

Chapter 18: Business Town Centre Zone

Proposed Waikato District Plan

Stage 1

(Notified version)



Contents

Chapter 18: Business Town Centre Zone.....	4
18.1 Land Use - Activities.....	4
18.1.1 Prohibited Activities.....	4
18.1.2 Permitted Activities.....	4
18.1.3 Restricted Discretionary Activities	5
18.1.4 Discretionary Activities.....	7
18.1.5 Non-Complying Activities	7
18.2 Land Use - Effects.....	7
18.2.1 Noise	7
18.2.1.1 Noise – General	7
18.2.1.2 Noise – Construction	8
18.2.2 Servicing and hours of operation.....	8
18.2.3 Glare and artificial light spill	8
18.2.4 Earthworks.....	9
18.2.5 Hazardous substances	10
18.2.6 Notable trees	10
18.2.7 Signs	11
18.3 Land Use – Building.....	13
18.3.1 Height.....	13
18.3.1.1 Height – Building general.....	13
18.3.2 Daylight admission.....	13
18.3.3 Gross leasable floor area	14
18.3.4 Display windows and building façades	14
18.3.5 Verandahs	14
18.3.6 Building setbacks - zone boundaries	14
18.3.7 Building setbacks – Water-bodies	15
18.3.8 Dwelling	15
18.3.9 Living court.....	15
18.3.10 Historic Heritage.....	15
18.4 Subdivision	17
18.4.1 Subdivision - general	17
18.4.2 Subdivision - Multi-unit subdivision	17
18.4.3 Subdivision – Boundary adjustments.....	18
18.4.4 Subdivision - Amendments and updates to cross lease or flats plans.....	18
18.4.5 Subdivision - Title boundaries – Maaori Sites and Areas of significance to Maaori.....	18

18.4.6 Subdivision - land containing heritage items..... 18
18.4.7 Esplanade reserves and esplanade strips..... 19

Chapter 18: Business Town Centre Zone

- (1) The rules that apply to activities in the Business Town Centre Zone are contained in [Rule 18.1](#) Land Use – Activities, [Rule 18.2](#) Land Use – Effects and [Rule 18.3](#) Land Use – Building.
- (2) The rules that apply to subdivision in the Business Town Centre zone are contained in [Rule 18.4](#).
- (3) The activity status tables and standards in the following chapters also apply to activities in the Business Town Centre Zone:
 - 14 Infrastructure and Energy;
 - 15 Natural Hazards and Climate Change (Placeholder).
- (4) The following symbols are used in the tables:
 - (a) PR Prohibited activity
 - (b) P Permitted activity
 - (c) C Controlled activity
 - (d) RD Restricted discretionary activity
 - (e) D Discretionary activity
 - (f) NC Non-complying activity.

18.1 Land Use - Activities

18.1.1 Prohibited Activities

- (i) The following activity is a prohibited activity. No application for resource consent for a prohibited activity can be made and resource consent must not be granted.

PRI	Any building , structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (refer to Appendix 8).
-----	--

18.1.2 Permitted Activities

- (a) The following activities are permitted activities if they meet all the following:
 - (i) Land Use – Effects rules in [Rule 18.2](#) (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
 - (ii) Land Use – Building rules in [Rule 18.3](#) (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
 - (iii) Activity-specific conditions.

Activity	Activity-specific conditions	
P1	Commercial activity	Nil
P2	Residential activity	Located above ground floor level
P3	Commercial services	Nil
P4	Retail activity	Nil
P5	Travellers' accommodation	Nil
P6	Community activity	Excluding a cemetery
P7	Health facility	Excluding a hospital
P8	Office	Located above ground floor level

P9	Public transport facility	Nil
PI0	A temporary event	<ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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; and (e) The site is returned to its original condition no more than 3 days after the end of the event; and (f) There is no direct site access from a national route or regional arterial road.

