

25 Rural Zone Rules

25.1 to 25.3 Introduction

25.1

The rules in this chapter apply in the Rural Zone. This chapter is divided into:

- Introduction
- Prohibited Activities
- Other Activities
 - Land use activities rule table
 - Land use effects rule table
 - Land use building rule table
 - Subdivision rule table.

25.2

Most of Waikato District is in the Rural Zone. Anticipated activities are traditional extensive dairy and sheep farming, and horticulture with rural residential lifestyle lots interspersed. Rules seek to maintain rural land for productive rural activities, manage activities so that the effects of traditional farming can be accommodated alongside existing lifestyle blocks, to provide a level of lifestyle choice, and to preserve landscape and ecological values. It is anticipated that the amenity values experienced by residents of the Rural Zone will be lower than those enjoyed in the Living Zone.

Activities locating in the Rural Zone need to accept existing amenity levels associated with land use management practices and the effects from activities (including agricultural and horticultural activities) that are already lawfully established. New residents need to recognise the accepted management practices including the presence, behaviour and effects of livestock, agrichemical spraying, use of farm machinery, seasonal operation of bird scarers, odour and night harvesting. Mineral extraction and [intensive farming](#) are also expected in the Rural Zone, subject to resource consent. Residential development is kept away from these activities, to avoid reverse sensitivity issues.

25.3

See [Chapter 18](#) for an explanation of activity types, applications and assessment procedures. Principal reasons for rules are in [Chapter 29](#).

Any activity is permitted if it is not listed as prohibited, and it complies with conditions for permitted activities stated in every row of the rule tables.

Any activity requires resource consent if it fails to comply with a permitted activity condition in any row of the rule tables, or the rules directly state that a resource consent category applies.

Rule tables consist of horizontal rows. Each row contains 3 cells. In each row, the left hand cell indicates the subject matter, the middle cell states conditions that must be satisfied for the relevant activity or effect to be a permitted activity, and the right hand cell states the kind of resource consent application required, if the permitted activity conditions are not complied with.

The rule tables state matters that control is reserved over, and matters to which discretion is restricted, as appropriate. Additional matters of control and discretion, applicable to every rule are stated in [Chapter 20](#): General Rules.

25.5 Prohibited Activities

25.5

The following activities are prohibited activities for which no resource consent shall be granted:

Land Use

- (a) deleted
- (b) a refuse landfill in the Landscape Policy Area

Building

NOTE: Rules 25.5(d) and (e) were made operative as at 11 June 2009.

- (c) deleted

Subdivision

- (d) subdivision of land resulting in more than 2 additional allotments (excluding a utility allotment, access allotment or conservation house allotment) containing high quality soils from any allotment with a Certificate of Title issued prior to 6 December 1997, unless the land forms part of the Hampton Downs Motorsport Park as shown on the [Planning Map](#) and is developed in accordance with [Schedule 25D](#).
- (e) subdivision of land resulting in any additional allotments (excluding a utility allotment, access allotment or conservation house allotment) containing high quality soils from a certificate of title issued after 6 December 1997, except where the allotment being subdivided
 - (i) was created by a process other than subdivision under the Resource Management Act 1991, or
 - (ii) was created by a boundary adjustment between land parcels contained in certificates of title issued prior to 6 December 1997, or
 - (iii) was created by subdivision consent granted between 28 April 2001 and 25 September 2004, solely for a boundary relocation under the former district plan, or
 - (iv) is land that forms part of the Hampton Downs Motorsport Park as shown on the [Planning Map](#) and is developed in accordance with [Schedule 25D](#).

(f) The following apply only in the Urban Expansion Policy Area

- (i) disposal or storage of solid waste (excluding contaminated land remediation under [Rule 25.30](#))**
- (ii) hazardous waste storage, reprocessing or disposal (excluding contaminated land remediation under [Rule 25.30](#))**
- (iii) educational, training or correctional facilities involving more than 10 people**
- (iv) extractive industries**
- (v) commercial activities (excluding a produce stall)**
- (vi) industrial activities**
- (vii) traveller's accommodation for more than 5 people,**
- (viii) motorised recreation facilities**
- (ix) new roads, except in compliance with indicative roads on the [planning maps](#), and excluding upgrading and widening of established roads**
- (x) buildings over 2,000 m² [gross floor area](#)**
- (xi) subdivision of allotments less than 5000 m², or an allotment average below 1.3 ha.**

25.10 to 25.83 Other Activities

Editorial Note:

For rules for Telecommunication Facilities on Road Reserves see the National Environmental Standards in [Appendix Od](#).

For rules for Electricity Transmission Activities see the National Environmental Standards in [Appendix Oe](#).

For rules for the following activities which are proposed to occur on land where an activity or industry listed in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL) is being or has been undertaken, or where it is more likely than not that a HAIL activity is being or has been undertaken, see the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 in [Appendix Of](#):

- Removing or replacing a fuel storage system;
- Sampling soil;
- Disturbing soil;
- Subdividing land; or
- Changing the use of land.

25.10 to 25.11D Land Use - Activities

25.10 Type of activity

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.10 Type of activity</p>	<p>25.10.1 Any activity that complies with all effects and building rules is a permitted activity except:</p> <ul style="list-style-type: none"> (a) on-site disposal or storage of solid waste, or (b) hazardous waste storage, reprocessing or disposal, or (c) an educational institution involving more than 10 students, or (d) a correctional facility, or (e) an extractive industry, other than transportation of minerals in an energy corridor, or (f) commercial activities (excluding a produce stall), or (g) an industrial activity, or (h) travellers' accommodation for more than 5 people, or (i) a motorised recreation facility, or (j) an intensive farming activity, or <ul style="list-style-type: none"> (ja) a transport depot or (jb) a wind energy facility. <p>Despite (f) and (g), commercial or industrial activities are permitted if they comply with the conditions for home occupation.</p> <p>Despite (b), ash is permitted if it complies with Rule 25.30A or restricted discretionary if it complies with Rule 25.44A.</p>	<p>25.10.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity except:</p> <ul style="list-style-type: none"> (a) a prison, and (b) an extractive industry in the Landscape Policy Area, unless provided for in rule 25.10.3 and (c) an intensive farming activity in accordance with rule 25.11B. <p>25.10.3 An extractive industry in the Landscape Policy Area is a discretionary activity on Allot 402 Waipa Parish and Pt Allot 37B Waipa Parish known as the Ngaruawahia Quarry.</p> <p>25.10.4 Any activity that does not comply with a condition for a discretionary activity is a non-complying activity.</p>

25.11 Temporary events

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.11 Temporary events</p>	<p>25.11.1 A temporary event is a permitted activity if:</p> <ul style="list-style-type: none"> (a) the event occurs no more than 3 times per year, and (b) it does not involve the assembly of more than 1000 people per event, and (c) it does not involve motorised outdoor recreation, or outdoor musical events and concerts, and (d) it operates within the hours of: <ul style="list-style-type: none"> (i) 7.30am to 10pm Monday to Saturday, and (ii) 7.30am to 6pm Sunday, and (e) 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 (f) the site is returned to its original condition no more than 3 days after the end of the event, and (g) there is no direct site access from a national route or regional arterial road. (h) A traffic management plan (TMP) complying with the NZTA Code of Practice for Temporary Traffic Management (COPTTM) (dated 2004) is submitted to the Council at least 10 days prior to the 	<p>25.11.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

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ITEM	PERMITTED commencement of the event and the TMP is complied with accordingly.	RESOURCE CONSENT
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25.11A Home occupation

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.11A Home occupation</p>	<p>25.11A.1 A home occupation that complies with all effects and building rules is a permitted activity if:</p> <ul style="list-style-type: none"> (a) It involves no more than 40m² of the total gross floor area and is wholly contained within the dwelling or attached garage, and (b) no more than 2 people who are not permanent residents of the site are employed at any one time, and (c) the activity does not interfere with neighbours' televisions, radios, telephones or electronic equipment, and (d) the activity creates no more than 4 heavy vehicle movements per day, and (e) there is no unloading and loading of vehicles or the receiving of customers or deliveries before 7:30am or after 7:00pm on any day, and. (f) there is no operation of machinery before 7:30am or after 9pm on any day, and (g) materials, machinery, trailers or heavy vehicles associated with the home occupation are not visible from a public road or neighbouring property. 	<p>25.11A.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.11B Intensive farming

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.11B Intensive farming</p>	<p>25.11B.1 An intensive farming activity that complies with all the effects and building rules is a restricted discretionary activity if:</p> <ul style="list-style-type: none"> (a) building coverage does not exceed 3% of the site; and (b) building height does not exceed 15m, and (c) it is not in a Landscape Policy Area; and (d) for pig farming the operation is set back to: <ul style="list-style-type: none"> (i) at least 300 metres from the boundary of the site, and (ii) at least 1,200 metres (fewer than 500 pigs) or 2,000 metres (500 or more pigs) from the boundary of a Living or Country Living Zone; and (e) for free range poultry farming the operation is set back to: <ul style="list-style-type: none"> (i) at least 100 metres from the boundaries of the site; and (ii) at least 500 metres from the boundary of a Living or Country Living Zone; and (f) for poultry and all other intensive farming the operation is set back to: <ul style="list-style-type: none"> (i) at least 300 metres from the boundary of the site, and (ii) at least 500 metres from the boundary of a Living or Country Living Zone. <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • Matters in Appendix Na: Intensive Farming Activities. 	<p>25.11B.2 Any intensive farming activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p> <p>Note: Setbacks are to be measured from that part of the building, enclosure or yard housing animals or plants, which is located closest to the boundary.</p> <p>Note: All rules in Chapter 25: Rural Zone apply except for 25.25(h), (j), 25.27(b)(ii), 25.49, 25.51 and 25.52.</p>

25.11C Creation of esplanade reserve on road stopping - esplanade reserve less than 20m in width; or greater than 20m in width

ITEM	RESTRICTED DISCRETIONARY ACTIVITY	RESOURCE CONSENT
<p>25.11C Creation of esplanade reserve on road stopping</p> <ul style="list-style-type: none"> • esplanade reserve less than 20m in width; or • esplanade reserve greater than 20m in width 	<p>25.11C.1 On the stopping of any road along:</p> <ul style="list-style-type: none"> (a) the mark of mean high water springs of the sea; or (b) the bank of a river with an average width of 3 metres or more; or (c) the margin of any lake with an area of 8 hectares or more; (d) the creation of an esplanade reserve on road stopping, as required under the Local Government Act 1974, is a restricted discretionary activity if the width of the esplanade reserve is: <ul style="list-style-type: none"> (i) less than 20m; or (ii) greater than 20m. <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • the extent to which the value of the subject land in terms of the purpose of esplanade reserves and strips is not significantly diminished; • the extent to which objectives and policies of Chapter 2 and 15 of the District Plan are met; • whether the conservation and enhancement of the coastal environment and lake margins is still achieved, in particular: <ul style="list-style-type: none"> • the maintenance or enhancement of the natural functioning of the adjacent sea, river or lake; 	<p>25.11C.2 Any activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

- the maintenance or enhancement of water quality;
- the maintenance or enhancement of terrestrial or aquatic habitats;
- the mitigation of any actual or potential natural hazards;
- the maintenance and enhancement of the natural character and landscape values;
- whether safe public access is possible;
- whether recreational use of the reserve or adjacent water is enabled or diminished;
- the extent to which the natural character and visual quality of the coastline, or margin of the sea, river or lake will be preserved within the proposed reserve;
- whether there are any values of significance to Tangata Whenua;
- whether there are any significant archaeological or historical sites;

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	<ul style="list-style-type: none">• whether there are existing buildings on the subject land;• topography of the land.	
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25.11D Creation of esplanade reserve on road stopping - waiver of esplanade reserve

ITEM	RESTRICTED DISCRETIONARY ACTIVITY	RESOURCE CONSENT
<p>25.11D Creation of esplanade reserve on road stopping -</p> <ul style="list-style-type: none"> • waiver of esplanade reserve. 	<p>25.11D.1</p> <p>On the stopping of any road along:</p> <ul style="list-style-type: none"> (i) the mark of mean high water springs of the sea; or (ii) the bank of a river with an average width of 3 metres or more; or (iii) the margin of any lake with an area of 8 hectares or more; <p>waiving the requirement to create an esplanade reserve on road stopping, as required under the Local Government Act 1974, is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • the extent to which the value of the subject land in terms of the purpose of esplanade reserves and strips is not significantly diminished; • the extent to which objectives and policies of Chapter 2 and 15 of the District Plan are met; • the nature and degree of existing public access to the water body adjacent to the road being stopped; • the need for 	<p>25.11D.2</p> <p>Any activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

additional public access or potential linkages to any existing esplanade reserve or strip in the vicinity of the water body adjacent to the road being stopped;

- whether circumstances exist such that it would not be appropriate to require an esplanade reserve;
- whether an alternative land use would be of a greater community interest;
- whether other factors are present determining that the provision of an esplanade reserve would have little or no value in achieving the purposes of an esplanade reserve as set out in the Resource Management Act;

