maintain views between residential units and public open space; (v) Buildings are oriented and located to define external spaces that allow adequate daylight to residential units and sunlight to main living rooms and private outdoor spaces; (w) Buildings are positioned to minimise overshadowing or visual domination of adjoining private outdoor spaces; (x) Direct views from the windows of one residential unit into the windows of another are minimised; 	
<ul style="list-style-type: none"> (y) Proximity of garages and parking areas to the residential unit they serve; and (z) Provision of adequate waste and recycling bin storage including the management of 	

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<p>amenity effects on streets and public open spaces.</p> <p>(aa) For Landscape Concept Plans;</p> <p>(i) Quantity, distribution and spacing of landscape planting and extent to which it will mitigate landscape, visual and amenity effects;</p> <p>(ii) Extent of consistency with any Ecological Rehabilitation and Management Plan;</p> <p>(iii) Adequacy of maintenance plans;</p> <p>(iv) Extent of provision for public access and nature of legal instruments to secure access;</p> <p>(v) Extent of recognition of cultural values;</p> <p>(vi) The extent to which fencing and landscaping proposals will create an attractive and open interface with Tahuna Road.</p>	
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PREC1-R11	Neighbourhood park	
<p>(1) Activity status: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(a) The extent of consistency with the Ohinewai structure plan.</p>		<p>(2) Activity status where compliance not achieved: n/a</p>

PREC1-R12	A new retirement village or alterations to an existing retirement village.	
(1) Activity status: DIS		

PREC1-R13	A corner shop and café of not more than 400m ² gross leasable floor area each, provided the total gross leasable floor area of commercial activities (including the corner shop and café) in the Ohinewai structure plan area does not exceed the maximum permitted gross leasable floor area in Rule PREC2-R4.	
(1) Activity status: DIS		

PREC1-R14	Any activity that is not listed as Permitted, Restricted Discretionary or Non-complying.	
(1) Activity status: DIS		

Standards

Land use – effects standards

PREC1-S1	Noise – general
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Farming noise, and noise generated by emergency generators and emergency sirens.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

PREC1-S2	Noise – general
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Noise measured within any other site in the PRECI – Ohinewai medium density residential precinct must not exceed:</p> <p>(i) 50dB $L_{Aeq(15min)}$, 7am to 7pm, every day;</p> <p>(ii) 45dB $L_{Aeq(15min)}$, 7pm to 10pm, every day; and</p> <p>(iii) 40dB $L_{Aeq(15min)}$, 10pm to 7am the following day.</p> <p>(iv) 65dB L_{Amax}, 10pm to 7am the following day.</p> <p>(b) Noise levels shall be measured in accordance with the requirements of NZS 6801:2008 “Acoustics-Measurement of Environmental Sound”; and</p> <p>(c) Noise levels shall be assessed in accordance with the requirements of NZS 6802:2008 “Acoustic-Environmental noise”.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC1-S3	Noise – general
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any habitable rooms in residential units in Stages 8 and 9 on the Figure OHI-3 Staging Plan that have a property boundary adjoining the Wetland Park, and which have an acoustic line of sight (ie. visible were it not for vegetation) to the boundary of the Lake Rotokawau Reserve, shall be provided with a means of maintaining an appropriate level of fresh air and thermal comfort while the windows are closed, as certified by a</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

suitably qualified building services engineer.	
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PREC1-S4 Noise – construction	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Construction noise must not exceed the limits in 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’. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Hours and days of construction; (c) Noise levels; (d) Timing and duration; and (e) Methods of construction.

PREC1-S5 Glare and artificial light spill	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and vertically within any other site. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Light spill levels on other sites; (c) Road safety; (d) Duration and frequency; (e) Location and orientation of the light source; (f) Mitigation measures; and (g) The effects of light spill on native bats.

PREC1-S6 Earthworks - general	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Earthworks (excluding the use of cleanfill material or controlled fill material) within a site must meet all of the following conditions: <ul style="list-style-type: none"> (i) Be located more than 5 m horizontally from any infrastructure including a waterway, open drain or overland flow path; (ii) Not exceed a volume of 250m³ and an area of not more than 1,000m² over any consecutive- 12-month period; (iii) The total depth of any excavation or filling does not exceed 1.5m above or below ground level; (iv) The slope of the resulting cut, filled areas or fill batter face in stable 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) An Ecological Rehabilitation and Management Plan must be provided with the application (refer OHI-INFO1 for the matters to be included in an Ecological Rehabilitation and Management Plan). <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Amenity values and landscape effects; (c) Volume, extent and depth of earthworks; (d) Nature of fill material; (e) Contamination of fill material; (f) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat; (g) Compaction of the fill material;

<p>ground, does not exceed a maximum of 1:2 (1 vertical to 2 horizontal);</p> <p>(v) Earthworks are set back at least 1.5m from all boundaries;</p> <p>(vi) Areas exposed by earthworks are stabilised to avoid runoff within one month and re-vegetated to achieve 80% ground cover within 6 months of the cessation of the earthworks;</p> <p>(vii) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls; and</p> <p>(viii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths.</p>	<p>(h) Volume and depth of fill material;</p> <p>(i) Geotechnical stability, including liquefaction and settlement risks and adequacy of any ground improvements;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) The protection of areas of significant habitat and the nature and extent of ecological mitigation measures and any residual ecological effects, including the implementation of the management and restoration plans and programmes required by this rule;</p> <p>(m) Effects on indigenous biological diversity;</p> <p>(n) Extent of proposed ecological restoration;</p> <p>(o) Adequacy of ongoing management and monitoring of ecological outcomes;</p> <p>(p) Adequacy of predator control programme and consistency with the Regional Pest Management Plan prepared under the Biosecurity Act 1993;</p> <p>(q) The extent to which the outcomes of tangata whenua engagement are addressed; and</p> <p>(r) The extent to which any post-earthworks mitigation measures are required and the methods for implementing them.</p>
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PREC1-S7 Earthworks - general	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks for the purpose of creating a building platform and accessway for residential purposes within a site, including the use of imported cleanfill or fill material must meet the following condition:</p> <p>(i) Be carried out in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Where:</p> <p>(a) An Ecological Rehabilitation and Management Plan must be provided with the application (refer OHI-INFO 1 for the matters to be included in an Ecological Rehabilitation and Management Plan).</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Amenity values and landscape effects;</p> <p>(c) Volume, extent and depth of earthworks;</p> <p>(d) Nature of fill material;</p> <p>(e) Contamination of fill material;</p> <p>(f) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p>

	<ul style="list-style-type: none"> (g) Compaction of the fill material; (h) Volume and depth of fill material; (i) Geotechnical stability, including liquefaction and settlement risks and adequacy of any ground improvements; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; (l) The protection of areas of significant habitat and the nature and extent of ecological mitigation measures and any residual ecological effects, including the implementation of the management and restoration plans and programmes required by this rule; (m) Effects on indigenous biological diversity; (n) Extent of proposed ecological restoration; (o) Adequacy of ongoing management and monitoring of ecological outcomes; (p) Adequacy of predator control programme and consistency with the Regional Pest Management Plan prepared under the Biosecurity Act 1993; (q) The extent to which the outcomes of tangata whenua engagement are addressed; and (r) The extent to which any post-earthworks mitigation measures are required and the methods for implementing them.
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<p>PREC1-S8 Earthworks - general</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Earthworks for purposes other than creating a building platform and accessway for residential purposes within a site, using imported fill material must meet all of the following conditions: <ul style="list-style-type: none"> (i) Not exceed a total volume of 20m³; (ii) Not exceed a depth of 1m; (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 at least 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 	<p>(2) Activity status where compliance not achieved: RDIS Where:</p> <ul style="list-style-type: none"> (a) An Ecological Rehabilitation and Management Plan must be provided with the application (refer OHI-INFO1 for the matters to be included in an Ecological Rehabilitation and Management Plan). <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Amenity values and landscape effects; (c) Volume, extent and depth of earthworks; (d) Nature of fill material; (e) Contamination of fill material; (f) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat; (g) Compaction of the fill material; (h) Volume and depth of fill material;

<p>implementation and maintenance of erosion and sediment controls; and</p> <p>(vii) Do not divert or change the nature of natural water flows, water bodies or established drainage paths.</p>	<ul style="list-style-type: none"> (i) Geotechnical stability, including liquefaction and settlement risks and adequacy of any ground improvements; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; (l) The protection of areas of significant habitat and the nature and extent of ecological mitigation measures and any residual ecological effects, including the implementation of the management and restoration plans and programmes required by this rule; (m) Effects on indigenous biological diversity; (n) Extent of proposed ecological restoration; (o) Adequacy of ongoing management and monitoring of ecological outcomes; (p) Adequacy of predator control programme and consistency with the Regional Pest Management Plan prepared under the Biosecurity Act 1993; (q) The extent to which the outcomes of tangata whenua engagement are addressed; and (r) The extent to which any post-earthworks mitigation measures are required and the methods for implementing them.
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PREC1-S9	Earthworks involving the importation of controlled fill material to a site not otherwise PER or RDIS in accordance with PRECI-S7 or S8.
(1) Activity status: NC	

PREC1-S10	Signs – general	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A public information sign erected by a government agency. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Amenity values; (b) Character of the locality; (c) Effects on traffic safety; (d) Glare and artificial light spill; (e) Content, colour and location of the sign; and (f) Effects on notable architectural features of a building. 	

PREC1-S11 Signs – general	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A sign must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) It is the only sign on the site; (ii) The sign is wholly contained within the site; (iii) The sign does not exceed 0.25m²; (iv) The sign height does not exceed 2m in height above the ground; (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 relates to: <ul style="list-style-type: none"> (1) goods or services available on the site; or (2) a property name sign. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Amenity values; (b) Character of the locality; (c) Effects on traffic safety; (d) Glare and artificial light spill; (e) Content, colour and location of the sign; and (f) Effects on notable architectural features of a building.

PREC1-S12 Signs – general	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A real estate 'for sale' or 'for lease' sign relating to the site on which it is located must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) There is no more than 1 sign per agency; (ii) The sign is not illuminated; (iii) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Amenity values; (b) Character of the locality; (c) Effects on traffic safety; (d) Glare and artificial light spill; (e) Content, colour and location of the sign; and (f) Effects on notable architectural features of a building.

PREC1-S13 Signs – effects on traffic	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any sign directed at land transport users must:</p> <ul style="list-style-type: none"> (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 or at a level crossing; 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Amenity; (b) Character of the locality; (c) Effects on traffic safety; (d) Glare and artificial light spill; (e) Content, colour and location of the sign; and (f) Effects on notable architectural features of a building.

<ul style="list-style-type: none"> (iv) Contain no more than 40 characters and no more than 6 symbols or graphics; (v) Have lettering that is at least 150mm high; and (vi) Be at least 130m from a site entrance, where the sign directs traffic to the entrance. 	
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Land use – building standards

PREC1-S14	Residential units
(1) Activity status: PER Where: (a) One or two residential units within a site.	(2) Activity status where compliance not achieved: DIS

PREC1-S15	Height – building general
(1) Activity status: PER Where: (a) The maximum height of any building or structure must not exceed 8.5 m above ground level.	(2) Activity status where compliance not achieved: RDIS Council’s discretion shall be restricted to the following matters: <ul style="list-style-type: none"> (a) Extent of overshadowing and shading of adjoining sites, particularly internal and external living spaces; (b) Loss of privacy through overlooking adjoining sites; (c) Whether development on adjoining sites (such as separation by land used for vehicle access, the provision of screening) reduces the need to protect the adjoining site from overlooking; and (d) Design (such as high windows) and location of the building.

PREC1-S16	Fences or walls
(1) Activity status: PER Where: (g) Fences and walls between the applicable building setbacks under PREC1-S24 on a site and any road boundaries must comply with all of the following conditions: (i) Be no higher than 1.2m if solid; (ii) Be no higher than 1.8m if: (1) visually permeable for the full 1.8m height of the fence or wall; or (2) solid up to 1.2m and visually permeable between 1.2 and 1.8m; and	(2) Activity status where compliance not achieved: RDIS Council’s discretion shall be restricted to the following matters: <ul style="list-style-type: none"> (a) Building materials and design; (b) Effects on amenity; and (c) Public space visibility.

<p>(b) All fences and walls other than those in a front yard shall be no higher than 2m in height.</p> <p>(c) Retaining walls shall be a maximum of 1.5m in height. Where a fence or non-retaining wall is placed at the top of the retaining wall, the combined height must be less than 2m.</p>	
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PREC1-S17 Daylight admission	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Buildings or structures must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 4 m above ground level at every point of the site boundary.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on any other sites; (d) Privacy on any other sites; and (e) Effects on amenity values and residential character.

PREC1-S18 Building coverage	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The total building coverage must not exceed 50%.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Whether the balance of open space and buildings will maintain the character and amenity values anticipated for the zone; (b) Visual dominance of the street resulting from building scale; and (c) Management of stormwater flooding, nuisance or damage to within the site.

PREC1-S19 Impervious surfaces	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The impervious surfaces of a site must not exceed 70%.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Site design, layout and amenity; and (b) The risk of flooding, nuisance or damage to the site or other buildings and site.