18.1.3 Restricted Discretionary Activities

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

Activity	The Council's discretion shall be limited to the following matters:									
<p>RDI</p> <ul style="list-style-type: none"> (a) A multi-unit development that meets all of the following conditions: <ul style="list-style-type: none"> (i) The Land Use – Effects in Rule 18.2; (ii) The Land Use – Building in Rule 18.3, except; <ul style="list-style-type: none"> A. Rule 18.3.9 (Dwellings) does not apply; B. Rule 18.3.10 (Living court) does not apply; (b) The multi-unit development must be located above the ground floor level; (c) A detailed site plan depicting the proposed title boundaries for each residential unit and any common areas (including access and services) must be provided, ensuring that a freehold (fee simple) or unit title subdivision complies with Rule 18.4.2 (Subdivision of multi-unit developments); (d) Each residential unit must be designed and constructed to achieve the internal design sound levels specified in Appendix 1 (Acoustic Insulation), Table 14; (e) A communal service court is provided; (f) Living court areas are provided above ground floor level to meet the following minimum requirements for each residential unit: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Residential Unit</th> <th>Minimum Living Court Area</th> <th>Minimum Dimensions</th> </tr> </thead> <tbody> <tr> <td>Studio unit or 1 bedroom</td> <td>10m²</td> <td>2m</td> </tr> <tr> <td>2 or more bedrooms</td> <td>15m²</td> <td>2m</td> </tr> </tbody> </table>	Residential Unit	Minimum Living Court Area	Minimum Dimensions	Studio unit or 1 bedroom	10m ²	2m	2 or more bedrooms	15m ²	2m	<ul style="list-style-type: none"> (a) The extent to which the development is consistent with the Town Centre Guidelines contained in Appendix 3.3; (b) The extent to which the development is consistent with the Multi-unit design guidelines contained in Appendix 3.4; (c) The extent to which the development contributes to and engages with adjacent streets and public open space; (d) The extent to which the development creates visual quality and interest through the separation of buildings, variety in built form and architectural detailing, glazing, and materials; (e) The extent to which the design of the development incorporates energy efficiency measures such as passive solar principles; (f) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout; (g) The extent to which staging is necessary to ensure that
Residential Unit	Minimum Living Court Area	Minimum Dimensions								
Studio unit or 1 bedroom	10m ²	2m								
2 or more bedrooms	15m ²	2m								

		<p>development is carried out in a coordinated and timely manner;</p> <ul style="list-style-type: none"> (h) Avoidance or mitigation of natural hazards; (i) Geotechnical suitability for building; (j) Adequacy of the communal service court for the intended purpose.
<p>RD2</p>	<ul style="list-style-type: none"> (a) The construction of any new building that meets all of the following conditions: <ul style="list-style-type: none"> (i) The Land Use – Effects in Rule 18.2; (ii) The Land Use – Building in Rule 18.3 except; <ul style="list-style-type: none"> A. Rule 18.3.9 (Dwellings) does not apply; B. Rule 18.3.10 (Living court) does not apply; 	<ul style="list-style-type: none"> (a) The Council’s discretion shall be limited to the following matters: <ul style="list-style-type: none"> (i) The extent to which the building is consistent with the following matters listed in Appendix 3.3 (Town Centre Design Guidelines) including: <ul style="list-style-type: none"> A. A site and contextual analysis that identifies and addresses the matters listed in section 3.3; B. A connectivity and movement network analysis that addresses the matters listed in section 4.3; C. A neighbourhood character assessment that identifies and addresses the elements listed in section 5; D. Detailed design illustrating how the building will promote these character elements to achieve the outcomes sought in section 5.2 of the design guide; (ii) Consistency with the relevant Town Centre Character Statement contained within Appendix 10.1-10.6 (Town Centre Character Statements).

18.1.4 Discretionary Activities

(I) The activities listed below are discretionary activities.

D1	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies.
D2	Any multi-unit development that does not comply with (Rule 18.1.3) unless a stricter activity status applies under Rule 18.1.5.

18.1.5 Non-Complying Activities

(I) The activities listed below are non-complying activities.

NC1	Construction of a building located on an indicative road.
NC2	Residential activity on the ground floor.
NC3	A multi-unit development located on the ground floor.
NC4	Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.

18.2 Land Use - Effects

18.2.1 Noise

- (1) Rules 18.2.1.1 and 18.2.1.2 provide the permitted noise levels for noise generated by land use activities.
- (2) Rule 18.2.1.1 Noise – General provides permitted noise levels in the Business Town Centre Zone.
- (3) Rule 18.2.1.2 Noise – Construction provides the noise limits for construction activities.

18.2.1.1 Noise – General

P1	Noise generated by emergency generators and emergency sirens.
P2	(a) Noise measured within any site: <ol style="list-style-type: none"> (i) In the Business Town Centre Zone must not exceed: <ol style="list-style-type: none"> A. 65dB (L_{Aeq}), 7am to 11pm every day; and B. 55dB (L_{Aeq}) and 85dB (L_{Amax}), 11pm to 7am the following day; or (ii) In the Residential Zone and Village Zone must not exceed: <ol style="list-style-type: none"> A. 55dB (L_{Aeq}), 7am to 7pm; and B. 50dB (L_{Aeq}), 7pm to 10pm; and C. 40dB (L_{Aeq}) and 65dB (L_{Amax}), 10pm to 7am the following day.
P3	(a) Noise measured within any site in any zone other than the Business Town Centre Zone, Residential Zone or Village Zone must meet the permitted noise levels for that zone.