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	<ul style="list-style-type: none">• whether the purposes of esplanade reserves can be achieved by other means;• topography of the land.	
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25.12 to 25.44A Land Use - Effects

25.12 On-site services

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.12 On-site services</p>	<p>25.12.1 Any activity on a site used principally for a residential activity is a permitted activity if:</p> <ul style="list-style-type: none"> (a) the site is connected to a telecommunications network and energy supply network or has a stand-alone energy supply, and (b) the site is: <ul style="list-style-type: none"> (i) connected to reticulated water supply, stormwater and wastewater disposal networks where available, or (ii) provided with an alternative method of water supply, stormwater and wastewater disposal that complies with Appendix B (Engineering Standards), and (c) services are placed underground where reticulated services are already underground. 	<p>25.12.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.13 Network utility (excluding aerials)

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.13 Network utility (excluding aerials)</p>	<p>25.13.1 Any activity is a permitted activity if:</p> <ul style="list-style-type: none"> (a) deleted (b) it is not an electricity line of 110kV or more, and (c) pipes are located underground, and, <ul style="list-style-type: none"> (ca) above ground structures for electricity, gas and telecommunications (excluding aerials): <ul style="list-style-type: none"> (i) do not compromise road or pedestrian safety, and (ii) do not exceed 10m² in area and no setback is required, and <ul style="list-style-type: none"> • in road reserves do not exceed 2.4m in height, and • outside road reserves do not exceed 2.8m in height, and (iii) for electricity and telecommunications lines supported on overhead poles, the height does not exceed <ul style="list-style-type: none"> • 12m, and • the height of a ridge in a Ridgeline Policy Area, and (iv) deleted (v) deleted (d) construction of a road complies with the conditions in Appendix A (Traffic) and the conditions in Appendix B (Engineering Standards). (e) deleted. 	<p>25.13.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.13A Existing electricity and telecommunications lines

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.13A Existing electricity and telecommunications lines</p> <p><i>For rules for Telecommunication Facilities see the National Environmental Standards in Appendix Od Regulation 7</i></p>	<p>25.13A.1 Despite rules 25.13.1(b), 25.49.1(a),(d),(e), (f) and (fa), 25.50, 25.53, 25.54, 25.55 and 25.56, the operation, maintenance, minor upgrading and removal of existing electricity and telecommunications lines is a permitted activity if:</p> <p>(a) the existing voltage is not increased, and</p> <p>(b) the height of support structures (excluding earthwires, earthpeaks and lightning rods) is not increased, and</p> <p>(c) the ground is reinstated on completion of works.</p>	<p>25.13A.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.13AA Gas transmission lines

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.13AA Gas transmission lines</p>	<p>25.13AA.1 Construction of a gas transmission line is a permitted activity if:</p> <p>(a) it is not a high-pressure gas line with a gauge pressure of 2000 kilopascals or more.</p>	<p>25.13AA.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • effects on public health and safety • extent of compliance with relevant New Zealand standard • reinstatement of land after works • proximity to high intensity or sensitive land uses such as schools • effects on ecological, heritage and cultural values

25.14 Deleted

25.15 Access, vehicle entrance, parking, loading and manoeuvring space

ITEM	PERMITTED	RESOURCE CONSENT
25.15 Access, vehicle entrance, parking, loading and manoeuvring space	25.15.1 Any activity is a permitted activity if: (a) access, vehicle entrance crossing, parking, loading, queuing and manoeuvring space is provided in accordance with Appendix A (Traffic)	25.15.2 Any activity that does not comply with a condition for a permitted activity requires resource consent as stated in the appendix, or is a discretionary activity if not otherwise specified.

25.16 Vehicle movements

ITEM	PERMITTED	RESOURCE CONSENT
25.16 Vehicle movements	25.16.1 Any activity is a permitted activity if: (a) it does not involve more than 200 vehicle movements per day.	25.16.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

25.17 Noise

ITEM	PERMITTED	RESOURCE CONSENT
25.17 Noise	25.17.1 Any activity is a permitted activity if it is designed and conducted so that noise from the activity measured at any other site does not exceed: (a) 50dBA (L_{10}), 7am to 7 pm any day, and (b) 45dBA (L_{10}), 7pm to 10pm any day, and (c) 40dBA (L_{10}), and 65dBA (L_{max}) at all other times. Despite the above, construction noise, farming noise, forest harvesting noise, extractive industry noise and emergency sirens are not subject to these standards and are permitted under this rule.	25.17.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

25.18 Construction noise

ITEM	PERMITTED	RESOURCE CONSENT
25.18 Construction noise	25.18.1 Any activity is a permitted activity if: (a) it is designed and conducted so that construction noise from the activity complies with Appendix N (Construction Noise).	25.18.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

25.19 Extractive industry noise

ITEM	PERMITTED	RESOURCE CONSENT
25.19 Extractive industry noise	25.19.1 Any activity is permitted if extractive industry noise, measured at the notional boundary of any dwelling existing at 25 September 2004, or at any site in the Living Zone, does not exceed: (a) 55dBA (L_{10}) 7am to 7pm Monday to Friday; (b) 55dBA (L_{10}) 7am to 6pm Saturday; (c) 50dBA (L_{10}) 7pm to 10pm Monday to Friday; (d) 50dBA (L_{10}) 7am to 6pm Sundays and Public Holidays; (e) 45dBA (L_{10}) and 70dBA (L_{max}) at all other times including public holidays.	25.19.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

25.20 Wind turbine noise

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.20 Wind turbine noise</p>	<p>25.20.1 Any activity is permitted if wind turbine noise:</p> <ul style="list-style-type: none"> (a) is measured and assessed in accordance with NZS6808:1998 Acoustics - The Assessment and Measurement of Sound from Wind Turbine Generators, and (b) does not exceed the background sound level (L95) by more than 5dBA, or a level of 40dBA (L95), whichever is the greater, when measured at any of the nominated windspeeds, and for properties located adjacent to the wind energy facility when measured at: <ul style="list-style-type: none"> (i) any existing dwelling; and (ii) any potential building site where a dwelling could be located as a permitted activity or as a permitted activity following a controlled activity subdivision under Rule 25.70A, and (c) the penalty of +5dBA shall apply to noise with a special audible characteristic in accordance with the standard, and (d) separate correlation of background sound levels shall be made with windspeed for different wind directions and time of day in accordance with NZS6808:1998 Section 4.5.5. 	<p>25.20.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.21 Vibration

ITEM	PERMITTED	RESOURCE CONSENT
25.21 Vibration	25.21.1 Any activity is permitted if: (a) vibration arising from the activity complies with Appendix I (Ground Vibration).	25.21.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

25.22 Glare and lighting

ITEM	PERMITTED	RESOURCE CONSENT
25.22 Glare and lighting	25.22.1 Any activity is permitted if light spill from artificial lighting, other than a streetlight, navigation light, traffic signal, or from vehicles or equipment used in farming and agricultural activities does not exceed: (a) 10 lux measured vertically at any other site.	25.22.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

25.23 Dust, smoke, fumes, odour or ground level

ITEM	PERMITTED	RESOURCE CONSENT
25.23 Dust, smoke, fumes, odour or ground level	25.23.1 Any activity is a permitted activity if: (a) there is no objectionable or offensive dust, smoke, fumes or odour having adverse effects at any other site, and (b) stockpiles of loose material are contained or maintained to prevent dispersal of material into the air, and (ba) earthworks undertaken within 20m of the centreline of an electricity transmission line with a voltage of 110kV or more do not generate adverse effects of dust on the transmission lines or raise the ground level.	25.23.23 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

25.24 High-frequency electromagnetic field

ITEM	PERMITTED	RESOURCE CONSENT
25.24 High-frequency electromagnetic field	25.24.1 Any activity is a permitted activity if: (a) any electromagnetic field does not exceed the maximum exposure level in New Zealand Standard 2772.1:1999 Radiofrequency Fields Part I: Maximum exposure levels 3kHz - 300GHz when measured in accordance with New Zealand Standard 6609.2:1990.	25.24.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

25.25 Earthworks

ITEM	PERMITTED	RESOURCE CONSENT
25.25 Earthworks	25.25.1 Any activity is a permitted activity if earthworks: (a) are not in the Flood Risk Area or Land Stability Policy Area except for filling in accordance with rule 25.28 and, (aa) are not in the Huntly East Mine Subsidence Area or Hauraki Gulf Catchment Area, and (b) comply with Appendix B (Engineering Standards), and (c) including cut and batter faces or filled areas, are revegetated to achieve 80% ground cover within 12 months of the earthworks being commenced, and (d) do not remove material from adjoining sites in common ownership or occupation, and (e) retain sediment on site through implementation and maintenance of sediment controls, and (f) do not adversely affect other land through changes in natural water flows or established drainage paths, and (g) deleted (ga) deleted (h) do not disturb or move more than 500m ³ in the Landscape Policy Area or 1000m ³ in all other areas, within a site in a single calendar year, and (i) in relation to the height of any cut or batter face do not exceed 2m in the Landscape Policy Area or 3m in all other areas, and	25.25.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

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- (j) do not exceed 250m² in area in the Landscape Policy Area or 1000m² in area in all other areas.

Despite (h) to (j), the following earthworks are permitted if they comply with (a) to (ga):

- (k) the work:

- (i) is part of an approved subdivision, or
 - (ii) is necessary for building works authorised by a building consent, and the area of earthworks is no more than 150% of the area of those building works and occurs on land with an average gradient no steeper than 1:8 or
 - (iii) is a backfilled trench for network utilities and original ground levels are reinstated (such trenches are also exempt from (d)), or
- (ia) outside an LPA is for the construction and/or maintenance of farm tracks, fences or farm drains, or
- (iia) within an LPA is for the maintenance of existing farm tracks, fences or farm drains, or
- (iib) is for production forestry, except if in the Landscape Policy Area, or
- (iic) is for construction and maintenance of existing public roads.

25.26 Ridgeline Policy Area

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.26 Ridgeline Policy Area</p>	<p>25.26.1 Any activity is a permitted activity if: (a) earthworks and formation of tracks and accesses in a Ridgeline Policy Area are at least 20m vertically below the level of a ridge, measured at the nearest point of the ridgeline.</p>	<p>25.26.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity. Discretion restricted to:</p> <ul style="list-style-type: none"> • effects on landscape and amenity values • effects on skylines and ridgelines • effects on views • revegetation of bare earth.

25.27 Earthworks - filling using imported fill

ITEM	PERMITTED	RESOURCE CONSENT
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<p>25.27 Earthworks</p> <ul style="list-style-type: none"> • filling using imported fill 	<p>25.27.1 Any activity is a permitted activity if:</p> <p>(a) all material for filling is clean fill, and</p> <p>(b) filling</p> <p style="padding-left: 40px;">(i) that is part of building work approved by a building consent is carried out in accordance with NZS4431:1989 Code of Practice for earth fill for residential development, or</p> <p style="padding-left: 40px;">(ii) that is not part of building work:</p> <ul style="list-style-type: none"> • does not exceed a volume of 200m³ and a depth of 1m, and • does not include a building platform, and • does not include placing fill into an area of significant indigenous vegetation or habitat, or <p style="padding-left: 40px;">(iii) that is for minor upgrading of existing electricity lines does not exceed 50m³.</p>	<p>25.27.1 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
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25.27A Earthworks - Filling using imported fill - coal mines

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.27A Earthworks</p> <ul style="list-style-type: none"> Filling using imported fill – coal mines 	<p>25.27A.1</p> <p>The placement of imported fill within opencast and underground coal mines is a permitted activity if:</p> <p>(a) The placement of imported fill in the mine generates no more than 100 truck movements per day, and</p> <p>(b) The material for filling is cleanfill.</p>	<p>25.27A.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion restricted to</p> <ul style="list-style-type: none"> matters referred to in Appendix B (Engineering Standards) preparation of an Imported Fill Management Plan, that outlines potential nuisance effects other than those types of effects dealt with in the authorisation of the mine, hours of operation, site management, and monitoring financial contributions (heavy vehicle fees)

25.28 Filling - Flood Risk Area - Land Stability Policy Area

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.28 Filling</p> <ul style="list-style-type: none"> Flood Risk Area Land Stability Policy Area 	<p>25.28.1</p> <p>Any activity in a Flood Risk Area or Land Stability Policy Area is a permitted activity if:</p> <p>(a) filling is no more than is necessary to:</p> <p style="padding-left: 40px;">(i) provide a foundation for building approved by a building consent, and access to that building, or</p> <p style="padding-left: 40px;">(ia) enable minor upgrading of existing electricity lines and does not exceed 50m³.</p>	<p>25.28.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