PREC1-S20 Outdoor Living space	
<p>(1) Activity status: PER</p> <p>Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p>

<p>(a) An outdoor living space must be provided for each residential unit that meets all of the following conditions:</p> <ul style="list-style-type: none"> (i) It is for the exclusive use of the occupants of the residential unit; (ii) It is readily accessible from a living area of the residential unit; (iii) When located on the ground floor, it has a minimum area of 40 m² 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 10 m² and a minimum dimension of 2m in any direction. 	<ul style="list-style-type: none"> (a) The extent to which the space is useable and contributes to the feeling of spaciousness; (b) Access to sunlight; (c) Privacy of adjoining residential sites; (d) Accessibility to and convenience of the space for occupiers; and (e) Whether the size and quality of communal outdoor living space in the development, or other public open space, compensates for any reduction in the private space.
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PREC1-S21 Service court	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A service court must be provided for each residential unit and minor residential unit, either as two separate areas or one combined area, each with all the following dimensions: <ul style="list-style-type: none"> (i) Storage of waste and recycling bins- minimum area of 3m² and minimum dimension of 1.5m. (ii) Washing line- minimum area of 5m² and minimum dimension of 1.5m. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The convenience and accessibility of the spaces for building occupiers; (b) The adequacy of the space to meet the expected requirements of building occupiers; and (c) Adverse effects of the location of the space on visual amenity from the street or adjoining sites.

PREC1-S22 Building setbacks – all boundaries	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) The finished external walls (excluding eaves) of a building, or a structure must be set back a minimum of: <ul style="list-style-type: none"> (i) 3m from the road boundary, except for Tahuna Rd; (ii) 15m from the road boundary of Tahuna Rd; (iii) 1.5m from every boundary other than a road boundary; (iv) 1.5m from every vehicle access to another site; and (v) 15m from the boundary of the GRUZ- General Rural zone. (b) PREC1-S22(1)(a) does not apply to: 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Road network safety and efficiency; (b) Reverse sensitivity effects; (c) Adverse effects on amenity; (d) Streetscape; (e) Potential to mitigate adverse effects; (f) Daylight admission to adjoining properties; and (g) Effects on privacy at adjoining sites.

<ul style="list-style-type: none"> (i) A building or structure that is no more than 2m² in floor area and 2m in height; (ii) A building or structure that is no more than 10m² in floor area and 2m in height located in the side or rear setback; (iii) Fences and walls; or (iv) Signs. 	
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PREC I-S23 Building setbacks – all boundaries	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) The finished external wall (excluding eaves) of non-habitable building can be set back less than 1.5m from a boundary, where: <ul style="list-style-type: none"> (i) the total length of all buildings within 1.5m of the boundary does not exceed 6m; and (ii) the building does not have any windows or doors on the side of the building facing the boundary. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Road network safety and efficiency; (b) Reverse sensitivity effects; (c) Adverse effects on amenity; (d) Streetscape; (e) Potential to mitigate adverse effects; (f) Daylight admission to adjoining properties; and (g) Effects on privacy at adjoining sites

PREC I-S24 Building setbacks for garages – all boundaries	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A garage must be set back behind the front façade of the residential unit and set back a minimum of 5m from the road where the residential unit and garage are on a site that has frontage to a road. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Road network safety and efficiency; (b) Reverse sensitivity effects; (c) Adverse effects on amenity; (d) Streetscape; (e) Potential to mitigate adverse effects; (f) Daylight admission to adjoining properties; and (g) Effects on privacy at adjoining sites

PREC I-S25 Infrastructure and site suitability	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) All residential units must include provision for on-lot Low Impact Design stormwater devices based on at least a two-step treatment train approach with the first step being included on the residential lot. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Extent of compliance with the Regional Infrastructure Technical Standards (RITS)

	<p>(b) Extent of compliance with any recommendations of a site-specific geotechnical assessment.</p> <p>(c) The likely effectiveness of the system to avoid flooding nuisance or damage to other buildings and sites.</p> <p>(d) The capacity of the stormwater systems and suitability of the treatment train to manage stormwater.</p>
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PREC I-S26 Minimum Floor Levels	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The minimum floor level for residential units, including attached garages, is 8.55m RL Moturiki Datum.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC I-S27 Width of garages	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The maximum width of a garage door is 50% of the front facade of a residential unit.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(a) Adverse effects on amenity.</p> <p>(b) Streetscape.</p>

Subdivision

Rules PRECI-R15 to PRECI-R17 are also subject to the following subdivision standards:

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- PRECI- S28 Building platform;
- PRECI- S29 Landscape concept; and
- PRECI- S30 Stormwater management.

PREC1-R15	Subdivision - general
<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) Subdivision must comply with all of the following conditions:</p> <p>(i) Proposed lots must have a minimum net site area of 300m², except that lots for duplexes must have a minimum net site area of 450m², except where the proposed lot is an access allotment or utility allotment or reserve to vest;</p> <p>(ii) All subdivision applications must demonstrate the average net density of lots approved to date under s223 of the RMA in PRECI (excluding any balance area yet to be developed), and the average net density of the lots in the subdivision application, and the number of residential units approved by way of resource consents or building consents in PRECI to date, to confirm that the minimum net density of 30 residential units per ha will be able to be achieved.</p> <p>(iii) Proposed lots must be able to connect to public-reticulated water supply and wastewater;</p> <p>(iv) Subdivision must be in general accordance with the Ohinewai Structure Plan.</p> <p>(v) Any subdivision of more than 3 lots must include an Ecological Rehabilitation and Management Plan if one has not already been prepared for the subject site (refer OHI-INFO1 for the matters to be included in an Ecological Rehabilitation and Management Plan).</p> <p>(vi) Subdivision must be staged in accordance with Figure OHI-3 Staging Plan.</p>	<p>(2) Activity status where compliance is not achieved with Rule PRECI-R15(1)(a), except for Rule PRECI-R15(1)(a)(iii) and (vii): DIS</p> <p>(3) Activity status for any subdivision that is not in accordance with the Figure OHI-3 Staging Plan: DIS</p> <p>(4) Activity status for any subdivision that is not in general accordance with the Ohinewai structure plan: DIS</p> <p>(5) Activity Status for any subdivision that does not comply with Table OHI-1 Infrastructure upgrades or Table OHI-2 Water, stormwater and wastewater: NC</p>

- (i) All subdivision applications must identify and provide infrastructure upgrades in accordance with Table OHI-1 Infrastructure upgrades and Table OHI-2 Water, stormwater and wastewater that are to be constructed or upgraded prior to s224c RMA approval of any lots in that stage.
- (ii) All subdivision applications must include a geotechnical report that demonstrates the ability of each lot to accommodate a building, and recommends any necessary ground improvement works and specific foundation design requirements.

Council's discretion shall be restricted to the following matters:

- (a) Subdivision layout, including a grid layout of roads and the number of rear lots;
- (b) Shape of lots and variation in lot sizes to achieve a variety of housing typologies and housing at a range of price points;
- (c) Effects on the safety and efficiency of the transport network (refer to the ITA information requirements in OHI-EIT INFO1 and OHI-EIT INFO2) as set out in any ITA(s) prepared;
- (d) Ability of lots to accommodate a practical building platform including geotechnical stability for building;
- (e) Likely location of future buildings and their potential effects on the environment;
- (f) Avoidance and/or mitigation of natural hazards including liquefaction risk, flooding effects and fire risk (refer to OHI-NH);
- (g) Amenity values and streetscape landscaping;
- (h) Vehicle and pedestrian networks;
- (i) Consistency with the Ohinewai Structure Plan including the provision of the open space network;
- (j) Provision for new infrastructure and the operation, maintenance, upgrading and development of existing infrastructure, including water for supply for firefighting purposes;
- (k) Requirements for staging and timing of infrastructure improvements as set out in Table OHI-1 Infrastructure upgrades and Table OHI-2 Water, stormwater and wastewater;

<p>(l) The extent, staging and timing of any required transport upgrades, beyond those identified in OHI-Table I Infrastructure upgrades . This would include the need for any upgrades to the Ohinewai interchange and Tahuna Road if any subdivision application is lodged where the proposed subdivision would result in more than 1100 residential units within the Ohinewai Zone (see Policy OHI-P3(4);</p> <p>(m) Consistency with the recommendations in any Ecological Restoration and Management Plan;</p> <p>(n) Requirements for consent notices on records of title requiring future buildings to adhere to the recommendations of a geotechnical report or other natural hazard risk report, and to provide minimum building platform ground levels.</p>	
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Operative

<p>PREC1-RI6 Subdivision – multi-unit development</p>	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(o) Subdivision for multi-Unit development must comply with all of the following conditions:</p> <p>(i) An application for land use consent under PREC1-RI10 (Multi-Unit Development) must accompany the subdivision or have been granted land use consent by Council;</p> <p>(ii) The Multi-Unit development is able to be connected to public wastewater and water reticulation;</p> <p>(iii) Subdivision must be in general accordance with Figure OHI-1 Ohinewai Structure Plan.</p> <p>(iv) Subdivision must be in accordance with Figure OHI-3 Staging Plan</p> <p>(v) All subdivision applications must identify and provide infrastructure upgrades in accordance with Table OHI-1 Infrastructure upgrades and Table OHI-2 Water, stormwater and wastewater that are to be constructed or upgraded prior to s224c RMA approval of any lots in that stage.</p> <p>(vi) All subdivision applications must demonstrate the average net density of lots approved to date under s223 of the RMA in PREC1 (excluding any balance area yet</p>	<p>(2) Activity status where compliance is not achieved with Rule PREC1-RI6(1)(a), except for Rule PREC1-RI6(1)(a)(ii) and (v): DIS</p> <p>(3) Activity Status for any subdivision that does not comply with Table OHI-1 Infrastructure upgrades or Table OHI-2 Water, stormwater and wastewater: NC</p>

to be developed), and the average net density of the lots in the subdivision application, and the number of residential units approved by way of resource consents or building consents in PRECI to date, to confirm that the minimum net density of 30 residential units per ha will be able to be achieved.

- (vii) All subdivision applications must include a geotechnical report that demonstrates the ability of each lot to accommodate a building, and recommends any necessary ground improvement works and specific foundation design requirements.

- (p) Where a residential unit is being created in accordance with the Unit Titles Act 2010 it must meet the following minimum residential unit size:

Unit of Multi-Unit	Minimum Unit Area
Studio unit or 1 bedroom unit	60m ²
2 bedroom unit	80m ²
3 or more bedroom unit	100m ²

Council's discretion shall be restricted to the following matters:

- (a) Subdivision layout including common boundary and party walls for the Multi-unit development;
- (b) Effects on the safety and efficiency of the transport network (refer to the ITA information requirements in OHI-EIT INFO1 and OHI-EIT INFO2);
- (c) Provision of common areas for shared spaces, access and services;
- (d) Provision of infrastructure to individual residential units (including for firefighting purposes);
- (e) Requirements for staging and timing of infrastructure improvements as set out in Table OHI-1 Infrastructure upgrades and Table OHI-2 Water, stormwater and wastewater.
- (f) The extent, staging and timing of any required transport upgrades, beyond those identified in Table OHI-1 (Infrastructure upgrades). This would include the need for any upgrades to the Ohinewai interchange and Tahuna Road if any subdivision application is lodged where the proposed subdivision would result in

Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

<p>more than 1,100 residential units in the Ohinewai zone (see Policy OHI-P3(4));</p> <p>(g) Avoidance or mitigation of natural hazards, including flooding effects and fire risk (refer to OHI-NH);</p> <p>(h) Geotechnical suitability of site for buildings, including liquefaction risk (refer OHI-NH);</p> <p>(i) Amenity values and streetscape;</p>	
<p>(j) Consistency with the Ohinewai Structure Plan, including the provision of neighbourhood parks, and neighbourhood centres;</p> <p>(k) Vehicle, pedestrian and cycle networks;</p> <p>(l) Safety, function and efficiency of road network and any internal roads or accessways;</p> <p>Requirements for consent notices on records of title requiring future buildings to adhere to the recommendations of a geotechnical report or other natural hazard risk report, and to provide minimum building platform ground levels.</p>	

PREC1-R17	Subdivision – boundary adjustments	
<p>(1) Activity status: CON</p> <p>Where:</p> <p>(a) Boundary adjustments must comply with all of the following conditions:</p> <p style="padding-left: 40px;">(i) The conditions specified in:</p> <p style="padding-left: 80px;">(1) PREC1-R15 Subdivision - general; or</p> <p style="padding-left: 80px;">(2) PREC1-R16 Subdivision- Multi-unit development;</p> <p style="padding-left: 40px;">(ii) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary relocation.</p> <p>Council's control is reserved to the following matters:</p> <p>(a) Subdivision layout;</p> <p>(b) Shape of titles and variation in lot sizes.</p>	<p>(2) Activity status where compliance is not achieved: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(a) Subdivision layout;</p> <p>(b) Shape of title and variation in lot size.</p>	

PREC1-S28	Subdivision - building platform	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) Every proposed lot, other than one designed specifically for access, or is a</p>	<p>(2) Activity status where compliance not achieved: DIS</p>	

<p>utility allotment, or reserve to vest, or is designed in accordance with PRECI-R10 Subdivision-Multi-unit development, must be capable of containing a building platform upon which a residential unit and outdoor living space could be sited as a permitted activity.</p> <p>(b) Every lot, other than one designed specifically for access or is a utility allotment, must establish a building platform that is above 8.05 RL Moturiki Datum .</p> <p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision layout; (b) Shape of allotments; (c) Ability of allotments to accommodate a practical building platform; (d) Likely location of future buildings and their potential effects on the environment; (e) Avoidance or mitigation of natural hazards; (f) Geotechnical suitability for building, including liquefaction risk (refer to OHI-NH); and (g) Ponding areas and primary overland flow paths. (h) The imposition of consent notices to ensure building platforms above 8.05m RL Moturiki Datum are established. 	
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PREC1-S29 Subdivision- landscape concept	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) All subdivision applications must include a Landscape Concept Plan (refer OHI-INFO2 for the matters to be included in a Landscape Concept Plan). <p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Extent of consistency with the Ohinewai structure plan. (b) Quantity, distribution and spacing of landscape planting and extent to which it will mitigate landscape, visual and amenity effects. 	<p>(2) Activity status for absence of a Landscape Concept Plan or a Plan that does not include the information required: DIS</p>