P4	<p>(a) Noise levels must be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound.</p> <p>(b) Noise levels must be assessed in accordance with the requirements of NZS 6802:2008 Acoustics - Environmental.</p>
DI	Noise that does not comply with Rules 18.2.1.1 P2, P3 or P4 .

18.2.1.2 Noise – Construction

PI	<p>(a) Construction noise must meet 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>
RD1	<p>(a) Construction noise that does not comply with Rule 18.2.1.2 PI.</p> <p>(b) The Council's discretion is limited to the following matters:</p> <ul style="list-style-type: none"> (i) Effects on amenity values; (ii) Hours of construction; (iii) Noise levels; (iv) Timing and duration; (v) Methods of construction.

18.2.2 Servicing and hours of operation

PI	The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity on a site adjoining the Residential and Village Zones must only occur between 6.30am and 7.30pm.
RD1	<p>(a) Servicing and operation of a commercial activity that does not comply with Rule 18.2.2 PI.</p> <p>(b) The Council's discretion is limited to the following matters:</p> <ul style="list-style-type: none"> (i) Effects on amenity values on adjoining sites within the Residential Zone and Village Zone; (ii) Timing, duration and frequency of adverse effects; (iii) Location of activity in relation to zone boundary; (iv) Location of activity in relation to dwellings on adjoining sites; (v) The means to avoid, remedy or mitigate adverse effects on adjoining sites.

18.2.3 Glare and artificial light spill

PI	Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and vertically at any other site .
RD1	<p>(a) Illumination that does not comply with Rule 18.2.3 PI.</p> <p>(b) The Council's discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> (i) Effects on amenity values; (ii) Light spill levels on other sites; (iii) Road safety; (iv) Duration and frequency; (v) Location and orientation of the light source; (vi) Mitigation measures.

18.2.4 Earthworks

- (1) **Rule 18.2.4.1** – Earthworks - General provides the permitted rules for earthworks activities within the Business Town Centre Zone.
- (2) There is a specific standard for earthworks within rule:
 - (a) **Rule 18.2.4.2** – Maaori Sites and Maaori Areas of Significance.

18.2.4.1 Earthworks – General

PI	<p>(a) Earthworks within a site must meet all of the following conditions:</p> <ol style="list-style-type: none"> (i) Earthworks must be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe; (ii) Earthworks must not exceed a volume of more than 250m³ and an area of more than 1,000m² within a site; (iii) The height of the resulting cut, filled areas or fill batter face in stable ground, not including any surcharge, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks; (v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls; (vi) Earthworks must not divert or change the nature of natural water flows, waterbodies or established drainage paths; (vii) Earthworks must not result in the site being unable to be serviced by gravity sewers.
P2	<p>(a) The importation of fill material to a site must meet the following conditions, in addition to the conditions in Rule 18.2.1.4 PI:</p> <ol style="list-style-type: none"> (i) Does not exceed a total volume of 500m³ per site and a depth of 1m; (ii) Is fit for compaction; (iii) The height of the resulting batter face in stable ground must not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal); (iv) Does not restrict the ability for land to drain; (v) Is not located within 1.5m of public sewers, utility services or manholes; (vi) The sediment from fill material is retained on the site.
RDI	<p>(a) Earthworks that do not comply with Rules 18.2.4.1 PI or P2.</p> <p>(b) The Council's discretion shall be limited to the following matters:</p> <ol style="list-style-type: none"> (i) Amenity values and landscape effects; (ii) Volume, extent and depth of earthworks; (iii) Nature of fill material; (iv) Contamination of fill material; (v) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat; (vi) Compaction of the fill material; (vii) Volume and depth of fill material; (viii) Protection of the Hauraki Gulf Catchment Area; (ix) Geotechnical stability; (x) Flood risk, including natural water flows and established drainage paths (xi) Land instability, erosion and sedimentation; (xii) Proximity to underground services and service connections.

18.2.4.2 Earthworks - Maaori Sites and Maaori Areas of Significance

RD1	<p>(a) Earthworks within a Maaori site of significance as identified in Schedule 30.3 (Maaori Site of Significance) as shown on the planning maps.</p> <p>(b) The Council's discretion is limited to the following matters:</p> <ol style="list-style-type: none"> Location of earthworks in relation to the site; Effects on heritage and cultural values.
RD2	<p>(a) Earthworks within a Maaori area of significance as identified in Schedule 30.4 (Maaori Area of Significance) as shown on the planning maps.</p> <p>(b) The Council's discretion is limited to the following matters:</p> <ol style="list-style-type: none"> Location of earthworks in relation to the site; Effects on heritage and cultural values.