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25.29 Deleted

25.30 Contaminated land - remediation

ITEM	PERMITTED	RESOURCE CONSENT
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<p>25.30 Contaminated land</p> <ul style="list-style-type: none"> • remediation 	<p>25.30.1 Any activity is a permitted activity if:</p> <p>(a) remediation of contaminated land</p> <ul style="list-style-type: none"> (i) does not cause a greater risk to the environment than if the work was not done, and (ii) is not within: <ul style="list-style-type: none"> • a significant indigenous vegetation or habitat area, or • the Landscape Policy Area, or • the Flood Risk Area, or • 50m of mean high water springs or a water body, and (iii) disposes of removed material in a location approved for the receipt of such material, and (iv) is reported to the Council by the landowner at the completion of the work detailing: <ul style="list-style-type: none"> • the work done and the results obtained, and • the nature and location of remaining contaminated material on-site, and • as-built plans and specifications of any permanent containment structure and <p>(b) the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 in Appendix Of</p> <ul style="list-style-type: none"> (i) does not apply to the activity, or (ii) does apply and the activity meets the permitted activity requirements set out in Regulation 8. 	<p>25.30.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity except</p> <p>(a) where compliance with 25.30.1(b)(ii) is not achieved the activity status is determined by the NES.</p>
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25.30A Ash disposal - Te Ohaaki Road

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ITEM	PERMITTED	RESOURCE CONSENT
<p>25.30A Ash disposal</p> <ul style="list-style-type: none"> • Te Ohaaki Road 	<p>25.30A.1 Any activity is a permitted activity if it is:</p> <p>(a) the transportation of ash from the Huntly Power Station to ash ponds located adjacent to Te Ohaaki Road via a pipeline located within the corridor shown on the Planning Maps, or</p> <p>(b) the transportation of ash transport water from the ash ponds located adjacent to Te Ohaaki Road to Huntly Power Station via a pipeline located within the corridor shown on the Planning Maps, or</p> <p>(c) the operation and maintenance of ash disposal ponds located within the area identified on the Planning Map as an ash disposal area.</p>	<p>25.30A.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity</p>

25.31 Hazardous substances

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.31 Hazardous substances</p>	<p>25.31.2 Any activity is a permitted activity if:</p> <ul style="list-style-type: none"> (a) storage or use of hazardous substances complies with Appendix H (Hazardous Substances), or (b) the hazardous substances stored or used on the site are <ul style="list-style-type: none"> (i) trade waste in a wastewater or waste treatment facility, or (ii) road materials within a road reserve, or (iii) domestic storage and use of consumer products for domestic purposes, or (iv) consumer products, held for resale to the public and stored in the manufacturers' packaging, or (v) gas or oil pipelines and ancillary equipment, or (vi) fuel or safety equipment in motor vehicles, aircraft, ships, boats or small engines, or (vii) small fireworks subject to the Hazardous Substances (Fireworks) Regulations 2001, or safety ammunition, in domestic quantities, or (viii) fire-fighting substances on emergency vehicles. 	<p>25.31.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.32 Radioactive materials

ITEM	PERMITTED	RESOURCE CONSENT
25.32 Radioactive materials	25.32.1 Any activity is a permitted activity if: (a) radioactivity is below that specified as an exempt activity in the Radiation Protection Regulations 1982, or (b) radioactive materials are confined to domestic appliances.	25.32.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity if: (a) radioactivity does not exceed 10 terabecquerels. 25.32.3 Any activity that does not comply with a condition for a discretionary activity is a non-complying activity.

25.33 Wastewater treatment

ITEM	PERMITTED	RESOURCE CONSENT
25.33 Wastewater treatment	25.33.1 Any activity is a permitted activity if: (a) ponds used for processing or storing wastewater are set back at least (i) 150m from a dwelling, and (ii) 30m from the site boundary, or (b) a wastewater plant serving 3 or more dwellings, where wastewater treatment is fully enclosed, is set back at least (i) 30m from a dwelling, and (ii) 15m from the site boundary.	25.33.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

25.34 Plant or animal effluent

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.34 Plant or animal effluent</p>	<p>25.34.1 Any activity is a permitted activity if:</p> <p>(a) treatment and application of whey or liquid effluent derived from plants or animals (including disposal onto land by spray irrigation):</p> <ul style="list-style-type: none"> (i) for a pressurised spray system, is set back at least 150m from a habitable building, educational facility, marae or community hall, and (ii) for a non-pressurised or subsurface system, is set back at least 20m from a habitable building, education facility, marae or community hall, and (iii) is operated at times and in wind conditions so as to mitigate adverse effects. 	<p>25.34.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.35 Notable tree - removal or destruction

ITEM	PERMITTED	RESOURCE CONSENT
25.35 Notable Tree <ul style="list-style-type: none"> • removal or destruction 	25.35.1	25.35.2 Removal or destruction of a tree identified in Appendix F (Notable Trees) is a discretionary activity.

25.36 Notable tree - trimming

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.36 Notable tree</p> <ul style="list-style-type: none"> • trimming 	<p>25.36.1 Any activity is a permitted activity if:</p> <p>(a) trimming of a tree identified in Appendix F (Notable Trees) is:</p> <p style="padding-left: 40px;">(i) either</p> <ul style="list-style-type: none"> • to remove dead, dying, diseased, crowded, weakly attached, low vigour branches and water shoots from a tree crown, or • cutting of a branch or root less than 50mm thick (cross section) and no more than 15% of the foliage of the tree is removed, or • the balanced removal of lower branches of a tree on road reserve, and <p style="padding-left: 40px;">(ii) done in accordance with accepted arboricultural practice, and</p> <p style="padding-left: 40px;">(iii) necessary to protect people’s health and safety, or protect structures or utilities.</p>	<p>25.36.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.37 Notable tree - activities within the dripline

ITEM	PERMITTED	RESOURCE CONSENT
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<p>25.37 Notable tree</p> <ul style="list-style-type: none"> activities within the dripline <p><i>For rules for Telecommunication Facilities on Road Reserves see the National Environmental Standards in Appendix Od Regulation 6</i></p>	<p>25.37.1 Any activity within the dripline of a tree identified in Appendix F (Notable Trees) is a permitted activity if:</p> <p>(a) it does not involve compaction, sealing or soil disturbance except for sealing of an existing road or footpath, and</p> <p>(b) it does not involve parking or storage of materials, vehicles or machinery, and</p> <p>(c) there is no discharge of an ecotoxic substance, and</p> <p>(d) there is no construction of structures.</p>	<p>25.37.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> location of activity in relation to the tree timing and manner in which the activity is carried out remedial measures protection of the tree.
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25.38 Deleted

25.39 Signs - advertising signs

ITEM	PERMITTED	RESOURCE CONSENT
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<p>25.39 Signs</p> <ul style="list-style-type: none"> • advertising signs 	<p>25.39.1</p> <p>Any activity is a permitted activity if an advertising sign visible from a public place:</p> <ul style="list-style-type: none"> (a) relates to goods or services available on the site, or is a property name sign, and (b) is the only sign on the site, and (c) does not exceed 6m in height, and (d) does not exceed 3m², and (e) is not illuminated, flashing or moving, and (f) does not include materials designed to reflect light at night, and (g) is not on a road reserve, except for a traffic sign or a safety sign erected by a public authority, and (h) is set back at least 50m from an expressway, or the proposed Waikato Expressway, and (i) is not attached to a heritage item listed in Appendix C I (Historic Heritage Items) site of significance to Maaori, or a tree identified in Appendix F (Notable Trees), except for the purpose of identification. <p>Despite (a) and (b), the following advertising signs are permitted if they comply with (c) to (g):</p> <ul style="list-style-type: none"> (j) a real estate 'for sale' sign relating to the site, if there are no more than two signs per site, and (k) deleted (l) a sign advertising a community event, on display for no more than 3 months prior to the event. 	<p>25.39.2</p> <p>Any advertising sign that does not comply with a condition for a permitted activity is a restricted discretionary activity if:</p> <ul style="list-style-type: none"> (a) the sign height does not exceed 10m, and (b) the sign does not exceed 3m² in area, and (c) there are no more than 3 signs on the site. <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • amenity values and rural character of the locality • traffic safety • effects on lighting • effects on heritage values of any heritage item due to the size, location, design and appearance of a sign. <p>25.39.3</p> <p>Any advertising sign that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>
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25.40 Signs - effects on traffic

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.40 Signs</p> <ul style="list-style-type: none"> • effects on traffic 	<p>25.40.1</p> <p>Any advertising sign directed at drivers is a permitted activity if the sign:</p> <ul style="list-style-type: none"> (a) does not imitate the content, colour or appearance of traffic control signs, and (b) is at least 60m from controlled intersections, pedestrian crossings and another advertising sign, and (c) can be viewed by drivers for at least 250m, and (d) contains no more than 40 characters or 6 symbols, and (e) has lettering that is at least 160mm high, and (f) where the sign directs traffic to a site entrance, it is at least : <ul style="list-style-type: none"> (i) 150m from the entrance on roads with a speed limit of 80 km/hr or less, and (ii) 250m from the entrance on roads with a speed limit of more than 80km/hr. 	<p>25.40.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.41 Production forestry

ITEM	PERMITTED	RESOURCE CONSENT
25.41 Production forestry	25.41.1 Any activity is a permitted activity if production forestry: (a) is set back at least (b) 10m from the site boundary, and (c) 20m from the boundary of any other zone, and (d) 10m on either side of a bed of any water body (excluding any ephemeral stream) and (e) if it is in a Landscape Policy Area, the trees are indigenous species, and (ba) is harvested complying with Appendix Oa : Forestry Harvesting Notice.	25.41.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity. Discretion restricted to: <ul style="list-style-type: none"> • effects on the amenity of neighbouring property • future management of the vegetation • admission of daylight and sunlight to the site and other sites • effects on views, and landscape and amenity values • scale and shape of the forest, planting and fire break patterns, and tree species • effects on skylines and ridgelines • effects of future harvesting • effects on indigenous vegetation and habitat • effects on the Hauraki Gulf Catchment Area.

25.42 Shading

ITEM	PERMITTED	RESOURCE CONSENT
25.42 Shading	25.42.1 Any activity is a permitted activity if: (a) any shelter belt or hedge will not cast a shadow longer than 12m onto an adjoining site at midday on the shortest day of the year.	25.42.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity. Discretion restricted to: <ul style="list-style-type: none"> • effects on the amenity of neighbouring property • future management of the vegetation • admission of daylight and sunlight to the site and other sites.

25.43 Indigenous vegetation clearance - Landscape Policy Area - Conservation Area

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.43 Indigenous vegetation clearance</p> <ul style="list-style-type: none"> • Landscape Policy Area • Conservation Policy Area 	<p>25.43.1 Vegetation clearance of indigenous vegetation or habitat of indigenous fauna in a Landscape Policy Area or Conservation Policy Area is a permitted activity if:</p> <p>(a) it does not exceed 1000m² or 1% of contiguous indigenous vegetation or habitat of indigenous fauna, whichever is the lesser, per contiguous area per site in any 3-year period, and is limited to:</p> <ul style="list-style-type: none"> (i) a building platform for a permitted or approved building, or structure(s) or access, or (ii) gathering of plants in accordance with Maaori custom and values, or <p>(b) it does not exceed 3000m² or 3% of contiguous indigenous vegetation or habitat of indigenous fauna, whichever is the lesser, per contiguous area per site in any 3-year period, and is limited to:</p> <ul style="list-style-type: none"> (i) maintaining or reinstating productive pasture and productive forests and maintenance of tracks and fences through the removal of manuka and / or kanuka and / or treeferns that are more than 10m from a water body and less than 15 years old or less than 5m in height and any understorey under such manuka or kanuka or treeferns growing on land that was previously in productive use, or <p>(c) it is for the following purposes</p> <ul style="list-style-type: none"> (i) removing vegetation that 	<p>25.43.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • effects on landscape values • effects on ecological values, and significant indigenous vegetation and habitat • effects on amenity values • effects on natural character of water bodies and the coastal environment • remediation or mitigation measures • effects on social, cultural and economic wellbeing • relocation of species.

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	<p>endangers human life or existing buildings or structures or poses a risk to the integrity of, the safe use of, or access to existing network utilities, or</p> <p>(ii) conservation fencing to exclude stock or pests, or</p> <p>(iii) fire risk management in a production forest stream or river crossings or the formation of farm drains [1]</p>	
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[\[1\]](#) The Waikato Regional Plan contains rules relating to the clearance of vegetation in "high risk erosion areas", and adjacent to water courses, and rules relating to tracking and earthworks and works within water courses. Resource consents may be required from the Waikato Regional Council for these activities.