<ul style="list-style-type: none"> (c) Extent of consistency with any Ecological Rehabilitation and Management Plan. (d) Adequacy of maintenance plans. (e) Extent of provision for public access and nature of legal instruments to secure access. (f) Extent of recognition of cultural values. (g) The extent to which fencing and landscaping proposals will create an attractive and open interface with Tahuna Road. 	
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<p>PREC1-S30 Subdivision- stormwater management</p>	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) All subdivision applications must be accompanied by a stormwater management report and plans (refer OHI-INFO3 for the requirements to be included in a stormwater management report and plans). <p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects of any inconsistency with any discharge consent; (b) Methods of accessing and maintaining stormwater devices; (c) The requirement for consent notices on new records of titles requiring provision for on-lot Low Impact Design stormwater devices; (d) The likely effectiveness of the stormwater system to avoid flooding nuisance and damage to other buildings or sites; (e) The capacity of the system to suitably manage stormwater through a treatment train approach. 	<p>(2) Activity status for absence of a Stormwater Management Report or a report that does not include the information required: DIS</p>

OHI-NH – Ohinewai zone: natural hazards

Climate change has the potential to increase risk through exacerbating natural hazards but will also have effects on the environment beyond natural hazards. The Ministry for the Environment predicts the effects of climate change on the Waikato District to include overall warmer temperatures, fewer frosts, a decrease in spring rainfall, increased storm events (including extreme winds) and an average rise in mean sea level. This is likely to mean more frequent droughts leading to water shortages, more inland flooding and saltwater intrusion in low-lying coastal areas and an increase in erosion and land instability. For this reason, an allowance for the projected effects of climate change has been included in the 2D flood modelling of key risk areas within this district plan (Horotiu - Huntly - Ohinewai). Specific provision has also been made within the Coastal Sensitivity Areas in respect to development that may be impacted by the projected effects of sea level rise over a 100-year timeframe.

The Floodplain Management Area is the 1% Annual Exceedance Probability (AEP) floodplain, and is identified through both 1D and 2D modelling, depending on the level of information available. Between Horotiu - Huntly – Ohinewai, where 2D modelling is available, High Flood Risk Areas have also been identified. These are areas within the flood plain where the depth of flood water in a 1% AEP flood event exceeds 1 metre and the speed of flood water exceeds 2 metres per second, which is considered to put the community at an unacceptable (or intolerable) level of risk in terms of the potential for loss of life, injury or serious damage to property. Subdivision and new activities within the High Flood Risk overlay are carefully regulated.

Residual Risk Areas are areas of land that would be at risk from a natural hazard event if it were not for a structural defence such as a stopbank. In the district plan, these are areas of land protected by stopbanks with a design level of service of at least a 1% AEP flood event and are generally located along the length of the Waikato River. For the purpose of the district plan, these areas have been called Defended Areas. The district plan includes provision for land protected by stopbanks to ensure that the residual risk is understood and considered as part of any subdivision or development proposals, or any proposal to rezone land to a more intensive land use.

While liquefaction areas have not been identified on the planning maps, provisions in the district plan require this seismically-induced natural hazard to be assessed before new zonings or subdivision and development are undertaken. This will primarily be achieved through resource consent or plan change processes.

Areas of slope instability can occur within the district. To comprehensively identify these areas over the entire district is not practical, given the size of the district and the changing circumstances in which slope instability occurs (often after high rainfall or seismic events). Consequently, assessment matters are included in the subdivision rules that require a geotechnical investigation to confirm that a building platform is stable before subdivision or development takes place.

Objectives

OHI-NH-OI Natural hazards.

- (1) Land development avoids where practicable, or mitigates the risks of natural hazards, including any increase of risk due to climate change.

OHI-NH-O2 Resilience to natural hazard.

- (1) A resilient community where the risks from natural hazards on people, property, infrastructure and the environment from subdivision, use and development of land are avoided or mitigated.
- (2) Land development does not compromise the capacity or integrity of existing flood and drainage management infrastructure.

OHI-NH-O3 Climate change.

- (1) A well-prepared community that:
 - (a) Is able to adapt to the effects of climate change; and
 - (b) Is able to effectively and efficiently respond to, and recover from, natural hazard events.

Policies

OHI-NH-P1 Natural hazards.

- (1) Avoid where practicable increases in flood effects on land beyond the OHI – Ohinewai zone, and where not practicable the effects of stormwater runoff on adjacent land or flood plains are no more than minor.
- (2) Building platforms must be located above the 1% AEP flood level.
- (3) The functional and operational requirements of the Lower Waikato Waipa Flood Control Scheme are recognised and any adverse effects (including cumulative effects) on the storage capacity of the scheme are appropriately managed.

OHI-NH-P2 Managing natural hazard risk generally.

- (1) Provide for rezoning, subdivision, use and development outside the High Risk Flood Area, where natural hazard risk has been appropriately identified and assessed and can be adequately avoided, remedied or mitigated and does not transfer or exacerbate risk to adjoining properties.

OHI-NH-P3 Natural features and buffers providing natural hazard protection.

- (1) Protect, maintain and, where appropriate, enhance the integrity of natural features and buffers which provide a natural defence against the effects of natural hazards and climate change, including natural ponding areas, wetlands, waterbody margins, riparian vegetation and floodways.

OHI-NH-P4 Liquefaction prone land risk assessment.

- (1) On land potentially prone to liquefaction, ensure that:
 - (a) An assessment by a geotechnical specialist occurs before new subdivision, use or development takes place; and
 - (b) The level of assessment reflects the type and scale of the subdivision, use or development and the overall vulnerability of the activity to the effects of liquefaction.

OHI-NH-P5 Control activities on land susceptible to damage from liquefaction.

- (I) Control subdivision use and development on land assessed as being susceptible to liquefaction induced ground damage, to ensure that appropriate mitigation is provided so that the level of risk to people, property, infrastructure and the environment is acceptable.

OHI-NH-P6 Effects of climate change on new subdivision and development.

- (I) Ensure that adequate allowances are made for the projected effects of climate change in the design and location of new subdivision and development throughout the district, including undertaking assessments where relevant that provide for:
 - (a) The projected increase in rainfall intensity, as determined by national guidance, but being not less than 2.3°C by 2120;
 - (b) In respect to new urban zoning, stress testing under the RCP 8.5 scenario for rainfall¹.

Notes:

I. Stress testing under the RCP 8.5 scenario for rainfall, see Ministry for the Environment, 2018: Climate Change Projections for New Zealand. September 2018. Publication No. MFE 1385.

OHI-NH-P7 Future land use planning and climate change.

- (I) Increase the ability of the community to adapt to the effects of climate change when undertaking future land use planning by:
 - (a) Ensuring the potential environmental and social costs of climate change, including effects on indigenous biodiversity (inland migration), mahinga kai, public health and safety, public access to waterway margins, and the built environment are addressed;
 - (b) Encouraging the incorporation of sustainable design measures within new subdivision, land use and development, including:
 - (i) Low impact, stormwater management, urban design and green infrastructure;
 - (ii) Efficient water storage;
 - (iii) Provision of renewable energy generation; and
 - (iv) Transferring to activities with lower greenhouse gas emissions.
 - (c) Providing ongoing monitoring of changes to the environment due to climate change; and
 - (d) Facilitating community discussion on adaptive pathways to manage the risks associated with climate change and incorporating them, where appropriate, into the district plan through plan changes.

¹ Stress testing under the RCP 8.5 scenario for rainfall, see Ministry for the Environment, 2018: Climate Change Projections for New Zealand. September 2018. Publication No. MFE 1385.

OHI-NH-P8 Precautionary approach for dealing with uncertainty.

- (1) In areas throughout the district likely to be affected by climate change over the next 100 years, adopt a precautionary approach towards new subdivision, use and development which may have potentially significant or irreversible adverse effects but for which there is incomplete or uncertain information.

OHI-NH-P9 Provide sufficient setbacks for new development.

- (1) Protect people, property and the environment from the projected adverse effects of climate change, by providing sufficient setbacks from water bodies when assessing new development.
- (2) Ensure that in establishing development setbacks, adequate consideration is given to:
 - (a) The protection of natural ecosystems.;
 - (b) Risk to the community of not providing an adequate setback;
 - (c) The maintenance and enhancement of public access to public open space; the requirements of infrastructure; and
 - (d) Natural hazard mitigation provision, including the protection of natural defences.

OHI-NH-PI0 Assess the impact of climate change on the level of natural hazard risks.

- (1) For all new subdivision, use and development requiring rezoning or a resource consent, ensure that account is taken of the projected effects of climate change over the next 100 years when assessing any identified risks from natural hazards, and their effects on people, property, infrastructure and the environment.
- (2) Ensure that, when assessing the effects of climate change on the level of natural hazard risk in accordance with Policy OHI-NH-PI0(1) above, the allowances in Policy OHI-NH-P6(1) are applied.
- (3) Where the assessment required by Policy OHI-NH-PI0(1) and Policy OHI-NH-PI0(2) above indicates that natural hazards are likely to be exacerbated by climate change, ensure that subdivision and development are designed and located to avoid, or appropriately mitigate, any increased risk, residual risk, and cumulative risk, including increased risk of flooding, liquefaction, slope instability, fire, and drought.

Rules

How to interpret the rules

1. The activities covered by the rules in this chapter are also subject to the rules in the relevant zone and precinct chapters and the rules in OHI-EIT Infrastructure and Energy.
2. Where subdivision is specified, a subdivision consent is also required under the provisions of the relevant zone or precinct chapter, and the rules in OHI-EIT Infrastructure and Energy will also apply.
3. The rules in this chapter do not apply to:
 - a. any activity which is a regulated activity under the National Environmental Standards for Telecommunication Facilities 2016 (NESTF);

4. The information requirements for resource consent applications in respect to natural hazards are set out in OHI-NH-INFO1 and OHI-NH-INFO2.

Liquefaction

Overview of method:

1. Areas in the district susceptible to liquefaction have not been identified on the planning maps as a natural hazard overlay as is the case with the other natural hazards in this chapter. Where specific land uses have already been identified as restricted discretionary activities in the activity status tables in the relevant zone, liquefaction risk has been added as a matter over which the Council will reserve its discretion, where it is considered relevant for that activity. To satisfy the requirements of sections 104 and 106 of the RMA, identification of appropriate mitigation may be required where the site and proposed development are considered vulnerable to liquefaction based on site-specific characteristics. It is expected that best practice geotechnical and engineering methods will be used to ensure that the site is suitable for the intended use.
2. Where potential liquefaction risk is identified as a matter that the Council restricts its discretion to, the additional matters outlined in rules OHI-NH-R1 and OHI-NH-R2 below apply where relevant.

OHI-NH-R1	Additional matters of restricted discretion for subdivision to create one or more additional vacant lots liquefaction risk
<p>(1) Where potential liquefaction risk is identified as a matter that the Council will restrict its discretion to in a subdivision rule elsewhere in this Plan, and where that proposal involves subdivision to create one or more additional vacant lots, the Council restricts its discretion to the following additional matters (note: these matters will also be relevant to the assessment of a discretionary or non-complying resource consent application where a potential liquefaction hazard has been identified on a site):</p> <ol style="list-style-type: none"> (a) Geotechnical assessment and/or investigation of any potential liquefaction hazard on the site at a level sufficient to confirm the level of risk and its suitability for the proposed activity (see information requirements); (b) Measures proposed to mitigate the effects of liquefaction hazard if present including: <ol style="list-style-type: none"> (i) Location, size, layout and design of allotments, structures, and building platforms, including consideration given to alternative siting away from where liquefaction risk is greatest; (ii) Location, timing, scale and nature of earthworks; (iii) Provision for ground strengthening and foundation design; (iv) Provision for resilient services and infrastructure, including wastewater, water supply, roads and access; (v) Setbacks in relation to waterways, waterbodies or any steep change in ground elevation, sloping ground or free face, or alternative geotechnical measures to address any identified potential for lateral spread; (vi) Effects on adjoining properties. (c) Preliminary Document: Planning and engineering guidance for potentially liquefaction-prone land – Resource Management Act and Building Act aspects. Pub MfE and MBIE, September 2017 	

OHI-NH-R2	Additional matters of restricted discretion for new land use (e.g. multi unit development liquefaction risk)
<p>(1) Where potential liquefaction risk is identified as a matter that the Council will restrict its discretion to in a rule elsewhere in this Plan for new land use, the Council restricts its discretion to the following additional matters (note these matters will also be relevant to the assessment of a discretionary or non-complying resource consent application where a potential liquefaction hazard has been identified on a site)</p> <p>(a) Geotechnical assessment and/or investigation of any potential liquefaction hazard on the site at a level sufficient to confirm the level of risk and its suitability for the proposed activity (see information requirements);</p> <p>(b) Measures proposed to mitigate the effects of liquefaction hazard, if present, including:</p> <p>(i) Location, size, layout and design of buildings, structures, car parking areas, access and provision for resilient infrastructure and services, including wastewater, stormwater and water supply;</p> <p>(ii) Location, timing, scale and nature of earthworks; Provision for ground strengthening and foundation design;</p> <p>(iii) Setbacks in relation to waterways, waterbodies or any steep change in ground elevation, sloping ground (or free face, or alternative geotechnical measures to address any identified potential for lateral spread);</p> <p>(iv) Consideration given to ease of repair (including access to repair damaged structures) of liquefaction induced damage;</p> <p>(v) Effects on adjoining properties.</p>	

Information requirements

Information requirements for all resource consent applications addressing natural hazards.