18.2.5 Hazardous substances

PI	<p>(a) The use, storage or disposal of any hazardous substances where:</p> <ol style="list-style-type: none"> The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Business Town Centre Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances).
P2	<p>(a) The storage or use of radioactive materials is:</p> <ol style="list-style-type: none"> in approved equipment for medical and diagnostic purposes; or specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
CI	<p>(a) Service station with a maximum storage for retail sale of:</p> <ol style="list-style-type: none"> 100,000 litres of petrol in underground storage tanks; 50,000 litres of diesel in underground storage tanks; 6 tonnes of LPG (single vessel storage). <p>(b) The Council reserves its control over the following matters:</p> <ol style="list-style-type: none"> The proposed site design and layout in relation to: <ol style="list-style-type: none"> The sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; Interaction with natural hazards (flooding, instability), as applicable; Proposed emergency management planning (spills, fire and other relevant hazards); Proposed procedures for monitoring and reporting of incidents.
DI	<p>The use, storage or disposal of hazardous substances that do not comply with Rules 18.2.5 PI, P2 or CI.</p>

18.2.6 Notable trees

- (1) Rules 18.2.6.1 – 18.2.6.3 provide permitted rules for works on notable trees, which are identified in Schedule 4 (Notable Trees), as follows:
- Rule 18.2.6.1 - removal or destruction;
 - Rule 18.2.6.2 - trimming;
 - Rule 18.2.6.3 - activities within the dripline.

18.2.6.1 Notable tree - removal or destruction

PI	<p>Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) where certification is provided to Council by a works arborist that states that the tree is dead, dying, diseased or is unsafe in accordance with Appendix 11 Tree Removal Certificate.</p>
RD1	<p>(a) Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 18.2.6.1 PI.</p>

	<p>(b) The Council's discretion is limited to the following matters:</p> <ul style="list-style-type: none"> (i) Timing and manner in which the activity is carried out; (ii) Effects on amenity values; (iii) Effects on heritage values.
--	--

18.2.6.2 Notable tree – trimming

PI	<p>(a) The trimming of a notable tree identified in Schedule 30.2 (Notable Trees) is either:</p> <ul style="list-style-type: none"> (i) To remove dead, dying, or diseased branches and the tree work is undertaken by a works arborist; or (ii) The maximum branch diameter does not exceed 50mm at the point of severance and no more than 10% of live foliage growth is removed in any single consecutive 12 month period.
RDI	<p>(a) The trimming of a notable tree that does not comply with Rule 18.2.6.2 PI.</p> <p>(b) The Council's discretion is limited to the following matters:</p> <ul style="list-style-type: none"> (i) Timing and manner in which the activity is carried out and by whom; (ii) Effects on public safety; (iii) Effects on amenity values.

18.2.6.3 Notable tree - activities within the dripline

PI	<p>(a) Any activity within the dripline of a notable tree identified in Schedule 30.2 (Notable Trees) complies with the following conditions:</p> <ul style="list-style-type: none"> (i) No excavation, compaction, sealing or soil disturbance and placement of fill material, except for the sealing of an existing road or footpath; and (ii) No parking or storage of materials, vehicles or machinery; and (iii) No discharge of an eco-toxic substance; and (iv) No structures.
RDI	<p>(a) Any activity that does not comply with Rule 18.2.6.3 PI.</p> <p>(b) The Council's discretion is limited to the following matters:</p> <ul style="list-style-type: none"> (i) Location of activity in relation to the tree; (ii) Timing and manner in which the activity is carried out; (iii) Remedial measures; (iv) Effect on the health of the tree; (v) Amenity values.

18.2.7 Signs

- (1) **Rule 18.2.7.1** Signs – General provides permitted standards for any sign, including real estate signs, across the entire Business Town Centre Zone.
- (2) **Rule 18.2.7.2** Signs – Effects on traffic apply specific standards for any sign that is directed at road users.