25.43A Indigenous vegetation clearance

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.43A Indigenous vegetation clearance</p>	<p>25.43A.1 Vegetation clearance of indigenous vegetation or habitat of indigenous fauna is a permitted activity if:</p> <p>(a) it is for the following purposes</p> <ul style="list-style-type: none"> (i) managing, maintaining or harvesting existing production forests including under-storey clearance and fire break maintenance or fire risk management, or (ii) replanting a production forest or establishing a new land use within 5 years of production forest harvesting on the site, or (iii) harvesting indigenous timber under a Sustainable Management Plan or Permit (under the Forests Act 1949) or (iv) removing vegetation that endangers human life or existing buildings or structures, or poses a risk to the integrity of, the safe use of, or access to existing network utilities, or (v) maintaining or reinstating productive pasture, tracks and fences through the removal of manuka and / or kanuka and / or treeferns that are more than 10m from a water body and less than 15 years old or less than 5m in height and any under-storey under such manuka or kanuka or treeferns growing on land that was previously in productive use, or 	<p>25.43A.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • effects on landscape values • effects on ecological values • effects on significant indigenous vegetation and habitat • effects on amenity values • effects on natural character of water bodies and the coastal environment • remediation or mitigation measures • effects on social, cultural and economic wellbeing • relocation of species.

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	<ul style="list-style-type: none">(vi) stream or river crossings or the formation of farm drains [2], or(vii) a building platform for a permitted or approved building, or structure(s), or access or gathering of plants in accordance with Maori custom and values up to 3,000m² or 1% of contiguous indigenous vegetation or habitat of indigenous fauna, whichever is the lesser, per contiguous area per site within any 3-year period, or(viii) conservation fencing to exclude stock or pests, or <p>(b) the Council certifies that the vegetation to be cleared is not significant indigenous vegetation or significant habitat of indigenous fauna.[3]</p>	
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[2] The Waikato Regional Plan contains rules relating to the clearance of vegetation in "high risk erosion areas", and adjacent to water courses, and rules relating to tracking and earthworks and works within water courses. Resource consents may be required from the Waikato Regional Council for these activities.

[3] Refer to section 2.4.1(a).

25.44 Energy corridor - Transportation of minerals and related materials - Substances

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.44 Energy corridor</p> <ul style="list-style-type: none"> • Transportation of minerals and related materials/ • substances 	<p>25.44.1 Any activity is a permitted activity if:</p> <ul style="list-style-type: none"> (a) transportation of minerals in an energy corridor (b) contains the minerals to ensure that no discernible minerals, or dust is deposited, or odour is identified outside the energy corridor, and (c) complies with the conditions for extractive industry noise. (d) the transportation in an energy corridor of materials and substances related to the use and extraction of minerals (e) is limited to electricity transmission lines of up to and including 110kV, coal ash, aggregate, overburden, cleanfill, wastewater and other liquids (other than hazardous substances), and (f) the transport method contains the substance to ensure that no discernable materials, or dust is deposited, or odour is identified outside the energy corridor, and (g) complies with the conditions for extractive industry noise (25.19) or general noise standards (25.17), whichever is relevant to the activity. <p>For the avoidance of any doubt, the extractive industry noise standard (25.19) applies to the transportation within an energy corridor of:</p> <ul style="list-style-type: none"> (a) coal on a coal conveyor system; and (b) the transportation of coal ash. 	<p>25.44.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.44A Coal ash disposal

ITEM	PERMITTED	RESOURCE CONSENT
25.44A Coal ash disposal	<p>25.44A.1</p> <p>The placement of coal ash within authorised (resource consent or coal mining licence) opencast and underground coal mines is a restricted discretionary activity if:</p> <p>(a) The placement of ash in the mine generates no more than 100 truck movements per day.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • matters referred to in Appendix B (Engineering Standards) • preparation of an Ash Management Plan that outlines potential nuisance effects other than those types of effects dealt with in the authorisation of the mine, hours of operation, site management, and monitoring • financial contributions (heavy vehicle fees). 	<p>25.44A.2</p> <p>Any activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

25.45 to 25.69C Land Use - Building

25.45 Deleted

25.46 Number of dwellings

ITEM	PERMITTED	RESOURCE CONSENT
25.46 Number of dwellings	<p>25.46.1</p> <p>Construction of a dwelling, other than a dependent person's dwelling, is a permitted activity if, after completion:</p> <p>(a) there is only one dwelling on the land contained in the certificate of title, or</p> <p>(b) there are 2 dwellings on the land contained in the certificate of title, and the title contains at least 40ha, and</p>	<p>25.46.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.47 Dependent person's dwelling

ITEM	DISCRETIONARY	RESOURCE CONSENT
25.47 Dependent person's dwelling	<p>25.47.1 Construction, or alteration that increases the floor area of a dependent person's dwelling, is a discretionary activity if:</p> <ul style="list-style-type: none"> (a) there is only one other dwelling on the site, and (b) there will only be one dependent person's dwelling on the site, and (c) it is within 20m of the main dwelling on the site, and (d) it shares an outdoor living court with the main dwelling on the site, and (e) it shares a single driveway access with the main dwelling on the site, and (f) within an Airport Noise Outer Control Boundary, the dependent person's dwelling is contained within the main dwelling on the site and (g) there is no more than a single car garage with a maximum gross floor area of 24m² associated with the dependent person's dwelling. 	<p>25.47.2 Any activity that does not comply with a condition for a discretionary activity is a non-complying activity.</p>

25.48 Minimum site area - dwelling

ITEM	DISCRETIONARY	RESOURCE CONSENT
25.48 Minimum site area • dwelling	<p>25.48.1 Construction or alteration of a dwelling is a permitted activity if:</p> <ul style="list-style-type: none"> (a) the site is connected to a reticulated wastewater system, or (b) the net site area is at least 2500m². 	<p>25.48.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • effects on amenity, health and safety, and the environment.

25.49 Building height

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.49 Building height</p>	<p>25.49.1 Construction or alteration of a building or structure is a permitted activity if:</p> <ul style="list-style-type: none"> (a) its height does not exceed 10m, and (b) it does not protrude through the obstacle limitation surfaces defined in Chapter 30, Designation NI (Hamilton Airport), and (c) it does not protrude through the obstacle limitation surfaces defined in Appendix K (Te Kowhai Airfield), and (d) its height does not exceed 5m in the Battlefields View Shaft identified on the planning maps, and (e) its height does not exceed 7.5m in the Landscape Policy Area, and (f) the highest part of the building is at least 20m vertically and horizontally from the ridge in a Ridgeline Policy Area, and <ul style="list-style-type: none"> (fa) the highest part of the building is below the 60m contour (Moturiki Datum) on the eastern side of the Hakarimata Range between Elgood and Parker Roads. <p>Despite (a), a frost fan is a permitted activity if it complies with (b) to (fa), and</p> <ul style="list-style-type: none"> (faa) the height of support structure does not exceed 10.5m, and (faaa) fan blades do not rotate higher than 13.5m. 	<p>25.49.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.50 Daylight admission

ITEM	PERMITTED	RESOURCE CONSENT
25.50 Daylight admission	<p>25.50.1</p> <p>Construction or alteration of a building is a permitted activity if:</p> <p>(a) the building does not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p>25.50.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • height of building • design and location of the building • admission of daylight and sunlight to the site and other sites • privacy on other sites • amenity values of the locality

25.51 Building coverage

ITEM	PERMITTED	RESOURCE CONSENT
25.51 Building coverage	<p>25.51.1</p> <p>Construction or alteration of a building is a permitted activity if:</p> <p>(a) total building coverage does not exceed 2% of the site area, or 500m², whichever is the larger.</p>	<p>25.51.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.52 Non-residential building

ITEM	PERMITTED	RESOURCE CONSENT
25.52 Non-residential building	<p>25.52.1</p> <p>Construction or alteration of a non-residential building is a permitted activity if:</p> <p>(a) the gross floor area of each non-residential building does not exceed 500m² and</p> <p>(b) the gross floor area of any non-residential building on a site of less than 2 ha does not exceed 250m².</p> <p>Note: This rule does not apply to buildings for productive rural activities. For this, refer to rule 25.52A.</p>	<p>25.52.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.52A Buildings for productive rural activities

ITEM	PERMITTED	RESOURCE CONSENT
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<p>25.52A Buildings for productive rural activities</p>	<p>25.52A.1 Construction or alteration of a building used for productive rural activities is a permitted activity if: (a) the gross floor area of each building does not exceed 1000m².</p>	<p>25.52A.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
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25.53 Building set back - road boundary

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.53 Building set back</p> <ul style="list-style-type: none"> • road boundary 	<p>25.53.1 Construction or alteration of a building is a permitted activity if it is set back at least:</p> <p>(a) 12m from the road boundary, or 7.5m from the road boundary if the certificate of title is less than 1.6 ha, and</p> <p>(b) 22m from the centre line of an indicative road, and</p> <p>(c) 25m from an expressway, or the proposed Waikato Expressway, and</p> <p>(ca) 15m from a state highway.</p>	<p>25.53.2 Any activity that does not comply with a condition for a permitted activity is a non-complying activity.</p>

25.54 Building set backs - allotments 1.6ha or more

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.54 Building set backs</p> <ul style="list-style-type: none"> • allotments 1.6ha or more 	<p>25.54.1 Construction or alteration of a building on an allotment 1.6ha or more is a permitted activity if the building is set back at least:</p> <p>(a) 25m from every boundary other than a road boundary</p>	<p>25.54.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity if it is:</p> <p>(a) a non habitable building within 25m from one or more boundaries other than a road boundary</p> <p>25.54.3 Any activity that does not comply with a condition for a discretionary activity is a non-complying activity.</p>

25.55 Building set backs - allotments 5000m² to less than 1.6ha

ITEM	PERMITTED	RESOURCE CONSENT
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<p>25.55 Building set backs</p> <ul style="list-style-type: none"> allotments 5000m² to less than 1.6ha 	<p>25.55.1 Construction or alteration of a building on an allotment between 5000m² and less than 1.6ha, is a permitted activity if the building is set back at least:</p> <p>(a) 12m from every boundary other than a road boundary and</p> <p>(b) 25m from the boundary of an adjoining allotment 6ha or more for a building which accommodates a residential activity.</p>	<p>25.55.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity if it is:</p> <p>(a) a non habitable building within 12m from one or more boundaries other than a road boundary if the adjoining allotment is 6ha or more.</p> <p>25.55.3 Any activity that does not comply with a condition for a discretionary activity is a non-complying activity.</p>
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25.56 Building set backs - allotments less than 5000m²

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.56 Building set backs</p> <ul style="list-style-type: none"> allotments less than 5000m² 	<p>25.56.1 Construction or alteration of a building on an allotment less than 5000 m² is a permitted activity if the building:</p> <p>(a) is set back at least 12m from every boundary other than a road boundary, or</p> <p>(b) is set back less than 12m and meets all of the following:</p> <p>(c) the building is set back at least 5m from every boundary other than a road boundary, and</p> <p>(d) the building is set back at least 24m from an existing dwelling on any adjoining land, and</p> <p>(e) the building is screened by an opaque structure of a height of at least 1.8m or vegetation of similar effect, and</p> <p>(f) the building is designed and constructed to comply with Appendix M (Acoustic Insulation).</p>	<p>25.56.2 Any activity that does not comply with a condition for a permitted activity is a non-complying activity.</p>

25.56A Energy corridor - setbacks

ITEM	PERMITTED	RESOURCE CONSENT
25.56A Energy corridor • setbacks	25.56A.1 Despite rules 25.53 , 25.54 , 25.55 and 25.56 , construction or alteration of a building or structure within an Energy Corridor is a permitted activity.	25.56A.2

25.57 Dwelling setbacks - intensive farming activity - aggregate extraction policy area - Tamahere Commercial Area

ITEM	PERMITTED	RESOURCE CONSENT
25.57 Dwelling setbacks • intensive farming activity • aggregate extraction policy area • Tamahere Commercial Area	25.57.1 Construction of a building for a sensitive activity is a permitted activity if it is set back at least: (a) 200m from the boundary of an Aggregate Extraction Policy Area containing a sand resource, and (b) 500m from the boundary of an Aggregate Extraction Policy Area containing a rock resource, and (c) 300m from the boundary of the site of an intensive farming activity, and (d) 100m from a site in the Tamahere Commercial Area identified on the planning maps. Despite the above, condition (c) does not apply to a dwelling constructed on the same site as the intensive farming activity.	25.57.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity. Discretion restricted to: • distance between dwelling and aggregate extraction policy area, intensive farming activity • amenity values • effects on other land use activities, including reverse sensitivity effects. • matters in industry codes of practice.

25.58 Setbacks - wastewater treatment

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.58 Setbacks</p> <ul style="list-style-type: none"> • wastewater treatment 	<p>25.58.1 Construction or alteration of a dwelling is a permitted activity if:</p> <ul style="list-style-type: none"> (a) it is set back at least 300m from the boundary of a site containing a wastewater treatment plant that uses ponds for processing or storing wastewater, and (b) it is set back at least 30m from a wastewater treatment plant where the treatment process is fully enclosed, and (c) it is set back at least 15m from the boundary of a site containing a wastewater treatment plant where the treatment process is fully enclosed. 	<p>25.58.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.58A Setbacks - high voltage electricity transmission lines

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.58A Setbacks</p> <ul style="list-style-type: none"> • high voltage electricity transmission lines 	<p>25.58A.1 Construction or alteration of a building is a permitted activity if:</p> <p>(a) it is set back at least 20m from the centre line of any electricity transmission line designed to operate at 110kV or more.</p>	<p>25.58A.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • effects of electromagnetic fields • extent to which location and orientation of habitable rooms mitigates effects of the lines • access to transmission lines for maintenance • safety of people and property • amenity values of the site • effects on integrity of electricity supply including <ul style="list-style-type: none"> - the extent to which compliance will be achieved with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP:34 2001) - the nature and location of any landscaped amenity areas.