OHI-NH-INFO1 General

1. The following documents, to a level of detail and to the extent relevant to the proposal;
 - a. Geotechnical assessment, including identification and assessment of any potentially liquefaction prone land and land subject to slope instability;
 - b. An assessment of natural hazard risk, including the type of natural hazards present, such as flooding, slope stability, liquefaction, subsidence and coastal hazards. The assessment shall include the level of risk and any increase in risk as a result of the proposal associated with each hazard. Where applicable, the projected effects of climate change over the period to 2120 must be included;
 - c. Remediation and mitigation measures necessary to make the site and any proposed buildings suitable for the proposed use, such as minimum floor levels, foundation design for relocatability, and appropriate time limits and/or triggers for the removal of any building and onsite wastewater disposal systems.
 - d. All assessments in respect of hazard-risk are to be prepared by a suitably-qualified and experienced practitioner.
2. Plans identifying:
 - a. Topographical features within the site and surrounding area;
 - b. The location of natural hazards on all or part of the site.

OHI-NH-INFO2 Liquefaction information

1. For land use resource consent applications where the additional matters the Council will restrict its discretion to include liquefaction, as per Rule OHI-NH-R2, the following information is required:

- a. A preliminary geotechnical assessment in sufficient detail to determine:
 - i. The liquefaction vulnerability category, being either “liquefaction damage is unlikely” or “liquefaction damage is possible”, as shown in Table 4.4 in “Preliminary Document: Planning and engineering guidance for potentially liquefaction-prone land – Resource Management Act and Building Act aspects. Pub MfE and MBIE, September 2017”; or
 - ii. whether or not the site is susceptible to liquefaction using an alternative accepted method, observation, or desk-top study.
 - b. Where a “liquefaction damage is possible” category has been identified for the site as per Rule OHI-NH-RI above, or an alternative accepted method, observation or desktop study indicates that the site is susceptible to liquefaction as per Rule OHI-NH-RI above, the assessment will be required to determine the liquefaction vulnerability in more detail, and in proportion to the scale and significance of the liquefaction hazard, and must:
 - i. Identify any areas which require particular ground strengthening or other mitigation measures, and recommendations for such mitigation; and
 - ii. Identify areas to be excluded from built development, due to liquefaction hazard constraints (which includes lateral spread), or which require geotechnical setbacks; and
 - iii. Indicate options and recommended locations for the proposed activities and infrastructure recommended by the geotechnical engineer.
 - c. All geotechnical assessments in respect of liquefaction risk are to be prepared by a suitably- qualified and experienced engineer with experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered).
2. For subdivision consent applications that create one or more additional vacant lots as per Rule OHI-NH-RI:
 - a. An assessment in accordance with OHI-NH-INFO2(1) above will be required to be provided.
 - b. Where a “liquefaction damage is possible” category has been identified for the site as per Rule OHI-NH-RI above, or an alternative accepted method, observation, or desktop study indicates that the site is susceptible to liquefaction as per Rule OHI-NH-RI above, the subdivision application will be required to include sufficient information and proposed measures to satisfy that liquefaction risk can be adequately avoided, remedied or mitigated, including the potential effects of lateral spread.
 - c. Subdivision plans shall show, to the extent relevant or appropriate to the scale and significance of the liquefaction hazard identified:
 - i. Any areas which require particular ground strengthening or other mitigation measures, and recommendations for such mitigation; and
 - ii. Any areas which should be excluded from built development due to geotechnical constraints, or which require geotechnical setbacks; and
 - iii. Any features of subdivision layout recommended by the geotechnical engineer, for example any recommended locations for proposed activities and other infrastructure as a result of geotechnical constraints.
 - d. All geotechnical reports in respect of liquefaction potential are to be prepared by a suitably- qualified and experienced engineer with experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered).

PREC2 – Ohinewai business precinct

OHI – Ohinewai zone has three precincts which sit within it. PREC2 – Ohinewai business precinct comprises the 13 hectares intended for business and commercial activities. PREC2 is located in two separate areas. The site on the corner of Tahuna Road and Lumsden Road is suitable for transport oriented development including a service centre/transport hub. The PREC2 – Ohinewai business precinct between the industrial and residential areas is intended to provide convenience retail and services to meet day-to-day needs of people who live and work in Ohinewai.

Objectives

PREC2-O1 Commercial activity.

- (1) Commercial activity supports the Ohinewai community and forms part of a well-functioning urban environment in two areas identified on the Ohinewai structure plan:
 - (a) A neighbourhood centre on between the industrial and medium density residential precincts; and
 - (b) A service centre on the intersection of Tahuna and Lumsden Roads.

PREC2-O2 Character.

- (1) Development is designed in a functional and attractive manner serving the needs of the community.

PREC2-O3 Amenity.

- (1) The amenity values of residential activities within, and activities in, adjoining zones are protected from the adverse effects of developments and activities in the Ohinewai business precinct.

Policies

PREC2-PI Commercial function and purpose.

- (1) The OHI – Ohinewai business precinct develops in a way that:
 - (a) The neighbourhood centre provides small scale local convenience retail and services to meet the day-to-day needs of the Ohinewai community;
 - (b) The service centre provides for transport-oriented facilities and community facilities;
 - (c) Enables the development of new emergency service facilities, and the subsequent operation and use of those facilities; and
 - (d) Minimises any adverse economic effects on the Huntly Town Centre.
- (2) Convenience retail and services must be provided in stages to support residential and industrial development.

PREC2-P2 Integrity of business land

- (1) Maintain the precinct for business activities unless a development is ancillary to an onsite business activity and does not undermine the integrity of the precinct.

PREC2-P2 Residential upper floors.

- (1) Residential activities are located above ground floor; and
- (2) Avoiding residential activity located at ground level, where it could undermine commercial activity and frontage.

PREC2-P3 Built form of the neighbourhood centre.

- (1) The scale and form of the neighbourhood centre must:
 - (a) Be safe, accessible, compact and attractive;
 - (b) Reflect the role and character;
 - (c) Maintain a low rise built form and small scale;
 - (d) Be pedestrian focussed; and
 - (e) Manage adverse effects on the surrounding environment, particularly at the interface with residential areas.

PREC2-P4 Pedestrian and active street frontages of the neighbourhood centre.

- (1) Provide for active street frontages in the design of buildings.
- (2) Ensure the design enables:
 - (a) Passive surveillance;
 - (b) Continuous verandas;
 - (c) Display windows and building façades; and
 - (d) Pedestrian safety.

PREC2-P5 New buildings.

- (1) New buildings within the PREC2 – Ohinewai business precinct should:
 - (a) Respond to any specific site characteristics;
 - (b) Promote architectural form, building features and placement;
 - (c) Ensure the design of buildings contributes to vibrancy, character and commercial viability;
 - (d) Provide quality landscape and open space design;
 - (e) Minimise visual and amenity impacts of accessways and parking facilities; and
 - (f) Maximise pedestrian access and safety.

PREC2-P6 Landscaping of onsite parking areas.

- (1) Provide a degree of amenity for any onsite parking areas by ensuring a planting strip is established and maintained.

PREC2-P7 Height.

- (1) Ensure the height of new buildings minimises shading and dominance on adjoining PREC I – Ohinewai medium density residential precinct sites.

PREC2-P8 Reverse sensitivity.

- (1) Reverse sensitivity is managed by:
 - (a) Ensuring residential activities and development within the PREC2 – Ohinewai business precinct are acoustically insulated to mitigate the adverse effects of noise
 - (b) Providing setbacks from the adjoining PREC I – Ohinewai medium density residential precinct.

PREC2-P9 Adjoining site amenity.

- (1) Maintain amenity of adjoining residential properties or reserves by:
 - (a) Requiring buildings within the PREC2 – Ohinewai business precinct to be setback from boundaries adjoining the PREC I – Ohinewai medium density residential precinct or sites identified as a reserve in the Ohinewai structure plan; and
 - (b) The progressive reduction in the height of buildings the closer they are located to boundaries adjoining the PREC I – Ohinewai medium density residential precinct or sites identified as a reserve in the Ohinewai structure plan.

PREC2-P10 Temporary events.

- (1) Enable temporary events and associated temporary structures, provided any adverse effects on amenity are managed through:
 - (a) Limits on the timing, number and duration of events; and
 - (b) Meeting the permitted noise limits for the precinct.

PREC2-P11 Noise.

- (1) Adverse effects of noise generated within the PREC2 – Ohinewai business precinct on sensitive land uses are minimised by:
 - (a) Ensuring that the maximum sound levels are compatible with the amenity values of adjacent precincts or zones;
 - (b) Limiting the timing and duration of noise-generating activities, including construction and demolition activities;
 - (c) Maintaining appropriate setback distances between high noise environments and sensitive land uses;
 - (d) Limiting the timing and duration of servicing and operation of commercial activities; and
 - (e) Requiring acoustic insulation for residential units within the PREC2 – Ohinewai business precinct.

PREC2-PI2 Signage

(1) Provide for:

- (a) The establishment of signs where they are associated with the activity carried out on the site on which they are located;
- (b) Public information signs that are of benefit to community well-being; and
- (c) Establishment of signage to support the commercial function and vibrancy of the zones with controls on the size, location, appearance and number of signs to ensure they do not detract from the visual amenity of the surrounding environment.

PREC2-PI3 Managing the adverse effects of signs.

- (1) Ensure that the location, colour, content, and appearance of signs directed at or visible to road users is controlled to ensure signs do not distract, confuse or obstruct motorists, pedestrians and other road users thereby adversely affecting the safety of road users.
- (2) Signs that generate adverse effects beyond the PREC2 – Ohinewai business precinct from illumination, light spill, flashing, movement or reflection should be avoided.
- (3) The placement of signs should not obstruct the free movement of:
 - (a) Pedestrians along the footpath;
 - (b) Vehicle use of the road carriageway.

PREC2-PI4 Artificial outdoor lighting.

(1) Ensure that:

- (a) Artificial outdoor lighting enables night time work, recreation activities, outdoor living, transport and security (including the role of lighting in supporting CPTED).
- (b) The intensity and direction of artificial lighting avoids significant glare and light spill to adjacent sites; and
- (c) Artificial outdoor lighting is installed and operated so that light spill does not compromise the safe operation of the transport network.

PREC2-PI5 Objectionable odour.

- (1) Ensure that the adverse effects of objectionable odour from activities do not detract from the amenity of other sites.

PREC2-PI6 Earthworks.

- (1) Earthworks should minimise the adverse effects and of sediment, of dust and stormwater runoff.

PREC2-PI7 Emergency services.

- (1) Recognise the essential support role of emergency services training and management activities and their important contribution to the health, safety and wellbeing of people.

PREC2-PI8 Emergency services facilities and activities.

- (1) Enable the development, operation and maintenance of emergency services training and management facilities and activities.

Rules

The rules that apply to activities, including subdivision, in the PREC2 – Ohinewai business precinct are contained in PREC2. The provisions in OHI-EIT – Ohinewai zone: energy, infrastructure, and transport, OHI-HR – Ohinewai zone: hazards and risks, OHI-CL – Ohinewai zone: contaminated land and OHI-NH – Ohinewai zone: natural hazards and climate change will also apply.

Land use – activities

The following activities are permitted activities if they meet all the land use – effects, land use – building standards and activity specific conditions.

PREC2-R1	Alteration, additions or demolition of buildings or structures	
(1) Activity status: PER	(2) Activity status where compliance not achieved: n/a	
Activity-specific conditions: Nil.		

PREC2-R2	Construction of new buildings or structures	
(1) Activity status: PER	(2) Activity status where compliance not achieved: NC	
Activity-specific conditions: (a) The development is connected to public wastewater and water reticulation; and (b) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables.		

PREC2-R3	Temporary event	
(1) Activity status: PER	(2) Activity status where compliance not achieved: DIS	
Activity-specific conditions: (a) The event occurs no more than 3 times per consecutive 12-month period; (b) The duration of each event is less than 72 hours; (c) It may operate between 7.30am and 8:30pm Monday to Sunday; (d) Temporary structures are: (i) erected no more than 2 days before the event occurs; and (ii) removed no more than 3 days after the end of the event; (e) The site is returned to its previous condition no more than 3 days after the end of the event.		