18.2.7.1 Signs – General

P1	A public information sign erected by a government agency.
P2	<p>(a) A sign must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) The sign height does not exceed 10m; (ii) Where the sign is illuminated it must: <ul style="list-style-type: none"> A. Not have a light source that flashes or moves; and B. Not contain moving parts or reflective materials; and C. Be directed to ensure it does not spill light beyond the site; (iii) Where the sign is attached to a building, it must: <ul style="list-style-type: none"> A. Not extend more than 300mm from the building wall; and B. Not exceed the height of the building; (iv) Where the sign is attached to a verandah, it must: <ul style="list-style-type: none"> A. Be set back at least 500mm from the road carriageway; and B. Not be more than 500mm high; and C. Not project beyond the roof or fascia of the verandah more than 100mm in any direction; and D. Allow clearance of at least 2.4m above a footpath; (v) Where the sign is a freestanding sign, it must: <ul style="list-style-type: none"> A. Not exceed an area of 3m² for one sign, and 1m² for any other freestanding sign on the site; and B. Be set back at least 5m from the boundary of the Residential Zone; (vi) The sign must be wholly contained on the site except where it is attached to a verandah; (vii) The sign is not attached to a notable tree identified in Schedule 30.2 (Notable Trees), except for the purpose of identification; (viii) The sign is not attached to a heritage item listed in Schedule 30.1 (Heritage Items), except for the purpose of identification and interpretation; (ix) The sign is not attached to a Maaori site of significance listed in Schedule 30.3 (Maaori Sites of Significance), except for the purpose of identification and interpretation; (x) The sign relates to: <ul style="list-style-type: none"> A. Goods or services available on the site; or B. A property name sign.
P3	<p>(a) A real estate 'for sale' sign must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) The sign relates to the sale of the site on which it is located; (ii) There is no more than 1 sign per agency; (iii) The sign is not illuminated; (iv) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials.
RD1	<p>(a) A sign that does not comply with Rules 18.2.7.1 P2 or P3.</p> <p>(b) The Council's discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> (i) Effects on amenity and town centre character; (ii) Extent to which the sign is consistent with the character of the town centre in which it is located; (iii) Extent to which the sign is consistent with the Urban Design Guidelines, Town Centres; (iv) Effects on traffic safety; (v) Effects of glare and artificial light spill; (vi) Content, colour and location of the sign; (vii) Effects on notable trees; (viii) Effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (ix) Effects on cultural values of any Maaori site of significance; (x) Effects on notable architectural features of the building.

18.2.7.2 Signs - Effects on traffic

PI	(a) Any sign directed at road users must: <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; Contain no more than 40 characters and no more than 6 symbols; (iv) Have lettering that is at least 150mm high; (v) Where the sign directs traffic to a site entrance, the sign must be at least 130m from the entrance.
DI	Any sign that does not comply with Rule 18.2.7.2 PI .

18.2.8 Outdoor storage

PI	(a) Outdoor storage of goods or materials must comply with the following conditions: <ul style="list-style-type: none"> (i) Be associated with the operating from the site (ii) Not encroach on required parking or loading areas; (iii) Be fully screened from view by means of a close boarded fence or solid fence or wall to a height of 1.8m from any: <ul style="list-style-type: none"> A. Public road; and B. Public reserve; and C. Adjoining site in another zone.
RD1	(a) Outdoor storage of goods or materials that do not comply with Rule 18.2.8 PI . (b) The Council's discretion shall be limited to the following matters: <ul style="list-style-type: none"> (i) Visual amenity; (ii) Effects on loading and parking areas; (iii) Size and location of storage area; (iv) Measures to mitigate adverse effects.

18.3 Land Use – Building

18.3.1 Height

- (1) **Rule 18.3.1.1** Height – Building general provides permitted height levels across the entire Business Town Centre Zone.
- (2) Where sites are located within the **Raglan Navigation Beacons** height restriction plane, as identified on the planning maps and **Appendix 7** (Raglan Navigation Beacon), the prohibited activity rule, **Rule 18.1.1 PRI**, may apply.

18.3.1.1 Height – Building general

PI	The maximum height of any building must not exceed 10m.
DI	Any building that does not comply with Rule 18.3.1.1 PI .

18.3.2 Daylight admission

PI	(a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins the:
----	--

	<ul style="list-style-type: none"> (i) Residential Zone; (ii) Village Zone; (iii) Country Living Zone; (iv) Reserve Zone.
RD I	<ul style="list-style-type: none"> (a) Any building that does not comply with Rule 18.3.2 PI. (b) The Council's discretion shall be limited to the following matters: <ul style="list-style-type: none"> (i) Height of building; (ii) Design and location of the building; (iii) Level of shading on an adjoining site; (iv) Privacy on other site; (v) Effects on amenity values and town centre character.

18.3.3 Gross leasable floor area

PI	Any individual tenancy must have a gross leasable floor area of no more than 350m ² .
DI	Any individual tenancy with a gross leasable floor area over 350m ² and no greater than 500m ² .
NCI	Any individual tenancy with a gross leasable floor area over 500m ² .