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25.59 Building near a lake or river

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.59 Building near a lake or river</p>	<p>25.59.1 Construction or alteration of a building is a permitted activity if:</p> <ul style="list-style-type: none"> (a) the building is set back at least 32m from <ul style="list-style-type: none"> (i) the margin of any lake with a bed area of 8ha or more, and (ii) the bank of any river whose bed has an average width of 3m or more, <u>and</u> (iii) any wetland with an area greater than 1ha and (aa) the building is set back at least 37m from the Waikato River and the Waipa River, and (ab) the building is set back at least 50m from the river on sites to which the River Bank Stability Area applies. <p>Despite the above, a public amenity of up to 25m² on an esplanade reserve, a public walkway, or a pump shed are not subject to this rule.</p> <p>Note: Refer to rule 4.2.18.1 of the Waikato Regional Plan, which controls building within 10m of artificial watercourses (drains), modified watercourses or rivers within drainage districts and river control scheme areas that are managed by the Waikato Regional Council or the Waikato District Council.</p>	<p>25.59.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.60 Buildings near the coast

ITEM	PERMITTED	RESOURCE CONSENT
25.60 Buildings near the coast	25.60.1 Construction or alteration of a building is a permitted activity if: (a) it is set back at least 32m from mean high water springs, and (b) the floor level of any habitable room is at least 3.7m above Moturiki Datum.	25.60.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

25.61 Building in Flood Risk Area

ITEM	PERMITTED	RESOURCE CONSENT
25.61 Building in Flood Risk Area	25.61.1 Construction or alteration of a building on land shown on the Planning Maps as a Flood Risk Area or other land that is subject to flood hazards is a permitted activity if: (a) the floor level of any habitable room is at least 0.3m above the 1% design flood level, and (b) the floor level of any non-habitable room is at or above the 1% design flood level, and (c) wastewater and stormwater disposal systems comply with Appendix B (Engineering Standards).	25.61.2 Any activity that does not comply with a condition for a permitted activity is a non-complying activity.

25.61A Aerials

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.61A Aerials</p>	<p>25.61A.1 Despite rules 25.49.1(a), (d), (e) and (f), and 25.50, construction or alteration of an aerial and its support structures is a permitted activity if:</p> <p>(a) the height of aerials or support structures does not exceed</p> <p style="padding-left: 40px;">(i) 20m, or</p> <p style="padding-left: 40px;">(ii) 12.5m in the Landscape Policy Area,</p> <p>or</p> <p style="padding-left: 40px;">(i) the height of the ridge in a Ridgeline Policy Area, and</p> <p style="padding-left: 40px;">(ii) above 13m high, no support structure exceeds 500mm in any cross-section dimension, and</p> <p>(b) aerials and support structures (except for those on a road) are set back at least:</p> <p style="padding-left: 40px;">(i) 15m from road boundaries, if they exceed 10m high, and</p> <p style="padding-left: 40px;">(ii) in every other case, the setbacks required for buildings, and</p> <p style="padding-left: 40px;">(iii) no dish antenna exceeds 5m diameter, and no panel antenna exceeds 2.5m in any dimension, and</p> <p style="padding-left: 40px;">(iv) it is not attached to an historic heritage item listed in Appendix C I (Historic Heritage Items), except for a domestic television reception aerial.</p>	<p>25.61A.2 Any aerial or support structure that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • amenity values • effects on landscape and streetscape • height and setback • design, safety and appearance • location within site • admission of daylight and sunlight to the site and other sites • matters mentioned in conditions not complied with • effects on the values, context and setting of a heritage item.

25.62 Deleted

25.63 Papakaainga Policy Area

ITEM	PERMITTED	RESOURCE CONSENT
25.63 Papakaainga Policy Area	25.63.1 Despite rules 25.46 and 25.47 , construction or alteration of papaakainga housing is a permitted activity if: (a) it is in the Papaakainga Policy Area, and (b) it complies with all the rules in the Pa Zone.	25.63.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

25.63A Papakaainga housing

ITEM	PERMITTED	RESOURCE CONSENT
25.63A Papakaainga housing	25.63A.1 Despite rules 25.46 and 25.47 , construction or alteration of papakainga housing on Maaori Customary Land or Maaori Freehold Land (with the meaning in section 129 of the Te Ture Whenua Maaori Act 1993) is a permitted activity if: (a) The development complies with the rules of the Pa Zone; and (b) The land is not located in a Landscape Policy Area or a Ridgeline Policy Area; and (c) The land is vested in trustees whose authority is defined in a Trust Order and/or a Maaori Incorporation; or (d) Where a Trust or Maaori Incorporation does not exist one of the following instruments is provided to Council at the time of lodgement of the Building Consent: (i) a lease; or (ii) an order of the Maaori Land Court; or (iii) a licence to occupy. Note: Please refer to Papakaainga Housing in Explanation and Reasons for guidance.	25.63A.2 Any activity that does not comply with a condition for a permitted activity is a controlled activity. Control reserved over: <ul style="list-style-type: none">• Location on site• Earthworks• Location of access• Landscaping

25.64 Group A heritage item - demolition, removal or relocation

ITEM	PERMITTED	RESOURCE CONSENT
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25.64 Group A heritage item <ul style="list-style-type: none"> • demolition removal or relocation 	25.64.1	25.64.2 Demolition, removal or relocation of any Group A heritage item listed in Appendix C1 (Historic Heritage Items) is a non-complying activity.
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25.65 Group B heritage item - demolition, removal or relocation

ITEM	PERMITTED	RESOURCE CONSENT
25.65 Group B heritage item <ul style="list-style-type: none"> • demolition, removal or relocation 	25.65.1	25.65.2 Demolition, removal or relocation of any Group B heritage item listed in Appendix C1 (Historic Heritage Items) is a discretionary activity.

25.66 All heritage items - alteration - addition

ITEM	PERMITTED	RESOURCE CONSENT
25.66 All heritage items <ul style="list-style-type: none"> • alteration • addition 	25.66.1 Alteration of, or addition to a heritage item listed in Appendix C1 (Historic Heritage Items) is a permitted activity if: (a) no significant feature of interest is removed, destroyed or damaged, and (b) deleted (c) alterations or additions are not visible from a public place, and (ca) alterations or additions are of similar style, bulk and sympathetic to the original structure.	25.66.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity. Discretion restricted to: <ul style="list-style-type: none"> • form, style, materials and appearance • effects on heritage values.

25.66A All heritage items - maintenance - repair

ITEM	PERMITTED	RESOURCE CONSENT
25.66A All heritage items <ul style="list-style-type: none"> • maintenance • repair 	25.66A.1 Maintenance or repair to a heritage item listed in Appendix C1 (Historic Heritage Items) is a permitted activity if: (a) no significant feature of interest is destroyed or damaged, and (b) replacement materials are the same as, or similar to, the original with the original form, style and appearance.	25.66A.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity. Discretion restricted to: <ul style="list-style-type: none"> • form, style, materials and appearance • effects on heritage values.

25.67 All heritage items - site development

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ITEM	PERMITTED	RESOURCE CONSENT
<p>25.67</p> <p>All heritage items</p> <ul style="list-style-type: none"> • site development 	<p>25.67.1</p> <p>Development on the site of a heritage item listed in Appendix C1 (Historic Heritage Items) is a permitted activity if:</p> <p>(a) deleted</p> <p>(b) it is set back at least 10m from the heritage item, and</p> <p>(c) a building is not located between the front of the heritage item and the road.</p> <p>For the purposes of this rule "development" does not include existing vehicle access through the Rotowaro Carbonisation Works site.</p> <p>Rule 25.67.1(b) shall not apply to Solid Energy New Zealand Ltd easements A and B registered against the certificate of title for Lot 1 DP388069 and known as the Rotowaro Carbonisation Works site and listed in Appendix C (Historic Heritage) as item number 24.</p>	<p>25.67.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • effects on the values, context and setting of the heritage item • location, design, size, materials and finish • landscaping • the relationship of the heritage item with the setting.

25.68 Acoustic insulation of buildings - Airport Noise Outer Control Boundary - Gun Club - Huntly Power Station

ITEM	PERMITTED	RESOURCE CONSENT
<p>25.68</p> <p>Acoustic insulation of buildings</p> <ul style="list-style-type: none"> • Airport Noise Outer Control Boundary • Gun Club • Huntly Power Station 	<p>25.68.1</p> <p>Construction or alteration of a building within an Airport Noise Outer Control Boundary, or within the Gun Club Noise Boundary, or within 350 metres of the Huntly Power Station site boundary for a building constructed after 13 June 2011, is a permitted activity if:</p> <p>(a) it is designed and constructed to comply with Appendix M (Acoustic Insulation).</p>	<p>25.68.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25.69 Huntly East Mine Subsidence Area

ITEM	PERMITTED	RESOURCE CONSENT
25.69 Huntly East Mine Subsidence Area	25.69.1	25.69.2 Construction or alteration of a building in Huntly East Mine Subsidence Area is a discretionary activity.

25.69A Relocated building

ITEM	CONTROLLED	RESOURCE CONSENT
25.69A Relocated building	<p>25.69A.1</p> <p>Relocation of a used building to a new site is a controlled activity if:</p> <p>(a) the building is delivered to its final position on the site, and connected to its new foundations within 7 days of arrival.</p> <p>Control reserved over:</p> <ul style="list-style-type: none"> • external appearance • effects on amenity values and natural character of locality • visibility from public places and screening • structural integrity and weatherproofing • maintenance, repair, replacement, or decoration, of cladding, roofing, porches, decks, baseboards, steps, windows, chimney spaces, spouting and stormwater drains • stormwater management on the site • timetable for works • bond to secure compliance • matters referred to in Appendix B (Engineering standards). 	<p>25.69A.2</p> <p>Any activity that does not comply with conditions for a controlled activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • matters referred to in conditions for controlled activities, • matters that control is reserved over.

25.69B Wind measurement system

ITEM	CONTROLLED	RESOURCE CONSENT
<p>25.69B Wind measurement system</p>	<p>25.69B.1 Construction or alteration of a wind measurement system is a controlled activity if:</p> <ul style="list-style-type: none"> (a) its height does not exceed 80m, and (b) it is removed from the site within 3 years of construction and the site restored to original condition, and (c) there are no more than 2 masts on the same site, and (d) it generally conforms to the diagram in Appendix Ob: Wind Measuring System, and (e) it is not within a Landscape Policy Area or Ridgeline Policy Area. <p>Control reserved over:</p> <ul style="list-style-type: none"> • location on site • visual and other amenity values • noise • relocation of a mast within site • effects on ecological values and significant indigenous vegetation and habitat • effects on sites of significance to Maaori. 	<p>25.69B.2 Any activity that does not comply with a condition for a controlled activity is a discretionary activity.</p>

25.69C Land Stability Policy Area

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.69C Land Stability Policy Area</p>	<p>25.69C.1 Construction or alteration of a building in the Land Stability Policy Area is a restricted discretionary activity if, after completion:</p> <p>(a) there is only one dwelling (including a dependent person's dwelling) on the land contained in the Certificate of Title.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • geotechnical risks associated with the location, size and type of structure including extent to which the proposal would worsen the risk posed by the natural hazard or adversely affect nearby properties • manner in which stormwater is disposed of • extent of cutting, filling and retaining walls contemplated on site. 	<p>25.69C.2 Any activity that does not comply with a condition for a restricted discretionary activity is a non-complying activity.</p>

25.70A to 25.83 Subdivision

Editorial Note

Editorial Note:

Any subdivision application relating to land that is contaminated or potentially contaminated, because of its past, present or likely use of the land for an activity or industry described in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL), is required to be assessed under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 in [Appendix Of](#).

Note: see prohibited activity rule [25.5](#) for prohibited subdivision.