PREC2-R4 Commercial activities	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Located in the neighbourhood centre in general accordance with the Figure OHI-2 Structure Plan (b) Individual leasable retail units shall have a gross leasable floor area of no more than 400m². (c) Any grocery store (a retail unit primarily selling pre-prepared fresh food/groceries and beverages, together with other non-food goods that are ancillary) shall have a gross leasable floor area of no more than 1,000m². (d) Offices shall have a gross leasable floor area of no more than 200m². (e) The total combined gross leasable floor area of commercial activities, excluding any service station, shall not exceed 2,500m². (f) The development is connected to public wastewater and water reticulation; and (g) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables. 	<p>(2) Activity status where compliance not achieved with rules PREC2-R4(1)(a) to PREC2-R4(1)(e): DIS</p> <p>(3) Activity status where compliance not achieved with rules PREC2-R4(1)(f) to PREC2-R4(1)(g): NC</p>

PREC2-R5 Service station	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) The development is connected to public wastewater and water reticulation; and (b) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables. 	<p>(2) Activity status where compliance not achieved: NC</p>

PREC2-R6 Public transport facility	
<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) The development is connected to public wastewater and water reticulation; and (b) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables. 	<p>(2) Activity status where compliance not achieved: NC</p>

PREC2-R7	Emergency service facilities
(1) Activity status: PER Activity-specific conditions: (a) The development is connected to public wastewater and water reticulation; and (b) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables.	(2) Activity status where compliance not achieved: NC

PREC2-R8	Community facilities
(1) Activity status: PER Activity-specific conditions: (a) The development is connected to public wastewater and water reticulation; and (b) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables.	(2) Activity status where compliance not achieved: NC

PREC2-R9	Gardening; cultivation; or disturbance of land for the installation of fence posts
(1) Activity status: PER Activity-specific conditions: Nil.	(2) Activity status where compliance not achieved: n/a

PREC2-R10	Any activity that is not listed as Permitted, Restricted Discretionary or Non-complying.
(1) Activity status: DIS	

Standards

Land use – effects standards

PREC2-S1	Noise – general
(1) Activity status: PER Where: (a) Farming noise, and noise generated by emergency generators and emergency sirens.	(2) Activity status where compliance not achieved: DIS

PREC2-S2	Noise – general
(1) Activity status: PER Where: (a) Noise measured within any site: (b) In the PREC2 – Ohinewai business precinct must not exceed:	(2) Activity status where compliance not achieved: DIS

<p>(i) 65dB $L_{Aeq(15min)}$, 7am to 11pm every day;</p> <p>(ii) 55dB $L_{Aeq(15min)}$, 11pm to 7am the following day;</p> <p>(iii) 85dB L_{Amax}, 11pm to 7am the following day;</p> <p>(c) In the PREC1 – Ohinewai medium density residential precinct must not exceed:</p> <p>(i) 55dB $L_{Aeq(15min)}$, 7am to 7pm;</p> <p>(ii) 50dB $L_{Aeq(15min)}$, 7pm to 10pm;</p> <p>(iii) 45dB $L_{Aeq(15min)}$, 10pm to 7am the following day.</p> <p>(iv) 75dB L_{Amax} 10pm to 7am the following day.</p> <p>(d) Noise measured within any site in any zone other than the Ohinewai Business Precinct or Ohinewai Medium Density Residential Precinct must meet the permitted noise levels for that zone.</p> <p>(e) Noise levels must be measured in accordance with the requirements of NZS6801:2008 “Acoustics-Measurement of Environmental Sound”.</p>	
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PREC2-S3 Noise – construction	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Construction noise must not exceed the limits in NZS 6803:1999 (Acoustics – Construction Noise); and</p> <p>(b) Construction noise must be measured and assessed in accordance with the requirements of NZS6803:1999 ‘Acoustics – Construction Noise’.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on amenity values;</p> <p>(b) Hours and days of construction;</p> <p>(c) Noise levels;</p> <p>(d) Timing and duration; and</p> <p>(e) Methods of construction.</p>

PREC2-S4 Servicing and hours of operation	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity on a site adjoining the Ohinewai Medium Density Residential Precinct must only occur between 6.00am and 8.00pm.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on amenity values on adjoining sites within the Ohinewai Medium Density Residential Precinct;</p> <p>(b) Timing, duration and frequency of adverse effects;</p> <p>(c) Location of activity in relation to zone boundary;</p>

	<p>(d) Location of activity in relation to residential units on adjoining sites; and</p> <p>(e) The means to avoid, remedy or mitigate adverse effects on adjoining sites.</p>
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PREC2-S5 Onsite parking areas - landscaping	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Onsite car parking area for 5 or more parking spaces located adjoining a road, must comply with the following conditions:</p> <p>(i) The car parking area must be separated from the road by a 1.5m wide planting strip, with the exception of vehicle access points;</p> <p>(ii) Plants within the planting and pedestrian strip must be maintained to a height no greater than 1 metre.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Design and location of the parking area and landscaping strip;</p> <p>(b) Effects on streetscape amenity.</p>

PREC2-S6 Glare and artificial light spill	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Illumination from glare and artificial light spill shall not exceed 10 lux measured horizontally and vertically at any other site zoned PREC1 – Ohinewai medium density residential precinct.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Effects on amenity values;</p> <p>(b) Light spill levels on other sites;</p> <p>(c) Road safety;</p> <p>(d) Duration and frequency;</p> <p>(e) Location and orientation of the light source;</p> <p>(f) Mitigation measures;</p> <p>(g) The effects of light spill on native bats.</p>

PREC2-S7 Earthworks - general	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks within a site must meet all of the following conditions:</p> <p>(i) Be located more than 1.5m from infrastructure including a public sewer, open drain, overland flow path or other public service pipe;</p> <p>(ii) Not exceed a volume of more than 250m³ and an area of more than 1,000m² within a site over any single consecutive 12-month period;</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Where:</p> <p>(a) An Ecological Rehabilitation and Management Plan must be provided with the application (refer OHI-INFO1 for the matters to be included in an Ecological Rehabilitation and Management Plan).</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Amenity values and landscape effects;</p> <p>(c) Volume, extent and depth of earthworks;</p>

<ul style="list-style-type: none"> (iii) The height of the resulting cut, filled areas or fill batter face in stable ground, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Earthworks are set back at least 1.5m from all boundaries; (v) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and re-vegetated to achieve 80% ground cover within 6 months of the cessation of the earthworks, or finished with a hardstand surface; (vi) Sediment resulting from the earthworks 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 bodies or established drainage paths. 	<ul style="list-style-type: none"> (d) Nature of fill material; (e) Contamination of fill material; (f) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat; (g) Compaction of the fill material; (h) Volume and depth of fill material; (i) Geotechnical stability, including liquefaction and settlement risks and adequacy of any ground improvements; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; (l) The protection of areas of significant habitat and the nature and extent of ecological mitigation measures and any residual ecological effects, including the implementation of the management and restoration plans and programmes required by this rule; (m) Effects on indigenous biological diversity; (n) Extent of proposed ecological restoration; (o) Adequacy of ongoing management and monitoring of ecological outcomes; (p) Adequacy of predator control programme and consistency with the Regional Pest Management Plan prepared under the Biosecurity Act 1993; (q) The extent to which the outcomes of tangata whenua engagement are addressed; (r) The extent to which any post-earthworks mitigation measures are required and the methods for implementing them.
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PREC2-S8 Earthworks - general	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Earthworks for the purpose of creating a building platform within a site (including the use of imported fill material) that is: <ul style="list-style-type: none"> (i) subject to an approved building consent; and (ii) the earthworks occur wholly within the footprint of the building. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) An Ecological Rehabilitation and Management Plan must be provided with the application (refer OHI-INFO1 for the matters to be included in an Ecological Rehabilitation and Management Plan). <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Amenity values and landscape effects;

<p>(b) For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the outside wall.</p> <p>(c) For the purposes of this rule, this exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the building.</p>	<p>(c) Volume, extent and depth of earthworks;</p> <p>(d) Nature of fill material;</p> <p>(e) Contamination of fill material;</p> <p>(f) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(g) Compaction of the fill material;</p> <p>(h) Volume and depth of fill material;</p> <p>(i) Geotechnical stability, including liquefaction and settlement risks and adequacy of any ground improvements;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) The protection of areas of significant habitat and the nature and extent of ecological mitigation measures and any residual ecological effects, including the implementation of the management and restoration plans and programmes required by this rule;</p> <p>(m) Effects on indigenous biological diversity;</p> <p>(n) Extent of proposed ecological restoration;</p> <p>(o) Adequacy of ongoing management and monitoring of ecological outcomes;</p> <p>(p) Adequacy of predator control programme and consistency with the Regional Pest Management Plan prepared under the Biosecurity Act 1993;</p> <p>(q) The extent to which the outcomes of tangata whenua engagement are addressed;</p> <p>(r) The extent to which any post-earthworks mitigation measures are required and the methods for implementing them.</p>
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PREC2-S9 Earthworks - general	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks using the importation of fill material to a site must meet all of the following conditions:</p> <p>(i) Must not exceed a total volume of 500m³ per site and a depth of 1m (excluding backfill);</p> <p>(ii) The slope of the resulting filled area in stable ground must not exceed a</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Where:</p> <p>(a) An Ecological Rehabilitation and Management Plan must be provided with the application (refer OHI-INFO1 for the matters to be included in an Ecological Rehabilitation and Management Plan).</p> <p>Council's discretion is restricted to the following matters:</p>

<p>maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iii) Fill material is set back at least 1.5m from all boundaries;</p> <p>(iv) Areas exposed by earthworks are stabilised to avoid runoff within 1 month and revegetated to achieve 80% ground cover within 6 months of the cessation of the earthworks;</p> <p>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls;</p> <p>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths.</p>	<p>(b) Amenity values and landscape effects;</p> <p>(c) Volume, extent and depth of earthworks;</p> <p>(d) Nature of fill material;</p> <p>(e) Contamination of fill material;</p> <p>(f) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(g) Compaction of the fill material;</p> <p>(h) Volume and depth of fill material;</p> <p>(i) Geotechnical stability, including liquefaction and settlement risks and adequacy of any ground improvements;</p> <p>(j) Flood risk, including natural water flows and established drainage paths;</p> <p>(k) Land instability, erosion and sedimentation;</p> <p>(l) The protection of areas of significant habitat and the nature and extent of ecological mitigation measures and any residual ecological effects, including the implementation of the management and restoration plans and programmes required by this rule;</p> <p>(m) Effects on indigenous biological diversity;</p> <p>(n) Extent of proposed ecological restoration;</p> <p>(o) Adequacy of ongoing management and monitoring of ecological outcomes;</p> <p>(p) Adequacy of predator control programme and consistency with the Regional Pest Management Plan prepared under the Biosecurity Act 1993;</p> <p>(q) The extent to which the outcomes of tangata whenua engagement are addressed;</p> <p>(r) The extent to which any post-earthworks mitigation measures are required and the methods for implementing them.</p>
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PREC2-S10 Signs – general	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A public information sign erected by a government agency.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(a) Amenity values;</p> <p>(b) Effects on traffic safety;</p> <p>(c) Effects of glare and artificial light spill;</p> <p>(d) Content, colour and location of the sign; and</p>

(e) Effects on notable architectural features of the building.

PREC2-S11 | Signs – general

(1) Activity status: PER

Where:

- (a) A sign must comply with all of the following conditions:
 - (i) The sign is wholly contained on the site;
 - (ii) The sign height must not exceed 10m;
 - (iii) Where the sign is illuminated it must:
 - (1) Not have a light source that flashes or moves
 - (2) Not contain moving parts or reflective materials; and
 - (3) Be focused to ensure that it does not spill light beyond the site;
 - (iv) Where the sign is attached to a building, it must:
 - (1) Not extend more than 300mm from the building wall; and
 - (2) Not exceed the height of the building;
 - (v) Where the sign is a freestanding sign, it must:
 - (1) Not exceed an area of 3m² for one sign per site, and 1m² for any other freestanding sign on the site; and
 - (2) Be set back at least 5m from the boundary of the Medium Density Residential Precinct;
 - (vi) The sign relates to:
 - (1) goods or services available on the site; or
 - (2) a property name sign.

(2) Activity status where compliance not achieved: RDIS

Council's discretion shall be restricted to the following matters:

- (a) Amenity values;
- (b) Effects on traffic safety;
- (c) Effects of glare and artificial light spill;
- (d) Content, colour and location of the sign;
- (e) Effects on notable architectural features of the building.

PREC2-S12 | Signs – general

(1) Activity status: PER

Where:

- (a) A real estate 'for sale' or 'for lease' sign must comply with all of the following conditions:
 - (i) It relates to the sale or lease of the site on which it is located;
 - (ii) There is no more than 1 sign per agency;
 - (iii) The sign is not illuminated;

(2) Activity status where compliance not achieved: RDIS

Council's discretion shall be restricted to the following matters:

- (a) Amenity values;
- (b) Effects on traffic safety;
- (c) Effects of glare and artificial light spill;
- (d) Content, colour and location of the sign;
- (3) Effects on notable architectural features of the building.**

<p>(iv) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials.</p>	
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PREC2-SI3 Signs - effects on traffic	
<p>(1) Activity status: PER Where:</p> <p>(a) Any sign directed at land transport users must meet all of the following conditions:</p> <ul style="list-style-type: none"> (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be located at least 60m from controlled intersections or at a level crossing, pedestrian crossings and any other sign; (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections or at a level crossing; (iv) Contain no more than 40 characters and no more than 6 words and/or symbols; (v) Have lettering that is at least 150mm high. <p>(b) This rule does not apply to site identification signs.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC2-SI4 Landscaping	
<p>(1) Activity status: PER Where:</p> <p>(a) Any activity on a lot that fronts Lumsden Road or Tahuna Road must provide a 3m wide minimum landscaped strip, excluding access, running parallel with the road boundary.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values.

Land Use – building standards

PREC2-SI5 Height – building general	
<p>(1) Activity status: PER Where:</p> <p>(a) The maximum height of any building or structure must not exceed 12m.</p> <p>(b) The height of hose drying towers associated with emergency services must not exceed 15m.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on adjoining sites; (d) Privacy on adjoining sites.