18.3.4 Display windows and building façades

PI	<ul style="list-style-type: none"> (a) Any new building façade, or alteration of an existing building façade, must comply with the following conditions: <ul style="list-style-type: none"> (i) Not be set back from the road boundary; and (ii) Provide display windows comprising at least 50% of the building façade.
DI	A building that does not comply with Rule 18.3.4 PI .

18.3.5 Verandahs

PI	<ul style="list-style-type: none"> (a) Any new building, or alteration of an existing building, on land with a verandah line identified on the planning maps, must be provided with a verandah that complies with the following conditions: <ul style="list-style-type: none"> (i) Is attached to the façade of the building; (ii) Has a height above the footpath of at least 2.5m but not more than 3.5m; (iii) Has a minimum width of 3m; (iv) The outer edge of the verandah is set back 0.5m from the kerb; (v) It is attached to any verandahs on adjoining buildings, so as to provide continuous pedestrian shelter; (vi) It is cantilevered from the building.
DI	Any verandah that does not comply with Rule 18.3.5 PI .

18.3.6 Building setbacks - zone boundaries

PI	<ul style="list-style-type: none"> (a) A building must be set back a minimum of: <ul style="list-style-type: none"> (i) 7.5m from rear and side boundaries adjoining any: <ul style="list-style-type: none"> A. Residential Zone; B. Village Zone; C. Country Living Zone; D. Reserve Zone; and (ii) 1.5m from rear and side boundaries adjoining any: <ul style="list-style-type: none"> A. Rural Zone; B. Industrial Zone.
DI	A building that does not comply with Rule 18.3.6 PI .

18.3.7 Building setbacks – Water-bodies

PI	(a) Any building must be setback a minimum of: <ul style="list-style-type: none"> (i) 23m from the margin of any: <ul style="list-style-type: none"> A. lake; B. wetland; (ii) 23m from the bank of any river (other than the Waikato and Waipa Rivers); (iii) 28m from the bank of either the Waikato River and the Waipa River; and (iv) 23m from mean high water springs.
P2	A public amenity of up to 25m ² or pump shed within any building setback identified in Rule 18.3.7 PI .
DI	Any building that does not comply with Rules 18.3.7 PI or P2 .

18.3.8 Dwelling

PI	(a) One dwelling within a lot must comply with all of the following conditions: <ul style="list-style-type: none"> (i) The dwelling must not be located at ground level; (ii) The dwelling must achieve the internal design sound levels specified in Appendix I (Acoustic Insulation), Table 14. (b) Rule 18.3.8 PI (a) does not apply to multi-unit development (refer to Rule 18.1.3 RDI (Multi-Unit Development)).
DI	Any dwelling that does not comply with Rule 18.3.8(a) (ii) .
NCI	Any dwelling that does not comply with Rule 18.3.8(a) (i) .

18.3.9 Living court

PI	(a) A living court must be provided for each dwelling that meets all of the following conditions: <ul style="list-style-type: none"> (i) It is for the exclusive use of the occupants of the dwelling; (ii) It is readily accessible from a living area of the dwelling; (iii) It is located on a balcony containing at least 15m² and a circle with a diameter of at least 2.4m.
DI	A living court that does not comply with Rule 18.3.9 PI .

18.3.10 Historic Heritage

- (I) The following rules manage heritage items (buildings and monuments) within the Business Town Centre Zone:
- (a) **Rule 18.3.10.1** Group A Heritage item – demolition, removal or relocation;
 - (b) **Rule 18.3.10.2** Group B Heritage item – demolition, removal or relocation;
 - (c) **Rule 18.3.10.3** All heritage items – alteration or addition;
 - (d) **Rule 18.3.10.4** All heritage items – maintenance or repair; and
 - (e) **Rule 18.3.10.5** All heritage items – all site development.

18.3.10.1 Group A heritage item - demolition, removal or relocation

NCI	Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items).
-----	--

18.3.10.2 Group B heritage item - demolition, removal or relocation

PI	(a) Demolition, removal or relocation of Group B heritage item 104 Ngaruawahia Plunket Rooms listed in Schedule 30.1 (Heritage Items) must comply with all of the following conditions: <ul style="list-style-type: none"> (i) The owner advises the Ngaruawahia Community Board in writing 20 working days prior to the removal or demolition (in whole or part) of the building; (ii) A heritage research report on the building by a qualified heritage researcher as well as a comprehensive photographic record of the interior and exterior of the building is completed and made available in Council records.
DI	Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items).
D2	Demolition, removal and relocation of Group B heritage item 104 Ngaruawahia Plunket Rooms that does not meet Rule 18.3.10.2.