25.70A Subdivision generally

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.70A Subdivision generally</p>	<p>25.70A.1 Subdivision is a restricted discretionary activity if:</p> <p>(a) the subdivision creates no more than one additional certificate of title from each existing viable certificate of title that existed prior to subdivision, other than utility and access allotments, and</p> <p>(b) the land being subdivided comprises land with each certificate of title issued</p> <p style="padding-left: 40px;">(i) prior to 6 December 1997, or</p> <p style="padding-left: 40px;">(ii) after 6 December 1997 if it was created by:</p> <ul style="list-style-type: none"> • a process other than subdivision under the Resource Management Act 1991, or • a boundary adjustment where the land was contained in a viable certificate of title issued prior to 6 December 1997, or • despite rule 25.5(e), a subdivision which created a utility allotment exclusively for the purposes of a network utility from land contained in a certificate of title issued prior to 6 December 1997. <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • subdivision layout • rural character • subdivision layout supporting the efficient use of soils • potential for reverse sensitivity 	<p>25.70A.2 Subdivision that does not comply with a condition for a restricted discretionary activity is a non-complying activity.</p> <p>25.70A.3 Subdivision that creates an additional certificate of title through separating amalgamated allotments is a non-complying activity.</p> <p>Note: some subdivision is a prohibited activity. See rule 25.5. Conservation and reserve allotments are governed by rules 25.73 and 25.73B.</p>

25.70B Subdivision: Policy Areas - Utility and Access Allotments

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
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Waikato District Plan - Waikato Section

<p>25.70B</p> <p>Subdivision:</p> <ul style="list-style-type: none"> ● Policy Areas ● Utility and Access Allotments 	<p>25.70B.1</p> <p>Subdivision is a restricted discretionary activity if:</p> <p>(a) the subdivision creates no more than</p> <ul style="list-style-type: none"> (i) one utility allotment, and (ii) one access allotment, and <p>(b) the land being subdivided is not within</p> <ul style="list-style-type: none"> (i) the Landscape, Ridgeline, Coal Mining, Aggregate Resource or Aggregate Extraction Policy Areas, or (ii) 500m of the southern boundary of the Te Rapa Dairy Factory between State Highway 1 and the Waikato River. <p>Discretion restricted to:</p> <ul style="list-style-type: none"> ● subdivision layout ● effects on indigenous vegetation and ecological values ● need for utility, and reserve allotments ● rural character ● effects on the Hauraki Gulf Catchment Area ● subdivision layout and proximity of building platforms to indigenous vegetation and habitats ● potential for reverse sensitivity ● subdivision layout supporting the efficient use of soils 	<p>25.70B.2</p> <p>Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p> <p>Note: Subdivision under Rule 25.70B is also subject to other applicable rules, including Rule 25.70A.</p>
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25.71 Boundary adjustment

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.71 Boundary adjustment</p>	<p>25.71.1 Despite rules 25.70A.1(b)(ii), 25.70B.1(b) and 25.74.1(c), subdivision is a controlled activity if:</p> <ul style="list-style-type: none"> (a) the result of the subdivision is to adjust a common boundary between two viable certificates of title , and (b) no additional certificates of title are created, and (c) the subdivision creates certificates of title having substantially the same area, shape, location and access as before the subdivision, and (d) no additional potential for permitted activity dwellings and no additional subdivision potential is created beyond that which already existed prior to the subdivision occurring. <p>Control reserved over</p> <ul style="list-style-type: none"> • area and shape of certificates of title • easements • amenity and rural character 	<p>25.71.2 Subdivision that does not comply with a condition for a controlled activity is not a boundary adjustment and will be processed under Rule 25.71A or other relevant rules.</p>

25.71A Boundary relocation

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.71A Boundary relocation</p>	<p>25.71A.1 Despite rule 25.70A.1(b)(ii) and rule 25.74.1(a) and (c), a boundary relocation is a restricted discretionary activity if:</p> <p>(a) the boundary relocation is between a maximum of five viable certificates of title forming a continuous landholding in the same ownership, and</p> <p>(b) the result of the boundary relocation is to relocate a common boundary or boundaries, and</p> <p>(c) no additional potential for permitted activity dwellings and no additional subdivision potential is created beyond that which already existed prior to the subdivision occurring, and</p> <p>(d) the boundary relocation creates:</p> <p style="padding-left: 40px;">(i) one certificate of title of at least 20ha, and</p> <p style="padding-left: 40px;">(ii) the remaining certificates of title each having an area no less than 8000m² and no more than 1.6ha</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • subdivision layout including supporting the efficient use of soils • rural character and amenity • potential for reverse sensitivity effects <p>Note: Continuous landholding is defined in Appendix P</p>	<p>25.71A.2 Despite rules 25.5(d) and 25.5(e), subdivision that does not comply with conditions (b), (c) and (d) for a restricted discretionary activity is a discretionary activity.</p> <p>25.71A.3 Subdivision that does not comply with condition (a) for a restricted discretionary activity will not be processed as a boundary relocation and will be assessed as a subdivision under other relevant rules, such as Rule 25.70A Subdivision Generally.</p>

25.72 Allotment boundaries

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.72 Allotment boundaries</p>	<p>25.72.1 Subdivision is a restricted discretionary activity if the boundary of every allotment is drawn so that:</p> <ul style="list-style-type: none"> (a) existing buildings comply with the permitted activity rules relating to building coverage, set backs, and daylight angles, except to the extent of any non-compliance that existed lawfully prior to the subdivision, and (b) no area of significant indigenous vegetation and habitat, hazard area, contaminated land, dune land, heritage item, site of significance to Maaori, or wetland is divided between allotments, and (c) boundaries avoid any tree listed in Appendix F (Notable Trees), and <ul style="list-style-type: none"> (ca) the largest new allotment contains all land within: <ul style="list-style-type: none"> (i) 200m of the boundary of an Aggregate Extraction Policy Area used for sand extraction, and (ii) 500m of the boundary of an Aggregate Extraction Policy Area used for rock extraction, and (iii) 300m of the limit of any area occupied by an operating intensive farm. <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • effects on amenity values of buildings • effects on sites of significance to Maaori • effects on any notable trees • amenity and rural character • effects on heritage items • matters referred to in Appendix M: Acoustic Insulation, M4 Airport Noise Outer Control Boundary Consent Notice • effects on archaeological sites 	<p>25.72.2 Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

25.73 Conservation house allotment

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT										
<p>25.73 Conservation house allotment</p>	<p>25.73.1 Despite rule 25.70A.1 and rule 25.74.1, subdivision for a conservation allotment is a restricted discretionary activity if:</p> <p>(a) the land being subdivided contains an area of significant indigenous vegetation or significant habitat of indigenous fauna that will be legally protected under this rule, and</p> <p>(aa) the area to be protected is assessed by a suitably qualified person as being significant according to the criteria listed in Appendix Oc, and</p> <p>(ab) the area to be protected is assessed by a suitably qualified person to be a functioning indigenous ecosystem having regard to the extent to which it is in a natural, mature and self-sustaining state, and</p> <p>(ac) all areas within the certificate of title that are significant according to the criteria in Appendix Oc and are functioning indigenous ecosystems, as assessed by a suitably qualified person, are legally protected, and</p> <p>(b) this rule or its equivalent in a previous district plan has not previously been used to gain an additional subdivision entitlement, and</p> <p>(c) the number of allotments created does not exceed the number in the table below:</p> <table data-bbox="418 1570 933 1771"> <thead> <tr> <th>Area protected (ha)</th> <th>No. of allotments</th> </tr> </thead> <tbody> <tr> <td>Less than 2</td> <td>0</td> </tr> <tr> <td>2 to less than 5</td> <td>1</td> </tr> <tr> <td>5 to less than 10</td> <td>2</td> </tr> <tr> <td>10 or more</td> <td>3</td> </tr> </tbody> </table> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • subdivision layout and proximity of new allotments to indigenous vegetation and habitats • area protected by conservation covenant • legal mechanism used to protect the significant indigenous vegetation or habitat 	Area protected (ha)	No. of allotments	Less than 2	0	2 to less than 5	1	5 to less than 10	2	10 or more	3	<p>25.73.2 Subdivision that does not comply with a condition for a restricted discretionary activity is a non-complying activity.</p>
Area protected (ha)	No. of allotments											
Less than 2	0											
2 to less than 5	1											
5 to less than 10	2											
10 or more	3											

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| | <ul style="list-style-type: none">• requirement for and contents of a management plan for the covenant area. | |
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25.73A Deleted

25.73B Reserve allotment

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.73B Reserve allotment</p>	<p>25.73B.1 Despite rules 25.5(e), 25.70A.1, and 25.74.1 subdivision is a restricted discretionary activity if:</p> <p>(a) the land being subdivided contains an area that is identified in a Council strategy document to be required for permanent public access or for reserve purposes, and</p> <p>(b) the area referred in (a) is vested in Council or public access is permanently secured by way of easement, and</p> <p>(c) no more than one additional certificate of title, excluding any land vested in Council, is created.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • size and location of area for which public access or reserve is secured • method of securing public access • management of land remaining in private ownership over which access rights are granted • location of additional certificate of title • size of additional certificate of title 	<p>25.73B.2 Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

25.74 Allotment size - minimum - maximum

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.74 Allotment size</p> <ul style="list-style-type: none"> • minimum • maximum 	<p>25.74.1 Subdivision is a restricted discretionary activity if:</p> <p>(a) the parent certificate of title is at least 20ha and</p> <p>(b) every child certificate of title has a minimum net site area of 8000m² and a maximum of 1.6ha, except for an access allotment or a utility allotment, and</p> <p>(c) no more than one certificate of title produced by the subdivision has an area greater than 1.6ha, and</p> <p>(d) a utility allotment for a network utility does not exceed 50m².</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • dimensions, shapes and orientation of certificate of title • effects on runoff rate and water quality • amenity and visual values • rural character • potential for reverse sensitivity • subdivision layout supporting the efficient use of soils 	<p>25.74.2 Subdivision that does not comply with a condition for a restricted discretionary activity is a non-complying activity.</p>

25.74A Deleted

25.75 Frontage

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.75 Frontage</p>	<p>25.75.1 Subdivision is a restricted discretionary activity if:</p> <p>(a) every allotment with a road boundary, other than an access allotment, access leg, or utility allotment, has a width at the road boundary of at least 60m.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • safety and efficiency of vehicle access and road network • amenity values and rural character. 	<p>25.75.2 Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

25.76 Road access

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.76 Road access</p>	<p>25.76.1 Subdivision is a restricted discretionary activity if:</p> <ul style="list-style-type: none"> (a) every allotment is provided with vehicle access to a public road, and (b) the vehicle access complies with Appendix A (Traffic) and Appendix B (Engineering Standards), and (c) the access is aligned to avoid any tree listed in Appendix F (Notable Trees), or a site of significance to Maaori. <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • adequacy of the access for its intended use • road efficiency and safety • matters referred to in Appendix A (Traffic) and Appendix B (Engineering Standards) • amenity and rural character resulting from the location of the road access. 	<p>25.76.2 Subdivision that does not comply with a condition for a restricted discretionary activity requires resource consent as stated in the relevant appendix, or is a discretionary activity if not otherwise specified.</p>

25.77 Building platform

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.77 Building platform</p>	<p>25.77.1 Subdivision is a restricted discretionary activity if every allotment, other than a utility or access allotment, is capable of containing:</p> <ul style="list-style-type: none"> (a) deleted (b) a shape factor, being either <ul style="list-style-type: none"> (i) a circle with a diameter of at least 30m exclusive of boundary setbacks, or (ii) a rectangle of at least 1000m², exclusive of boundary setbacks, of which each dimension is at least 25m, and (ba) a building platform where a dwelling could be built as a permitted activity, being a circle with a diameter of at least 18m, located within the shape factor, and (c) a building platform with an average gradient not steeper than 1:8, and (d) a building platform that, within the Landscape or Ridgeline Policy Area, is not visible from a road or other public place, and (e) a building platform not subject to inundation in a 2% probability storm or flood event. <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • subdivision layout • shape of allotments • ability of allotments to accommodate a practical building platform • earthworks and fill required for subsequent building on the allotment • geotechnical suitability for building • likely location of future buildings and their potential effects on the environment • avoidance or mitigation of natural hazards • for a building platform inside the Airport Noise Outer Control Boundary, compliance with Appendix M (Acoustic Insulation), M5 • effects on landscape and amenity • location of building platform including 	<p>25.77.2 Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity if:</p> <ul style="list-style-type: none"> (a) within the Landscape or Ridgeline Policy Area, the platform is not visible from a road or other public place, and (b) every allotment has an area of at least 1000m² not subject to inundation in a 2% probability storm or flood event. <p>25.77.3 Subdivision that does not comply with a condition for a discretionary activity is a non-complying activity.</p>

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distance to mineral extraction and [intensive farming activities](#)

- measures to avoid storm or flood events.