PREC2-SI6 Daylight admission	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building or structure must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3m above ground level at the site boundary where it adjoins:</p> <p>(i) PREC1 – Ohinewai medium density residential precinct; or</p> <p>(ii) The boundary of Lumsden Rd or Tahuna Rd.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <p>(a) Height of the building;</p> <p>(b) Design and location of the building;</p> <p>(c) Level of shading on an any other site;</p> <p>(d) Privacy on other site;</p> <p>(e) Amenity values of the locality.</p>
PREC2-SI7 Building setbacks - general	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building or structure must be set back a minimum of:</p> <p>(i) 3.0m from rear and side boundaries adjoining PREC 1 – Ohinewai medium density residential precinct;</p> <p>(ii) 1.5m from rear and side boundaries adjoining PREC3 – Ohinewai industrial precinct.</p> <p>(iii) 15m from the road boundary of Lumsden Rd.</p> <p>(b) PREC2-SI7(1)(a) does not apply to:</p> <p>(i) A building or structure that is no more than 2m² in floor area and 2m in height;</p> <p>(ii) A fence that is no more than 2m in height located on a side or rear boundary, or within the side or rear setback; or</p> <p>(iii) Signs.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <p>(a) Height, design and location of the building relative to the boundary;</p> <p>(b) Impacts on the privacy for adjoining sites;</p> <p>(c) Impacts on amenity values, including main living areas, outdoor living spaces of adjoining sites, and</p> <p>(d) Landscaping and/or screening.</p>
PREC2-SI8 Infrastructure and site suitability	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) All buildings must include provision for on-lot Low Impact Design stormwater devices based on at least a two-step treatment train approach with the first step being included on the lot.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <p>(a) Extent of compliance with the Regional Infrastructure Technical Standards (RITS)</p> <p>(b) Extent of compliance with any recommendations of a site-specific geotechnical assessment.</p> <p>(c) The likely effectiveness of the system to avoid flooding nuisance or damage to other buildings and sites.</p>

Part 3 – Area-specific matters / Zones / Special purpose zones

Operative

	(d) The capacity of the stormwater systems and suitability of the treatment train to manage stormwater.
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PREC2-S19	Minimum Floor Levels	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The minimum floor level is 8.35m RL Moturiki Datum.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>	

Subdivision

Rules PREC2-R11 to PREC2-R12 are also subject to the following subdivision standards:

- PREC2-S19 Road frontage;
- PREC2-S20 Landscape concept
- PREC2-S21 Stormwater management; and
- PREC2-S22 Building platform.

PREC2-R11	Subdivision - general subdivision
<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) Subdivision must comply with all of the following conditions:</p> <p>(i) The record of title must have a minimum size of 225m² net site area with the exception of access or utility allotments or reserves to vest;</p> <p>(ii) All proposed lots must be connected to public-reticulated water supply and wastewater.</p> <p>(iii) Subdivision must be in general accordance with the OHI-Figure 2 Ohinewai Business Area Structure Plan.</p> <p>(iv) Any subdivision of more than 3 lots must include an Ecological Rehabilitation and Management Plan if one has not already been prepared for the subject site (refer OHI-INFO1 for the matters to be included in an Ecological Rehabilitation and Management Plan).</p> <p>(v) Subdivision must be staged in accordance with Figure OHI-3 Staging Plan.</p> <p>(vi) All subdivision applications must identify and provide infrastructure upgrades in accordance with Table OHI-1 Infrastructure upgrades and Table OHI-2 Water, stormwater and wastewater that are to be constructed or upgraded prior to s224c RMA approval of any lots in that stage</p> <p>(vii) All subdivision applications must include a geotechnical report that demonstrates the ability of each lot to accommodate a building, and recommends any necessary ground improvement works and specific foundation design requirements.</p>	<p>(2) Activity status where compliance is not achieved with Rule PREC2-R11(1), excluding Rule PREC2-R11(1)(a)(ii) and (vi): DIS</p> <p>(3) Activity status for any subdivision that is not in accordance with the Figure OHI-3 Staging Plan : DIS</p> <p>(4) Activity status for any subdivision that is not in general accordance with the Figure OHI-2 Ohinewai business area structure plan: DIS</p> <p>(5) Activity Status for any subdivision that does not comply with Rule PREC2-R11(1)(a)(ii), Table OHI-1 Infrastructure upgrades or Table OHI-2 Water, stormwater and Wastewater: NC</p>

Council's discretion shall be restricted to the following matters:

- (b) Amenity values;
- (c) The extent to which a range of business activities provided for can be accommodated;
- (d) Effects on the safety and efficiency of the transport network (refer to the ITA information requirements in OHI-EIT INFO1 and OHI-EIT INFO2);
- (e) Avoidance and/or mitigation of natural hazards, including flooding effects, liquefaction risk and fire risk (refer to OHI-NH);
- (f) The extent to which a landscaped buffer is provided along the boundaries of Lots 1-3 DP 474347 if residential activities remain on these sites at the time of subdivision;
- (g) The effectiveness of the Ecological Rehabilitation and Management Plan in managing adverse effects and consistency with its recommendations;
- (h) Requirements for consent notices on records of title requiring future buildings to adhere to the recommendations of a geotechnical report or other natural hazard risk report, and to provide minimum building platform ground levels.
- (i) Requirements for staging and timing of infrastructure improvements as set out in Table OHI-1 Infrastructure upgrades and Table OHI-2 Water, stormwater and wastewater;
- (j) The extent of any transport upgrades required other than those in Table OHI-1, and their staging and timing;
- (k) Provision for new infrastructure and the operation, maintenance, upgrading and development of existing infrastructure, including water for supply for firefighting purposes.

PREC2-R12 | Subdivision – boundary adjustments

(1) Activity status: CON

Where:

- (a) Boundary adjustments must comply with the following:
 - (i) the conditions specified in either PREC2-R11 Subdivision - general; and

(2) Activity status where compliance not achieved: RDIS

Council's discretion shall be restricted to the following matters:

- (a) Subdivision layout;
- (b) Shape of title and variations in title size.

<p>(ii) Proposed lot must not generate any additional building infringements to those which legally existed prior to the boundary adjustment.</p> <p>Council's control is reserved to the following matters:</p> <p>(b) Subdivision layout; (c) Shape of title and variation in title size.</p>	
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PREC2-S19 Subdivision - road frontage	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) Every proposed lot with a road boundary, other than an access or utility allotment, right of way or access leg, must have a width along the road boundary of at least 15m</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(c) Safety and efficiency of vehicle access and road network; (d) Amenity and streetscape.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC2-S20 Subdivision- landscape concept	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) All subdivision applications must include a Landscape Concept Plan (refer OHI-INFO2 for the matters to be included in a Landscape Concept Plan).</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(b) Extent of consistency with the Ohinewai structure plan; (c) Quantity, distribution and spacing of landscape planting and extent to which it will mitigate landscape, visual and amenity effects; (d) Extent of consistency with any Ecological Rehabilitation and Management Plan; (e) Adequacy of maintenance plans; (f) Extent of provision for public access and nature of legal instruments to secure access; (g) Extent of recognition of cultural values; and (h) The extent to which fencing and landscaping proposals will create an</p>	<p>(2) Activity status for absence of a Landscape Concept Plan or a Plan that does not include the information required: DIS</p>

attractive and open interface with Tahuna Road.	
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PREC2-S21 Subdivision – stormwater management	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) All subdivision applications must be accompanied by a stormwater management report and plans (refer OHI-INFO3 for the requirements to be included in a stormwater management report and plans).</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(b) The effects of any inconsistency with any discharge consent;</p> <p>(c) The methods of accessing and maintaining stormwater devices;</p> <p>(d) The requirement for consent notices on new records of titles requiring provision for on-lot Low Impact Design stormwater devices;</p> <p>(e) The likely effectiveness of the stormwater system to avoid flooding nuisance and damage to other buildings or sites; and</p> <p>(f) The capacity of the system to suitably manage stormwater through a treatment train approach.</p>	<p>(2) Activity status for absence of a Stormwater Management Report or a report that does not include the information required: DIS</p>

PREC2-S22 Subdivision - building platform	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) Every lot, other than one designed specifically for access or as a utility allotment must have a building platform that is above 8.05m RL Moturiki Datum.</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(b) Avoidance or mitigation of natural hazards</p> <p>(c) The imposition of consent notices to ensure building platforms above 8.05m RL Moturiki Datum are established.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC3 – Ohinewai industrial precinct

OHI – Ohinewai zone has three precincts which sit within it. PREC3 – Ohinewai industrial precinct comprises the 68 hectares for industrial activities, and is located on the northern part of the zone and along Lumsden Road. It also has a frontage to Tahuna Road, located between the two areas of PREC2 – Ohinewai business precinct. The intent of PREC3 - Ohinewai industrial precinct is to enable a wide range of industrial uses.

Objectives

PREC3-O1 Economic growth of industry.

- (1) Growth of the district's industry is supported and strengthened through the Ohinewai industrial precinct, recognising the positive employment and economic benefits of industrial activities.

PREC3-O2 Manage adverse effects.

- (1) The amenity values of sensitive activities and ecosystem values outside of industrial zones are protected from the significant adverse effects of industrial activities.

PREC3-O3 Development of Ohinewai as a strategically important industrial area.

- (1) The Ohinewai industrial precinct is developed as a strategically important industrial area in a manner which enables industrial activities to locate and function efficiently.

Policies

PREC3-PI Purpose.

- (1) Recognise and provide for a range of general industrial and other compatible activities that can operate in proximity to more sensitive zones due to the nature and relatively limited effects of these.
- (2) Enable industrial development within the Ohinewai industrial precinct to provide for industrial growth and employment activities, including noise, odour and heavy traffic, and visual impact from buildings, associated parking and loading spaces, outdoor storage, and lighting.
- (2) Industrial development enables public transport and multi-modal non-motorised transport and reduces reliance on private car trips by implementing travel demand management measures.

PREC3-P2 Integrity of industrial land.

- (1) Maintain the precinct for industrial activities unless a development is ancillary to an onsite industrial activity and does not undermine the integrity of those zones.
- (2) Avoid the unnecessary development of any sensitive land use or noise-sensitive activity in industrial zones, including residential activities other than a residential unit for caretaker or security personnel associated with an industrial activity.

- (3) Provide for retail activities and offices in the Ohinewai industrial precinct that are ancillary to industrial activities.
- (4) Only enable retail activities and offices that are not ancillary to industrial activities where their size, design or operational characteristics are incompatible with the function and character of a town centre and where they do not adversely affect the function and character of the neighbourhood centre and the service centre in the Ohinewai business precinct.

PREC3-P3 Management of adverse effects from industrial zones on adjoining sensitive zones.

- (1) Manage adverse effects from the visual dominance of buildings, structures and ancillary parking and loading spaces on adjoining sensitive zones.
- (2) Manage adverse effects from the operation of industrial activities, including lighting, noise, odour and traffic, on adjoining sensitive zones.

PREC3-P4 Use of road and rail network connections.

- (1) Development in the Ohinewai industrial precinct enables efficient use of both road and rail network connections.

Rules

The rules that apply to activities, including subdivision, in the PREC3 – Ohinewai industrial precinct are contained in PREC3. The provisions in OHI-EIT – Ohinewai zone: energy, infrastructure, and transport, OHI-HR – Ohinewai zone: hazards and risks, OHI-CL – Ohinewai zone: contaminated land and OHI-NH – Ohinewai zone: natural hazards and climate change will also apply.

Land use – activities

The following activities are permitted activities if they meet all the land use – effects, land use – building standards and activity specific conditions.

PREC3-RI	Alteration, additions or demolition of buildings or structures	
(1) Activity status: PER	(2) Activity status where compliance not achieved: n/a	
Activity-specific conditions:		
Nil.		

PREC3-R2	Construction of a new building or structure	
(1) Activity status: PER	(2) Activity status where compliance not achieved: NC	
Activity-specific conditions:		
(a) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables.		
(b) Servicing for wastewater, stormwater and water complies with Table OHI-2.		

PREC3-R3	Gardening; cultivation; or disturbance of land for the installation of fence posts
(1) Activity status: PER Activity-specific conditions: Nil.	(2) Activity status where compliance not achieved: n/a

PREC3-R4	Industrial activity
(1) Activity status: RDIS Activity-specific conditions: <ul style="list-style-type: none"> (a) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables (b) Servicing for wastewater, stormwater and water complies with Table OHI-2 Council's discretion is restricted to the following matters: <ul style="list-style-type: none"> (c) The design of the buildings including: <ul style="list-style-type: none"> (i) Visual interest created through articulation, roof form, minimal blank walls, and variations when viewed from any public place; (ii) Contribution of the development to, and engagement with adjacent streets and public open space; (iii) Ancillary offices and ancillary retail buildings are set forward of any storage or warehouse buildings and address the street; (d) Effects on the safety and efficiency of the transport network (refer to the ITA information requirements in OHI-EIT INFO1 and OHI-EIT INFO2); (e) The extent of screening of storage areas from any public place; (f) Landscaping of any carparking which is forward of the building; (g) Landscaping layout and species selection must complement the scale of the building; (h) Visibility of signage; (i) The extent to which the development is consistent with the Ohinewai structure plan; (j) The safety and efficiency of any private vehicle access; (k) Avoidance or mitigation of natural hazards, including flooding effects and fire risk (refer to OHI-NH). (l) Geotechnical suitability for building, including liquefaction and settlement risks 	(2) Activity status where compliance not achieved: NC