18.3.10.3 All heritage items – alteration or addition

PI	(a) Alteration or addition of a heritage item listed in Schedule 30.1 (Heritage Items) where: <ul style="list-style-type: none"> (i) No significant feature of interest is removed, destroyed or damaged; and (ii) Alterations or additions are not visible from a public place.
RD1	(a) Alteration or addition of a heritage item that does not comply with Rule 18.3.10.3 PI. (b) The Council's discretion shall be limited to the following matters: <ul style="list-style-type: none"> (i) Form, style, materials and appearance; (ii) Effects on heritage values.

18.3.10.4 All heritage items – maintenance or repair

PI	(a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) where: <ul style="list-style-type: none"> (i) No significant feature of interest is destroyed or damaged; and (ii) Replacement materials are the same as, or similar to, the original in terms of form, style and appearance.
RD1	(a) Maintenance or repair of a heritage item that does not comply with Rule 18.3.10.4 PI. (b) The Council's discretion shall be limited to the following matters: <ul style="list-style-type: none"> (i) Form, style, materials and appearance; (ii) Effects on heritage values.

18.3.10.5 All heritage items – all site development

PI	(a) Development on a site containing a heritage item listed in Schedule 30.1 (Heritage Items) must: <ul style="list-style-type: none"> (i) Be set back at least 10m from the heritage item; and (ii) Not locate a building between the front of the heritage item and the road
RD1	(a) Any activity that does not comply with Rule 18.3.10.5 PI. (b) The Council's discretion shall be limited to the following matters: <ul style="list-style-type: none"> (i) Effects on the values, context and setting of the heritage item; (ii) Location, design, size, materials and finish; (iii) Landscaping; (iv) The relationship of the heritage item with the setting.

18.4 Subdivision

- (1) Rules 18.4.1 and 18.4.2 provide for subdivision density and apply across the Business Town Centre Zone.
 - (a) Rule 18.4.2 (Subdivision – Multi-unit development) supersedes Rule 18.4.1 (General Subdivision).
- (2) Subdivision Controls
 - (a) Rules 18.4.1 and 18.4.2 are subject to the following subdivision controls:
 - (i) Rule 18.4.3 – subdivision boundary adjustments
 - (ii) Rule 18.4.4 – subdivision amendments and updates to cross lease flats plans
 - (iii) Rule 18.4.5 – subdivision title boundaries, Maaori sites of significance and areas of significance to Maaori
 - (iv) Rule 18.4.6 - subdivision of land containing heritage items
 - (v) Rule 18.4.7 - subdivision esplanade reserves and esplanade strips.

18.4.1 Subdivision - general

RDI	<p>(a) Subdivision shall comply with all of the following conditions:</p> <ol style="list-style-type: none"> (i) Proposed lots shall have a minimum size of 225m² net site area, with the exception of access or utility allotments or reserves to vest; (ii) Proposed lots shall be connected to public-reticulated water supply and wastewater. <p>(b) The Council's discretion shall be limited to the following matters:</p> <ol style="list-style-type: none"> (i) Amenity values; (ii) The extent to which a range of future business activities can be accommodated.
DI	Subdivision that does not comply with Rule 18.4.1. RDI.

18.4.2 Subdivision - Multi-unit subdivision

RDI	<p>(a) Subdivision for multi-unit development shall comply with all of the following conditions:</p> <ol style="list-style-type: none"> (i) An application for land use consent under Rule 18.1.3 (Multi-Unit Development) must either accompany the subdivision or have been granted resource consent by Council; (ii) Be connected to public wastewater and water reticulation; (iii) Where a residential unit is being created in accordance with the Unit Titles Act 2010, it meets the following minimum unit size: <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Unit of Apartment</th> <th>Minimum Unit Area</th> </tr> </thead> <tbody> <tr> <td>Studio unit or 1 bedroom unit</td> <td>60m²</td> </tr> <tr> <td>2 bedroom unit</td> <td>80m²</td> </tr> <tr> <td>3 bedroom unit</td> <td>100m²</td> </tr> </tbody> </table> <p>(b) The Council's discretion shall be limited to the following matters:</p> <ol style="list-style-type: none"> (i) Subdivision layout including notional boundaries for the multi-unit development; (ii) Provision of common areas for shared spaces, access and services; (iii) Avoidance or mitigation of natural hazards; (iv) Geotechnical suitability of site for buildings; (v) Amenity values and streetscape; (vi) Consistency with the matters contained, and outcomes sought, in Appendix 3.4 (Multi-unit development guideline); (vii) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres; (viii) Vehicle, pedestrian and cycle networks; 	Unit of Apartment	Minimum Unit Area	Studio unit or 1 bedroom unit	60m ²	2 bedroom unit	80m ²	3 bedroom unit	100m ²
Unit of Apartment	Minimum Unit Area								
Studio unit or 1 bedroom unit	60m ²								
2 bedroom unit	80m ²								
3 bedroom unit	100m ²								

	(ix) Safety, function and efficiency of road network and any internal roads or accessways.
DI	Subdivision that does not comply with Rule 18.4.2 RDI.