25.78 Earthworks

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.78 Earthworks</p>	<p>25.78.1 Subdivision is a restricted discretionary activity if:</p> <p>(a) earthworks comply with Appendix B (Engineering Standards).</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • matters referred to in Appendix B (Engineering Standards) • amenity and streetscape • nature and source of fill • location of earthworks and fill • compaction of fill • volume and depth of earthworks and fill • identification of future building platforms • provision of erosion and sediment control plan for the work • notice prior to commencement • protection of the Hauraki Gulf Catchment Area. 	<p>25.78.2 Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

25.79 On-site services

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
<p>25.79 On-site services</p>	<p>25.79.1 Subdivision is a restricted discretionary activity if, for every allotment other than a utility or access allotment:</p> <p>(a) stormwater, land drainage, water supply and wastewater disposal on every allotment is managed in accordance with Appendix B (Engineering Standards), and</p> <p>(aa) provision is made to connect to a telecommunications network and energy supply network, and</p> <p>(b) services are placed underground where</p> <p>(i) a new road is required as part of the subdivision, or</p> <p>(ii) existing services to the land are already placed underground, and</p> <p>(ba) every allotment less than 6ha in an area serviced by the existing infrastructure of a rural water supply scheme is connected to that scheme.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • health and safety • amenity values • matters referred to in Appendix B (Engineering Standards) • the ability of allotments to manage on-site: <ul style="list-style-type: none"> (i) treatment and disposal of household effluent (ii) stormwater (iii) sediment resulting from building platforms, access and landscaping • safety, integrity, and maintenance of local networks including water supply and wastewater disposal. 	<p>25.79.2 Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

25.80 Hazard risks

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
25.80 Hazard risks	<p>25.80.1</p> <p>Subdivision is a restricted discretionary activity if:</p> <p>(a) the land is not in the Huntly South Assessment Area, Huntly East Mine Subsidence Area or Flood Risk Area.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> avoidance and mitigation of hazard risk. 	<p>25.80.2</p> <p>Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

25.81 Esplanade reserves and esplanade strips

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
25.81 Esplanade reserves and esplanade strips	<p>25.81.1</p> <p>Subdivision is a restricted discretionary activity if an esplanade reserve or strip 20m wide (or other width stated in Appendix G Esplanade Priority Areas) is created from every allotment:</p> <p>(a) less than 4ha and within 20m of</p> <ol style="list-style-type: none"> (i) mean high water springs, or (ii) the bank of any river whose bed has an average width of 3m or more, or (iii) a lake whose bed has an area of 8ha or more, or <p>(b) 4ha or more within 20m of mean high water springs or a water body identified in Appendix G (Esplanade Priority Areas).</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> deleted the type of esplanade provided - reserve or strip width of the esplanade reserve or strip access to the esplanade reserve or strip matters provided for in an instrument creating an esplanade strip or access strip works required prior to vesting any reserve in the Council costs and benefits of acquiring the land. 	<p>25.81.2</p> <p>Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

25.82 Land containing heritage items

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
25.82 Land containing heritage items	<p>25.82.1</p> <p>Subdivision of land containing a heritage item listed in Appendix C1 (Historic Heritage Items) is a restricted discretionary activity if:</p> <p>(a) the heritage item is wholly contained on one allotment, and</p> <p>(b) the relationship of the heritage item with its setting is maintained.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> ● effects on the values, context and setting of the heritage item. 	<p>25.82.2</p> <p>Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

25.83 Traffic generation

ITEM	RESTRICTED DISCRETIONARY	RESOURCE CONSENT
25.83 Traffic generation	<p>25.83.1</p> <p>Subdivision is a restricted discretionary activity if:</p> <p>(a) traffic generated by likely land uses following the subdivision does not alter the status or function of roads in the road hierarchy identified in Appendix A (Traffic).</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> ● capacity and quality of the road surface ● function of the public road ● safety and efficiency of the road network ● safety of road users. 	<p>25.83.2</p> <p>Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

Schedule 25A Deleted

Schedule 25B Waikato Innovation Park

25B.1 Application of the Schedule

In this schedule:

- "Waikato Innovation Park" means the land shown on Planning Maps and the Concept Layout Plan;
- "Concept Layout Plan" means the concept layout plan in this Schedule.

References to 'Development Area' and 'Open Space Area' are reference to the same named areas identified on the Concept Layout Plan (Figure 25BA).

25B.3 Application of Rural Zone Rules

Despite any other rule in Chapter 25, rules 25.17, 25.49, 25.51, 25.52, 25.54, 25.55, 25.56, 25.70-83 do not apply to Waikato Innovation Park (WIP), and 25.39.1(d) does not apply in the Open Space Area. All other rules in Chapter 25: Rural Zone apply.

Unless otherwise stated permitted activities are to be carried out in accordance with the Concept Layout Plan (Figure 25BA).

25B.4 to 25B.10 Rule table for Waikato Innovation Park

ITEM	PERMITTED	RESOURCE CONSENT
<p>25B.4 Type of activity</p>	<p>25B.4.1 In addition to any activity permitted in the Rural Zone, any activity that complies with all effects and building rules is a permitted activity if it is:</p> <ul style="list-style-type: none"> (a) teaching and conference facilities, and (b) agricultural and horticultural research activities, and (c) advanced research and technology development, provided that any manufacturing activity: (d) plays a secondary role to the research and technology development function, and (e) does not exceed 30% of the gross floor area of buildings in the Waikato Innovation Park at any time, and (f) is conducted within buildings, and there is no exterior work or storage of materials or product, and (g) is directly related to research and technology development activity permitted at Waikato Innovation Park, including prototype manufacture, initial run product development, or manufacturing method development, and (h) activities ancillary to activities in (a), (b) and (c), including travellers accommodation, educational institution and commercial activities. 	<p>25B.4.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
ITEM	PERMITTED	RESOURCE CONSENT
<p>25B.5 Access, vehicle entrance, parking, loading and manoeuvring space</p>	<p>25B.5.1 Any activity is a permitted activity if:</p> <ul style="list-style-type: none"> (a) deleted (b) access to Ruakura Road is limited to the existing entrance near the eastern boundary of Lot 3 DPS 66853, and (c) private roads have a carriageway width of at least 6m, and (d) private roads, footpaths and cycleways are designed and constructed in accordance with Appendix B: Engineering Standards. 	<p>25B.5.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

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<p>25B.6 Landscaping</p>	<p>25B.6.1 Landscaping including lakes and other water features, art and sculpture, is a permitted activity if:</p> <ul style="list-style-type: none"> (a) it is carried out progressively, and (b) predominately indigenous species are planted, and (c) it complies with the provisions of the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 (NZECP 34) or equivalent replacement Code or Standard. 	<p>25B.6.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
<p>25B.7 Noise</p>	<p>25B.7.1 Any activity is a permitted activity if it is designed and constructed so that noise from the activity, other than construction noise and emergency sirens, measured at any other site outside WIP, does not exceed:</p> <ul style="list-style-type: none"> (a) 50dBA (L_{10}), Monday to Friday, 7am to 10pm, and (b) 50dBA (L_{10}), Saturday 7am to 6pm, and (c) 40dBA (L_{10}), all other times including public holidays, and (d) 75dBA (L_{max}) at all times. 	<p>25B.7.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
<p>25B.8 Signs</p>	<p>25B.8.1 Despite rule 25.39.1(d), an advertising sign visible from a public place is a permitted activity if:</p> <ul style="list-style-type: none"> (a) it is the only sign within the Open Space Area, and (b) it does not exceed 10m². 	<p>25B.8.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

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<p>25B.9 Building</p> <ul style="list-style-type: none"> • height • development area • coverage 	<p>25B.9.1 Construction or alteration of a building or structure is a permitted activity if:</p> <ul style="list-style-type: none"> (a) it is within the Development Area, and (b) its height does not exceed 15m, and (c) landscaping is carried out in the adjacent Open Space Area, and (d) building coverage does not exceed 35%. 	<p>25B.9.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
<p>25B.10 Building setbacks</p>	<p>25B.10.1 Construction or alteration of a building is a permitted activity if it is set back at least:</p> <ul style="list-style-type: none"> (a) 50m from the western boundary, and (b) the distances shown in the concept layout plan, and (c) travellers' accommodation is set back at least 200m from the boundary of Lot 2 DPS 1424 (Ingham's Enterprises). 	<p>25B.10.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25B.11 Subdivision rules

ITEM	CONTROLLED	RESOURCE CONSENT
<p>25B.11 Subdivision</p>		<p>25B.11.2 Subdivision is a restricted discretionary activity. Discretion restricted to:</p> <ul style="list-style-type: none"> • compliance with the concept layout plan • services suitable for intended use of the allotments • allotment location, size, shape, access • amenity.

25BA Waikato Innovation Park: Concept Layout Plan



Waikato Innovation Park
Concept Layout

Schedule 25C Agricultural Research Centres

25C.1 Application of the Schedule

This schedule applies to Livestock Improvement Corporation Agricultural Research Centre, ~~AgResearch Whatawhata Agricultural Research Centre~~, AgResearch Ruakura Agricultural Research Centre, and ~~Dexel~~ DairyNZ Agricultural Research Centre shown on the [Planning Map](#).

25C.2 General Rule

The rules in the schedule apply only to agricultural and horticultural research activities at the agricultural research centres. If the agricultural or horticultural research activity ceases, the schedule does not apply and the land is governed entirely by the ordinary Rural Zone rules.

In this schedule research centre site means the entire area located within the boundaries of each particular agricultural research centre shown on the [Planning Map](#). Campus means the area located within the agricultural research centre site identified as "Campus" on the [Planning Map](#).

25C.3 Rules

All rules in [Chapter 25: Rural Zone](#) apply to agricultural research centre sites except where inconsistent with a rule in this Schedule.

Rule [25.5 Prohibited Activities](#) (f), (h), (i), (j), (k) and (l) does not apply if the activity is permitted under rule [25C.4.1](#).

25C.4 Type of activity

ITEM	PERMITTED	RESOURCE CONSENT
<p>25C.4 Type of activity</p>	<p>25C.4.1 In addition to any activity permitted in the Rural Zone, any activity that complies with all effects and building rules, is a permitted activity at a research centre site if it is</p> <ul style="list-style-type: none"> (a) an agricultural or horticultural research activity, or (b) incidental to agricultural and horticultural research that is: (c) an educational facility, or (d) an industrial activity, or (e) a commercial activity, or (f) a trade or engineering workshop, or (g) an intensive farming activity (provided that such an activity is set back at least 200m from the outer boundary of a research centre site), or (h) on-site disposal or storage of solid waste where such waste is organic or cleanfill and is generated by activities undertaken on the site, or (i) an extractive industry where the extracted material is for use on the site, or (j) staff facilities including: <ul style="list-style-type: none"> • a dwelling set back at least 200m from the boundary of Inghams Feed Mill; Lot 2 DPS 1424 • recreational facilities • social club. 	<p>25C.4.2 Subject to rule 25.5, any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25C.5 Temporary events

ITEM	PERMITTED	RESOURCE CONSENT
25C.5 Temporary events	<p>25C.5.1</p> <p>In addition to any activity permitted in the Rural Zone, a temporary event at an agricultural research centre site is a permitted activity if:</p> <p>(a) it is a field day or open day to educate the public about agricultural or horticultural research activity, and</p> <p>(b) the event occurs no more than 4 times per year, and</p> <p>(c) it does not involve the assembly of more than 5000 people in any one day.</p>	<p>25C.5.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25C.6 Vehicle movements

ITEM	PERMITTED	RESOURCE CONSENT
25C.6 Vehicle movements	<p>25C.6.1</p> <p>Any activity at a research centre site other than a temporary event is a permitted activity if:</p> <p>(a) it does not involve more than 3000 vehicle movements per day.</p>	<p>25C.6.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25C.7 Building height

ITEM	PERMITTED	RESOURCE CONSENT
25C.7 Building height	<p>25C.7.1</p> <p>Construction or alteration of a building or structure within a campus is a permitted activity if:</p> <p>(a) its height does not exceed 15m.</p>	<p>25C.7.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25C.8 Building coverage

ITEM	PERMITTED	RESOURCE CONSENT
25C.8 Building coverage	25C.8.1 Construction or alteration of a building within a campus is a permitted activity if: (a) total building coverage does not exceed 70%.	25C.8.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

Schedule 25D Hampton Downs Motorsport Park Subdivision

25D.1 In this schedule: "Hampton Downs Motorsport Park" means the land indicated on the Planning Map and in Figure 25DA.

Table

ITEM	DISCRETIONARY	NON-COMPLYING
25D.2 Subdivision - Hampton Downs Motorsport Park	25D.2.1 Despite the rules of this chapter, subdivision of land in the Hampton Downs Motorsport Park is a discretionary activity if: (a) it is in general accordance with the Development Concept Plan shown in Figure 25DA , and (b) subdivision in the rural residential/lifestyle zone shown in Figure 25DA complies with the standards and terms for controlled activities in rules 27.62 to 27.72 , and the maximum number of lots to be created by subdivision within the 16ha rural residential/lifestyle zone in Figure 25DA shall be 15. (c) subdivision in the business industrial and industrial units areas shown in Figure 25DA complies with the standards and terms for controlled activities in rules 24.70 to 24.74 , and the maximum number of lots to be created by subdivision within the 17ha business/industrial area shown in Figure 25DA shall be 20. (d) subdivision in the apartment buildings areas shown in Figure 25DA complies with the following standards and terms	25D.2.2 Subdivision of land in the Hampton Downs Motorsport Park that does not comply with a condition for a discretionary activity is a non-complying activity.