<p>and adequacy of any ground improvements.</p> <p>(m) Reverse sensitivity effects including noise, odour, dust, glare and light spill.</p> <p>(n) Travel demand management measures and the extent to which they will lead to take up of alternative transport modes, including public transport and walking and cycling, instead of private car trips.</p>	
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PREC3-R5 Trade and industry training activity	
<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions:</p> <p>(a) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables</p> <p>(b) Servicing for wastewater, stormwater and water complies with Table OHI-2</p> <p>Council's discretion is restricted to the following matters:</p> <p>(c) The design of the buildings including:</p> <p>(i) Visual interest created through articulation, roof form, minimal blank walls, and variations when viewed from any public place;</p> <p>(ii) Contribution of the development to, and engagement with adjacent streets and public open space;</p> <p>(iii) Ancillary offices and ancillary retail buildings are set forward of any storage or warehouse buildings and address the street;</p> <p>(d) The extent of screening of storage areas from any public place;</p> <p>(e) Landscaping of any carparking which is forward of the building;</p> <p>(f) Landscaping layout and species selection must complement the scale of the building;</p> <p>(g) Visibility of signage;</p> <p>(h) The extent to which the development is consistent with the Ohinewai structure plan;</p> <p>(i) The safety and efficiency of any private vehicle access;</p> <p>(j) Avoidance or mitigation of natural hazards, including flooding effects and fire risk (see OHI-NH);</p>	<p>(2) Activity status where compliance not achieved: NC</p>

<ul style="list-style-type: none"> (k) Geotechnical suitability for building, including liquefaction and settlement risks and adequacy of any ground improvements; (l) Reverse sensitivity effects including noise, odour, dust, glare and light spill; (m) Travel demand management measures and the extent to which they will lead to take up of alternative transport modes, including public transport and walking and cycling, instead of private car trips. 	
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<p>PREC3-R6 Truck stop for refuelling</p>	
<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables (b) Servicing for wastewater, stormwater and water complies with Table OHI-2 <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (c) The design of the buildings including: <ul style="list-style-type: none"> (i) Visual interest created through articulation, roof form, minimal blank walls, and variations when viewed from any public place; (ii) Contribution of the development to, and engagement with adjacent streets and public open space; (iii) Ancillary offices and ancillary retail buildings are set forward of any storage or warehouse buildings and address the street; (d) The extent of screening of storage areas from any public place; (e) Landscaping of any carparking which is forward of the building; (f) Landscaping layout and species selection must complement the scale of the building; (g) Visibility of signage; (h) The extent to which the development is consistent with the Ohinewai structure plan; (i) The safety and efficiency of any private vehicle access; 	<p>(2) Activity status where compliance not achieved: NC</p>

Operative

<ul style="list-style-type: none"> (j) Avoidance or mitigation of natural hazards, including flooding effects and fire risk (refer to OHI-NH); (k) Geotechnical suitability for building, including liquefaction and settlement risks and adequacy of any ground improvements; (l) Reverse sensitivity effects including noise, odour, dust, glare and light spill; (m) Travel demand management measures and the extent to which they will lead to take up of alternative transport modes, including public transport and walking and cycling, instead of private car trips. 	
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<p>PREC3-R7 Office ancillary to an industrial activity</p>	
<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Does not exceed 100m² gross floor area; or (b) Does not exceed 30% of all buildings on the site; and (c) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables (d) Servicing for wastewater, stormwater and water complies with Table OHI-2 <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (e) The design of the buildings including: <ul style="list-style-type: none"> (i) Visual interest created through articulation, roof form, minimal blank walls, and variations when viewed from any public place; (ii) Contribution of the development to, and engagement with adjacent streets and public open space; (iii) Ancillary offices and ancillary retail buildings are set forward of any storage or warehouse buildings and address the street; (f) The extent of screening of storage areas from any public place; (g) Landscaping of any carparking which is forward of the building; (h) Landscaping layout and species selection must complement the scale of the building; (i) Visibility of signage; 	<p>(2) Activity status where compliance not achieved with rules PREC3-R7(1)(a) to PREC3-R7(1)(b): DIS</p> <p>(3) Activity status where compliance not achieved with rules PREC3-R7(1)(c) to PREC3-R7(1)(d): NC</p>

<ul style="list-style-type: none"> (j) The extent to which the development is consistent with the Ohinewai structure plan; (k) The safety and efficiency of any private vehicle access; (l) Avoidance or mitigation of natural hazards, including flooding effects and fire risk (refer to OHI-NH); (m) Geotechnical suitability for building, including liquefaction and settlement risks and adequacy of any ground improvements; (n) Reverse sensitivity effects including noise, odour, dust, glare and light spill; (o) Travel demand management measures and the extent to which they will lead to take up of alternative transport modes, including public transport and walking and cycling, instead of private car trips. 	
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PREC3-R8 Food outlet	
<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Does not exceed 200m² gross floor area; and (b) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables (c) Servicing for wastewater, stormwater and water complies with Table OHI-2 <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (d) The design of the buildings including: <ul style="list-style-type: none"> (i) Visual interest created through articulation, roof form, minimal blank walls, and variations when viewed from any public place; (ii) Contribution of the development to, and engagement with adjacent streets and public open space; (iii) Ancillary offices and ancillary retail buildings are set forward of any storage or warehouse buildings and address the street; (e) The extent of screening of storage areas from any public place; (f) Landscaping of any carparking which is forward of the building; 	<ul style="list-style-type: none"> (2) Activity status where compliance not achieved with Rule PREC3-R8(1)(a): DIS (3) Activity status where compliance not achieved with rules PREC3-R8(1)(b) to PREC3-R8(1)(c): NC

<ul style="list-style-type: none"> (g) Landscaping layout and species selection must complement the scale of the building; (h) Visibility of signage; (i) The extent to which the development is consistent with the Ohinewai structure plan; (j) The safety and efficiency of any private vehicle access; (k) Avoidance or mitigation of natural hazards, including flooding effects and fire risk (refer to OHI-NH); (l) Geotechnical suitability for building, including liquefaction and settlement risks and adequacy of any ground improvements; (m) Reverse sensitivity effects including noise, odour, dust, glare and light spill; (n) Travel demand management measures and the extent to which they will lead to take up of alternative transport modes, including public transport and walking and cycling, instead of private car trips. 	
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PREC3-R9	Ancillary retail	
<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) That does not exceed 10% of all buildings on the site; and (b) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables (c) Servicing for wastewater, stormwater and water complies with Table OHI-2 <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (d) The design of the buildings including: <ul style="list-style-type: none"> (i) Visual interest created through articulation, roof form, minimal blank walls, and variations when viewed from any public place; (ii) Contribution of the development to, and engagement with adjacent streets and public open space; (iii) Ancillary offices and ancillary retail buildings are set forward of any storage or warehouse buildings and address the street; 		<p>(2) Activity status where compliance not achieved with Rule PREC3-R9(1)(a): DIS</p> <p>(3) Activity status where compliance not achieved with rules PREC3-R9(1)(b) or PREC3-R9(1)(c): NC</p>

<ul style="list-style-type: none"> (e) The extent of screening of storage areas from any public place; (f) Landscaping of any carparking which is forward of the building; (g) Landscaping layout and species selection must complement the scale of the building; (h) Visibility of signage; (i) The extent to which the development is consistent with the Ohinewai structure plan; (j) The safety and efficiency of any private vehicle access; (k) Avoidance or mitigation of natural hazards, including flooding effects and fire risk (refer to OHI-NH); (l) Geotechnical suitability for building, including liquefaction and settlement risks and adequacy of any ground improvements; (m) Reverse sensitivity effects including noise, odour, dust, glare and light spill; (n) Travel demand management measures and the extent to which they will lead to take up of alternative transport modes, including public transport and walking and cycling, instead of private car trips. 	
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PREC3-R10 A residential unit for a caretaker or security personnel	
<p>(1) Activity status: RDIS</p> <p>Activity-specific conditions:</p> <ul style="list-style-type: none"> (a) Does not exceed 70m² gross floor area; and (b) Maximum one residential unit per site; and (c) The relevant infrastructure upgrades in Table OHI-1 and Table OHI-2 are constructed and operational in accordance with those tables (d) Servicing for wastewater, stormwater and water complies with Table OHI-2 (e) The minimum floor level for residential units, including attached garages, is 8.55mRL Moturiki Datum. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (f) The design of the buildings including: <ul style="list-style-type: none"> (i) Visual interest created through articulation, roof form, minimal blank walls, and variations when viewed from any public place; 	<p>(2) Activity status where compliance not achieved with rules PREC3-R10(1)(a) to PREC3-R10(1)(b) and PREC3-R10(1)(e): DIS</p> <p>(3) Activity status where compliance not achieved with rules PREC3-R10(1)(c) to PREC3-R10(1)(d): NC</p>

<ul style="list-style-type: none"> (ii) Contribution of the development to, and engagement with adjacent streets and public open space; (iii) Ancillary offices and ancillary retail buildings are set forward of any storage or warehouse buildings and address the street; (g) The extent of screening of storage areas from any public place; (h) Landscaping of any carparking which is forward of the building; (i) Landscaping layout and species selection must complement the scale of the building; (j) Visibility of signage; (k) The extent to which the development is consistent with the Ohinewai structure plan; (l) The safety and efficiency of any private vehicle access; (m) Avoidance or mitigation of natural hazards, including flooding effects and fire risk (refer to OHI-NH); (n) Geotechnical suitability for building, including liquefaction and settlement risks and adequacy of any ground improvements; (o) Reverse sensitivity effects including noise, odour, dust, glare and light spill. 	
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PREC3-R11	A waste management facility
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(I) Activity status: DIS

PREC3-R12	An extractive industry
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(I) Activity status: DIS

PREC3-R13	An office not provided by PREC3-R7
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(I) Activity status: DIS

PREC3-R14	A retail activity not provided by PREC3-R9
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(I) Activity status: DIS

PREC3-R15	Any activity that is not specifically listed as a permitted, restricted discretionary or non-complying activity
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(I) Activity status: DIS

Standards

Land use – effects standards

PREC3-S1	Servicing and hours of operation
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Servicing and operation of an industrial activity adjoining any PRECI – Ohinewai medium density residential precinct may load or unload vehicles or receive customers or deliveries between 7.30am and 6.30pm.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on amenity values;</p> <p>(b) Distance to the nearest residential activity;</p> <p>(c) Nature and frequency of the after hours activity;</p> <p>(d) Noise, lighting and glare; and</p> <p>(e) Type of vehicles involved.</p>

PREC3-S2	Landscape planting
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building or land use activity on a record of title that has a side and/or rear boundary adjoining any PRECI – Ohinewai medium density residential precinct shall be landscaped to the following minimum standards:</p> <p>(i) A 3m depth landscaped strip measured from the side and/or rear boundary;</p> <p>(ii) Comprises a mixture of indigenous shrubs and trees planted a maximum of 1.5m apart.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Adequacy of the width of landscaped strip;</p> <p>(b) Type, density and scale of indigenous vegetation;</p> <p>(c) The extent to which the amenity of the adjoining PRECI – Ohinewai medium density residential precinct is maintained.</p>

PREC3-S3	Landscape planting
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A 3m wide landscaped strip, excluding accesses, must be provided on the road boundary of any site, except where a different requirement is included in Standard PREC3-S4 below.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Adequacy of the width of landscaped strip;</p> <p>(b) Type, density and scale of indigenous vegetation;</p> <p>(c) The extent to which the amenity of the adjoining PRECI – Ohinewai medium density residential precinct is maintained.</p>

PREC3-S4 Landscape planting – for sites adjoining Lumsden Road and Balemi Road	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Any activity on a lot that fronts Lumsden Road must provide a 15m wide landscaped strip adjoining the road boundary, excluding accesses. (b) Any activity that fronts Balemi Road must provide an 8m wide landscaped strip along the road boundary, excluding accesses. (c) Planting required by (a) and (b) above must include species capable of reaching a minimum height of 5m within 5 years that are capable of substantially screening development. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Adequacy of the width of landscaped strip; (b) Type, density and scale of indigenous vegetation; (c) The extent to which the amenity of the adjoining PREC1 – Ohinewai medium density residential precinct is maintained.

PREC3-S5 Noise – general	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Farming noise, and noise generated by emergency generators and emergency sirens. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Hours and days of operation; (c) Location of noise sources in relation to any boundary; (d) Frequency or other special characteristics of noise; (e) Mitigation measures; (f) Noise levels and duration.

PREC3-S6 Noise – general	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Noise measured within any other site: <ul style="list-style-type: none"> (i) In the PREC3 – Ohinewai industrial precinct must not exceed: <ul style="list-style-type: none"> (1) 75dB (L_{Aeq}) 7am to 10pm at any time. (ii) Noise measured within any site in any zone or precinct other than the PREC3 – Ohinewai industrial precinct, must meet the permitted noise levels for that zone or precinct. (iii) Noise levels must be measured in accordance with the requirements of NZS 6801:2008 “Acoustics – Measurement of Environmental Sound”. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Hours and days of operation; (c) Location of noise sources in relation to any boundary; (d) Frequency or other special characteristics of noise; (e) Mitigation measures; (f) Noise levels and duration.

<p>(iv) Noise levels must be assessed in accordance with the requirements of NZS 6802:2008 “Acoustics Environmental Noise”.</p>	
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PREC3-S7 Noise – general	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Noise measured at the notional boundaries of the residential units on Lots 1-3 DP 4743475 existing as at 1 September 2020 must not exceed; <ul style="list-style-type: none"> (i) 55dB (L_{Aeq}), 7am to 7pm every day (ii) 50dB (L_{Aeq}), 7pm to 10pm every day (iii) 45dB (L_{Aeq}), and 75dB (L_{Amax}), 10pm to 7am the following day. (b) Noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics – Measurement of Environmental Sound; and (c) Noise levels shall be assessed in accordance with the requirements of NZS 6802:2008 Acoustics – Environmental noise. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Hours and days of operation; (c) Location of noise sources in relation to any boundary; (d) Frequency or other special characteristics of noise; (e) Mitigation measures; (f) Noise levels and duration.

PREC3-S8 Noise – construction	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Construction noise must not exceed the limits in 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’. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Hours and days of construction; (c) Noise levels; (d) Timing and duration; and (e) Method of construction.