18.4.3 Subdivision – Boundary adjustments

CI	<p>(a) A boundary adjustment must comply with the following:</p> <p>(i) The conditions specified in either:</p> <p style="padding-left: 20px;">A. Rule 18.4.1 (Subdivision - General); or</p> <p style="padding-left: 20px;">B. Rule 18.4.2 (Subdivision- multi-unit development); and</p> <p>(b) Proposed RTs must not generate any additional building infringements to those which legally existed prior to the boundary adjustment.</p> <p>(c) The Council's control shall be limited to the following matters:</p> <p style="padding-left: 20px;">(i) Purpose of the boundary adjustment;</p> <p style="padding-left: 20px;">(ii) Effects on existing buildings.</p>
DI	Boundary adjustment that does not comply with Rule 18.4.3 CI.

18.4.4 Subdivision - Amendments and updates to cross lease or flats plans

CI	<p>(a) An amendment or update to a cross lease or flats plan where:</p> <p style="padding-left: 20px;">(i) The purpose is to convert a cross lease or flats plan to a fee simple title; and</p> <p style="padding-left: 20px;">(ii) The amendment or update must identify additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners.</p> <p>(b) The Council's control is limited to the following matters:</p> <p style="padding-left: 20px;">(i) Purpose of the amendment or update to cross lease or flats plan;</p> <p style="padding-left: 20px;">(ii) Effects on existing buildings;</p> <p style="padding-left: 20px;">(iii) Site layout and design of cross lease or flats plan;</p> <p style="padding-left: 20px;">(iv) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple.</p>
DI	Any amendment or update to a cross lease flats plan that does not comply with Rule 18.4.4 CI.

18.4.5 Subdivision - Title boundaries – Maaori Sites and Areas of significance to Maaori

RDI	<p>(a) Subdivision of any lots containing any Significant Natural Areas, Maaori sites of significance or Maaori Areas of significance must not divide any of the following:</p> <p style="padding-left: 20px;">(i) A Maaori Site of Significance as listed in Schedule 30.3;</p> <p style="padding-left: 20px;">(ii) A Maaori Area of Significance as listed in Schedule 30.4.</p> <p>(b) The Council's discretion is limited to the following matters:</p> <p style="padding-left: 20px;">(i) Effects on Maaori sites of significance;</p> <p style="padding-left: 20px;">(ii) Effects Maaori areas of significance.</p>
NCI	Subdivision that does not comply with Rule 18.4.5 RDI.

18.4.6 Subdivision - land containing heritage items

RDI	<p>(a) Subdivision of land containing a heritage item listed in Schedule 30.1 (Heritage Items), where the heritage item is wholly contained within one lot.</p> <p>(b) The Council's discretion is limited to the following matters:</p> <p style="padding-left: 20px;">(i) Effects on heritage values;</p> <p style="padding-left: 20px;">(ii) Context and setting of the heritage item;</p> <p style="padding-left: 20px;">(iii) The extent to which the relationship of the heritage item with its setting is maintained.</p>
DI	Subdivision that does not comply with Rule 18.4.6 RDI.

18.4.7 Esplanade reserves and esplanade strips

RDI	<p>(a) Subdivision must create an esplanade reserve or strip 20m wide (or such other width stated in Appendix 4 (Esplanade Priority Areas) from every proposed lot:</p> <ul style="list-style-type: none"> (i) Less than 4ha and within 20m of any: <ul style="list-style-type: none"> A. mean high water springs; B. the bank of any river whose bed has an average width of 3m or more; C. a lake whose bed has an area of 8ha or more; (ii) 4ha or more and within 20m of any: <ul style="list-style-type: none"> A. mean high water springs; B. water body identified in Appendix 4 (Esplanade Priority Areas). <p>(b) The Council's discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> (i) The type of esplanade provided - reserve or strip; (ii) Width of the esplanade reserve or strip; (iii) Provision of legal access to the esplanade reserve or strip; (iv) Matters provided for in an instrument creating an esplanade strip or access strip; (v) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; (vi) Costs and benefits of acquiring the land.
DI	<p>Subdivision that does not comply with Rule 18.4.7 RDI.</p>