PREC3-S9 Glare and artificial light spill	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Glare and artificial light spill that does not exceed 10 lux measured horizontally and vertically within any other site not located in the PREC3 – Ohinewai industrial precinct. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Light spill levels on another site; (c) Road safety; (d) Duration and frequency;

	<p>(e) Location and orientation of the light source; and</p> <p>(f) Mitigation measures.</p> <p>(g) The effects of light spill on native bats.</p>
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PREC3-S10 Earthworks - general	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks within a site that may or may not involve imported cleanfill material, for the purpose of creating a building platform and/or ancillary hardstand area.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Where:</p> <p>(a) An Ecological Rehabilitation and Management Plan must be provided with the application (refer OHI-INFO I for the matters to be included in an Ecological Rehabilitation and Management Plan).</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability, including liquefaction and settlement risks and adequacy of any ground improvements;</p> <p>(i) Flood risk, including natural water flows and established drainage paths;</p> <p>(j) Land instability, erosion and sedimentation;</p> <p>(k) The protection of areas of significant habitat and the nature and extent of ecological mitigation measures and any residual ecological effects, including the implementation of the management and restoration plans and programmes required by this rule;</p> <p>(l) Effects on indigenous biological diversity;</p> <p>(m) Extent of proposed ecological restoration;</p> <p>(n) Adequacy of ongoing management and monitoring of ecological outcomes;</p> <p>(o) Adequacy of predator control programme and consistency with the Regional Pest Management Plan</p>

	<p>prepared under the Biosecurity Act 1993;</p> <p>(p) The extent to which the outcomes of tangata whenua engagement are addressed;</p> <p>(q) The extent to which any post-earthworks mitigation measures are required and the methods for implementing them.</p>
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PREC3-S11 Earthworks - general	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Earthworks (including or excluding imported fill material) within a site that;</p> <p>(i) Are located more than 1.5 m from any water body, open drain or overland flow path;</p> <p>(ii) Do not exceed a volume of more than 250m³;</p> <p>(iii) Do not exceed an area of more than 250m² within a 12 month period;</p> <p>(iv) Do not exceed a slope in stable ground of 1:2 (1 metre vertical to 2 metres horizontal);</p> <p>(v) Result in exposed areas being re-vegetated to achieve 80% ground cover within 6 months of the cessation of the earthworks, or finished with a hardstand surface;</p> <p>(vi) Result in sediment being retained on the site through implementation and maintenance of erosion and sediment controls; and</p> <p>(vii) Do not result in any change to natural water flows, any water body or established drainage paths.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Where:</p> <p>(a) An Ecological Rehabilitation and Management Plan must be provided with the application (refer OHI-INFO1 for the matters to be included in an Ecological Rehabilitation and Management Plan).</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Geotechnical stability, including liquefaction and settlement risks and adequacy of any ground improvements;</p> <p>(i) Flood risk, including natural water flows and established drainage paths;</p> <p>(j) Land instability, erosion and sedimentation;</p> <p>(k) The protection of areas of significant habitat and the nature and extent of ecological mitigation measures and any residual ecological effects, including the implementation of the management and restoration plans and programmes required by this rule;</p> <p>(l) Effects on indigenous biological diversity;</p> <p>(m) Extent of proposed ecological restoration;</p> <p>(n) Adequacy of ongoing management and monitoring of ecological outcomes;</p>

	<ul style="list-style-type: none"> (o) Adequacy of predator control programme and consistency with the Regional Pest Management Plan prepared under the Biosecurity Act 1993 ; (p) The extent to which the outcomes of tangata whenua engagement are addressed; (q) The extent to which any post-earthworks mitigation measures are required and the methods for implementing them.
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PREC3-S12 Signs – general	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A public information sign erected by a government agency. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Visual amenity; (b) Effects on traffic safety; (c) Glare and artificial light spill; and (d) Content, colour and location of the sign.

PREC3-S13 Signs – general	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A sign must comply with all of the following conditions: <ul style="list-style-type: none"> (i) The sign height does not exceed 10m; (ii) The sign is wholly contained within the site; (iii) Relates to goods and services available on the site or the property name; (iv) If illuminated: <ul style="list-style-type: none"> (1) Does not have a light source that flashes or moves; and (2) Does not contain moving parts or reflective materials. (b) A sign attached to a building, that: <ul style="list-style-type: none"> (i) Does not extend more than 300mm from the building wall; and (ii) Does not exceed the height of the building; (c) Freestanding signs, that: <ul style="list-style-type: none"> (i) Do not exceed an area of 3m² for one sign per site, and 1m² for one additional freestanding sign on the site; and (ii) be set back at least 5m from the boundary of any site in the PRECI – 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Visual amenity; (b) Effects on traffic safety; (c) Glare and artificial light spill; and (d) Content, colour and location of the sign.

Ohinewai medium density residential precinct.	
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PREC3-S14 Signs – general	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A real estate sign that; <ul style="list-style-type: none"> (i) Relates to the sale or lease of the site on which it is located; (ii) Does not result in more than 3 signs per site; (iii) Is not illuminated; (iv) Does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials; (v) Does not exceed dimensions of 1800mm x 1200mm. 	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Visual amenity; (b) Effects on traffic safety; (c) Glare and artificial light spill; and (d) Content, colour and location of the sign.

PREC3-S15 Signs - effects on traffic	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Any sign directed at users that: <ul style="list-style-type: none"> (i) Does not imitate the content, colour or appearance of any traffic control sign; (ii) Is located at least 60m from controlled intersections, pedestrian crossings and another advertising sign; (iii) Does not obstruct sight lines of drivers turning into or out of a site entrance and intersections or at a level rail crossing; (iv) Does not contain more than 40 characters and no more than 6 symbols; (v) Has lettering that is at least 150mm high; and (vi) Is at least 130m from a site entrance, where the sign directs traffic to the entrance. 	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which the safety of road users is maintained.

PREC3-S16 Infrastructure and site suitability	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) All development must include provision for Low Impact Design stormwater devices based on at least a two-step treatment train approach with the first step being included on the industrial lot. 	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Extent of compliance with the Regional Infrastructure Technical Standards (RITS)

	<ul style="list-style-type: none"> (b) Extent of compliance with any recommendations of a site-specific geotechnical assessment. (c) The likely effectiveness of the system to avoid flooding nuisance or damage to other buildings and sites. (d) The capacity of the stormwater systems and suitability of the treatment train to manage stormwater.
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Land Use – building standards

PREC3-S17 Height – building general	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building or structure that does not exceed a height of 17.5m 	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which amenity is maintained.

PREC3-S18 Height in relation to boundary	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building or structure that does not project beyond a 45 degree height control plane measured from a point 3m above natural ground level along the boundary of a site located outside of the PREC3 – Ohinewai industrial precinct with any other zone or precinct; (b) A building that does not project beyond a 30 degree height control plane measured from a point 2.5m above natural ground level at any boundary along Lumsden Road. 	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity.

PREC3-S19 Building setbacks	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building or structure is set back at least: <ul style="list-style-type: none"> (i) 5m from a road boundary; (ii) 3m from any other boundary where the site adjoins another zone or precinct; (iii) 15m from the boundary of Lumsden Road; and (iv) 15m from the road boundary of Tahuna Rd; (b) PREC3-S19(1)(a) does not apply to: 	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Effects on streetscape; and (c) Traffic and road safety.

<ul style="list-style-type: none"> (i) A building or structure that is no more than 2m² in floor area and 2m in height; (ii) A fence that is no more than 2m in height located on a side or rear boundary; or (iii) Signs. 	
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PREC3-S20	Minimum Floor Levels	
(1) Activity status: PER Where: (a) The minimum floor level is 8.35m RL Moturiki Datum.		(2) Activity status where compliance not achieved: DIS

Subdivision

Rule PREC3-R16 is also subject to the following subdivision standards:

- PREC3-S20 Boundaries for Records of Title;
- PREC3-S21 Road frontage;
- PREC3-S22 Landscape concept;
- PREC3-S23 Stormwater management; and
- PREC3-S24 Building platform

Operative

PREC3-R16	Subdivision - general subdivision	
(1) Activity status: RDIS Where: (a) Proposed lots in a subdivision must: <ul style="list-style-type: none"> (i) Have a minimum net site area of 1000m²; (ii) Be connected to a public-reticulated water supply and wastewater; (iii) Be in general accordance with the Ohinewai structure plan; (iv) Any subdivision of more than 3 lots must include an Ecological Rehabilitation and Management Plan (refer OHI-INFO1 for the matters to be included in an Ecological Rehabilitation and Management Plan). (v) Subdivision must be staged in accordance with Figure OHI-3 Staging Plan. (vi) All subdivision applications must identify and provide infrastructure upgrades in accordance with Table OHI-1 Infrastructure upgrades and Table OHI-2 Water, stormwater and wastewater that are to be constructed or upgraded prior to s224c approval of any lots in that stage. (vii) All subdivision applications must include a geotechnical report that demonstrates the ability of each lot to accommodate a building 		(2) Activity status where compliance is not achieved with rules PREC3-R16(1)(a)(i), PREC3-R16(1)(a)(iii), PREC3-R16(1)(a)(iv), PREC3-R16(1)(a)(v) or PREC3-R16(1)(a)(vii): DIS (3) Activity status for any subdivision that is not in accordance with the Figure OHI-3 Staging Plan: DIS (4) Activity status for any subdivision that is not in general accordance with the Ohinewai structure plan: DIS (5) Activity status for any subdivision that does not comply with Rule PREC3-R16(1)(a)(ii) or is not in accordance with Table OHI-1 Infrastructure upgrades, or Table OHI-2 Water, stormwater and wastewater: NC

<p>and recommends any necessary ground improvement works and specific foundation design requirements.</p> <p>Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Amenity values; (c) The extent to which a range of industrial activities provided for can be accommodated; (d) Layout; (e) The extent to which a landscaped buffer is provided along the boundaries of Lots 1-3 DP 474347 if residential activities remain on these sites at the time of subdivision; (f) Effects on the safety and efficiency of the transport network (refer to the ITA information requirements in OHI-EIT INFO1 and OHI-EIT INFO2); (g) The effectiveness of the Ecological Rehabilitation and Management Plan in managing adverse effects and consistency with its recommendations; (h) Avoidance and/or mitigation of natural hazards, including flooding effects, liquefaction risk and fire risk (refer to OHI-NH). (i) Requirements for staging and timing of infrastructure improvements as set out in Table OHI-1 Infrastructure upgrades and Table OHI-2 Water, stormwater and wastewater, (j) Provision for new infrastructure and the operation, maintenance, upgrading and development of existing infrastructure, including water for supply for firefighting purposes; (k) The extent of any transport upgrades required other than those in Table OHI-1 Infrastructure upgrades, and their staging and timing; (l) Requirements for consent notices on records of titles requiring future buildings to adhere to the recommendations of a geotechnical report or other natural hazard risk report, and to provide minimum building platform ground levels. 	
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PREC3-S20 Subdivision – boundaries for Records of Title	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Any boundary of a proposed lot must be located so that: 	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(i) Any existing building complies with the permitted activity rules relating to setbacks and height in relation to boundary, except to the extent of any non-compliance that existed lawfully prior to the subdivision;</p> <p>(ii) No contaminated land, or wetland is divided between any proposed lot.</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(b) Amenity;</p> <p>(c) Effects on contaminated land;</p> <p>(d) Effects on any wetland;</p> <p>(e) The extent to which a range of future industrial activities can be accommodated.</p>	
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PREC3-S21 Subdivision - road frontage	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) Any proposed lot must have a road frontage of least 15m, although this rule does not apply to any proposed rear lot or to a proposed access allotment.</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(a) Traffic effects; and</p> <p>(b) Amenity and streetscape</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC3-S22 Subdivision- landscape concept	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) All subdivision applications must include a Landscape Concept Plan (refer OHI-INFO2 for the matters to be included in a Landscape Concept Plan).</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(a) Effects on amenity values;</p> <p>(b) Extent of consistency with any Ecological Rehabilitation and Management Plan;</p> <p>(c) Quantity, distribution and spacing of landscape planting and extent to which it will mitigate landscape, visual and amenity effects;</p> <p>(d) Adequacy of maintenance plans;</p> <p>(e) Extent of security and certainty of public access;</p> <p>(f) Extent of recognition of cultural values;</p>	<p>(2) Activity status for absence of a Landscape Concept Plan or a Plan that does not include the information required: DIS</p>

<p>(g) The extent to which fencing and landscaping proposals will create an attractive and open interface with Tahuna Road.</p>	
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PREC3-S23	Subdivision- stormwater management	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) All subdivision applications must be accompanied by a stormwater management report and plans (refer OHI-INFO3 for the requirements to be included in a stormwater management report and plans).</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(a) Effects of any inconsistency with any discharge consent;</p> <p>(b) Methods of accessing and maintaining stormwater devices;</p> <p>(c) The likely effectiveness of the stormwater system to avoid flooding nuisance and damage to other buildings and sites;</p> <p>(d) The requirement for consent notices on new records of titles requiring provision for on-lot Low Impact Design stormwater devices;</p> <p>(e) The capacity of the system to suitably manage stormwater through a treatment train approach.</p>	<p>(2) Activity status for absence of a Stormwater Management Report or a report that does not include the information required: DIS</p>	

PREC3-S24	Subdivision - building platform	
<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) Every lot, other than one designed specifically for access or as a utility allotment must have a building platform that is above 8.05m RL Moturiki Datum.</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(a) Avoidance or mitigation of natural hazards</p> <p>(b) The imposition of consent notices to ensure building platforms above 8.05m RL Moturiki Datum are established.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>	