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ITEM	DISCRETIONARY	NON-COMPLYING
	<p>(i) density does not exceed one residential unit per 120m² net site area, and</p> <p>(ii) all residential units are provided with an outdoor living court, directly accessible from the unit, for the exclusive use of the occupants of that unit containing at least:</p> <ul style="list-style-type: none"> • ground floor units: 40m² which contains a circle with a minimum diameter of 6m, and • first floor units and above: 10m² with a minimum dimension of 2m, and <p>(iii) all residential units have access to and use of a service court containing at least 50m² within the unit development, and</p> <p>(iv) all units are</p> <ul style="list-style-type: none"> • connected to reticulated water supply, stormwater and wastewater disposal networks where available, or • provided with an alternative method of water supply, stormwater and 	

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ITEM	DISCRETIONARY	NON-COMPLYING
	<p>wastewater disposal that complies with Appendix B (Engineering Standards), and</p> <p>(v) underground power and telecommunication services are provided to each building, and internally to each unit within each building, and</p> <p>(vi) all units have access to a public road, and</p> <p>(vii) vehicle access and parking complies with Appendix A (Traffic), and</p> <p>(viii) vehicle access and parking are located and formed to be readily accessible from each residential unit, and</p> <p>(ix) deleted</p> <p>(x) the bulk and location of units is as shown in Figure 25DA, and</p> <p>(xi) residential units are designed and constructed to incorporate acoustic insulation as set out in Appendix M (Acoustic Insulation) rule M3(c) or better.</p>	

Figure 25DA: Hampton Downs Motorsport Park

Schedule 25E Meremere Dragway

25E.1 Application of the Schedule

In this schedule:

- "Meremere Dragway" means the land shown on the [Planning Map](#).
- "Motorised Recreation Activity" means an activity that involves motor propulsion to provide entertainment, education or training for the general public or to an individual participating in the activity; and includes but is not limited to driver training or education, police or security training, and vehicle testing.

25E.2 Application of Rural Zone Rules

All rules in [Chapter 25](#): Rural Zone apply to the Meremere Dragway site except where inconsistent with a rule in this Schedule.

25E.3 General Rules

1. The rules in this Schedule apply only to motorised recreation activities at the Meremere Dragway site.
2. This Schedule does not include those motorised recreation activities authorised by separate resource consent(s).
3. If the motorised recreation activity as referred to in Rule 25E.3.2 ceases, this Schedule does not apply and the land is governed entirely by the Rural Zone rules.

Rule table

Land Use Activities

ITEM	Permitted	Resource Consent
25E.4 Motorised recreation activity	<p>25E.4.1</p> <p>A motorised recreation activity is a permitted activity if</p> <p>(a) it is contained within the Meremere Dragway, and</p> <p>(b) is limited to any one or more of the following activities:</p> <ul style="list-style-type: none"> • driver training or education, • police or security training, • vehicle testing. 	<p>25E.4.2</p> <p>A motorised recreation activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

Schedule 25F Energy Surface Facility Area

25F.1 Application of the Schedule

1. This schedule applies to the energy surface facility areas identified on the [Planning Map](#).
2. For the purposes of Rules [25F.7](#) and [25F.8](#), a coal stockpile does not include a temporary pile of coal associated with coal handling activities such as screening, blending and loading.

25F.2 General Rule

1. The rules in the schedule apply only to areas delineated as an Energy Surface Facility Area. This schedule only applies to Energy Surface Facilities and any other activities are governed entirely by the Rural Zone rules.
2. In this schedule, Energy Surface Facility Area means the entire area located within the boundary of each area as shown on the [Planning Map](#) as "ESF Area".
3. When additional facilities are established within an Energy Surface Facility Area a landscaping and screen planting plan shall be prepared to the satisfaction of Council, and implemented in relation to those additional facilities to maintain the amenity values of the area.

25F.3 Rules

All rules in [Chapter 25](#): Rural Zone apply to Energy Surface Facility Areas except where inconsistent with a rule in this schedule.

25F.4 Type of activity

ITEM	PERMITTED	RESOURCE CONSENT
25F.4 Type of activity	<p>25F.4.1</p> <p>In addition to any permitted activity in the Rural Zone, any activity that complies with all effects and building rules, is a permitted activity in an Energy Surface Facility Area, if it is coal related and it is for:</p> <ul style="list-style-type: none"> (a) stockpiling, and (b) screening and sorting, and (c) use of transportation conveyors, and (d) erection, operation, and maintenance of loading and unloading facilities, and (e) ancillary to any activity in (a)-(d). 	<p>25F.4.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25F.5 Building setback

ITEM	PERMITTED	RESOURCE CONSENT
25F.5 Building setback	<p>25F.5.1</p> <p>Despite all building setback rules, construction or alteration of a building or structure is a permitted activity, if:</p> <p>(a) it is set back at least 20m from every boundary of the Energy Surface Facility Area where the building height exceeds 20m.</p> <p>(b) it is set back at least 10m from every boundary of the Energy Surface Facility Area where the building height is 20m or less.</p>	<p>25F.5.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25F.6 Building height

ITEM	PERMITTED	RESOURCE CONSENT
25F.6 Building height	<p>25F.6.1</p> <p>Construction or alteration of a building or structure is a permitted activity, if:</p> <p>(a) its height does not exceed 20 m, or</p> <p>(b) its height does not exceed 30m, and</p> <p>(c) the gross floor area of all buildings within the Energy Surface Facility Area that are over 20 m in height is no greater than 1,500 m².</p>	<p>25F.6.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25F.7 Coal stockpile height and setback

ITEM	PERMITTED	RESOURCE CONSENT
25F.7 Coal stockpile height and setback	<p>25F.7.1</p> <p>Construction or alteration of a coal stockpile is a permitted activity, if:</p> <p>(a) it does not exceed a height of 15m, and</p> <p>(b) the base of the stockpile is set back at least 5 m from the boundary of the Energy Surface Facility Area.</p>	<p>25F.7.2</p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

25F.8 Coal stockpile coverage

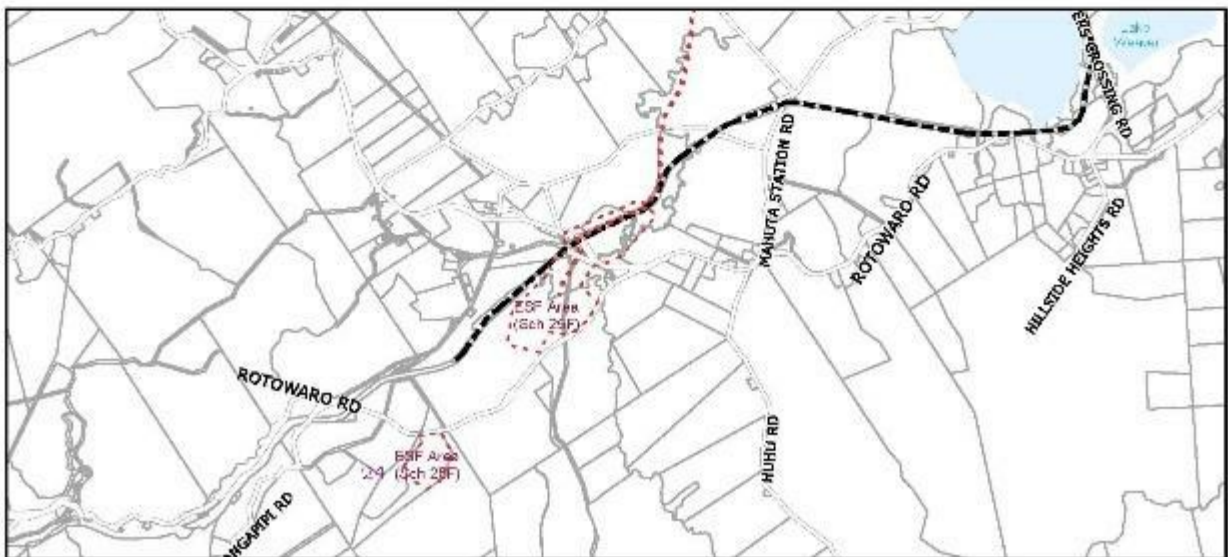
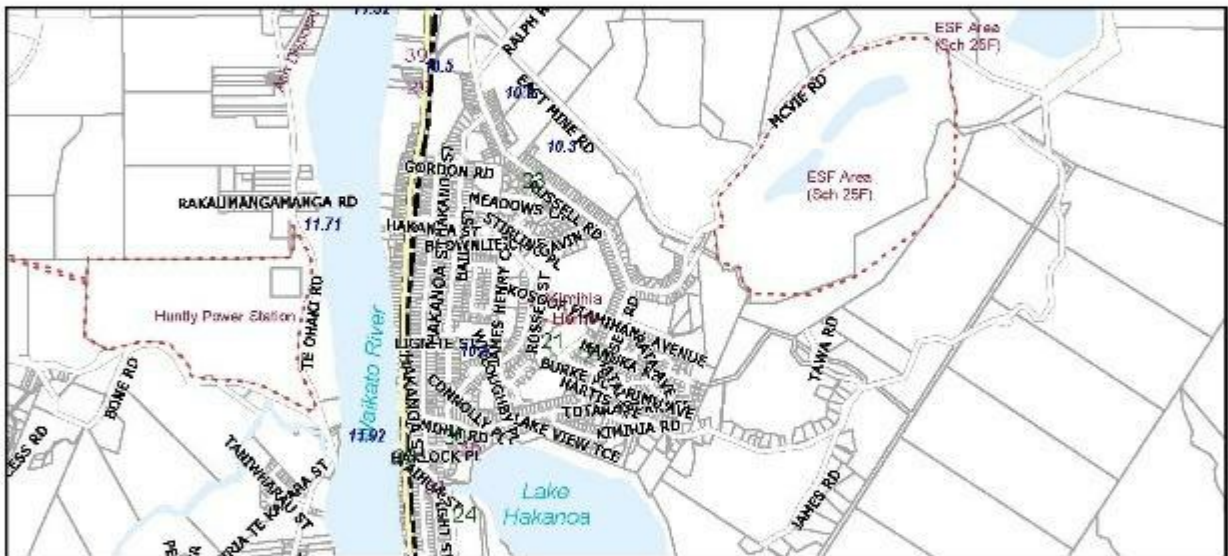
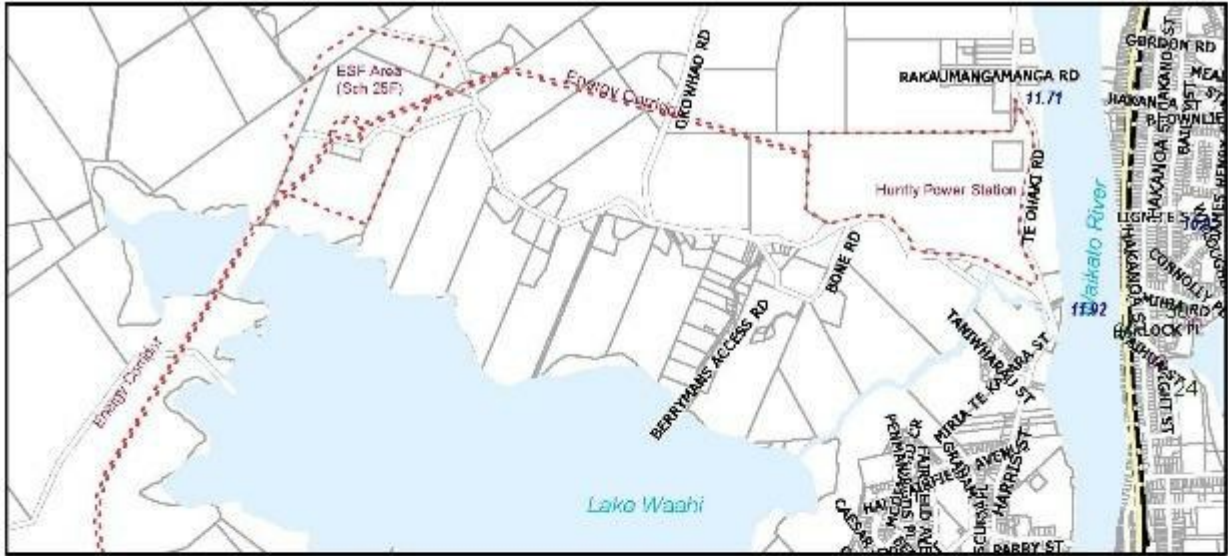
ITEM	PERMITTED	RESOURCE CONSENT
25F.8 Coal stockpile coverage	25F.8.1 Construction or alteration of a coal stockpile is a permitted activity, if: (a) it does not exceed 25% coverage of the Energy Surface Facility area.	25F.8.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

25F.9 Vehicle movements

ITEM	PERMITTED	RESOURCE CONSENT
25F.9 Vehicle movements	25F.9.1 Any activity other than a temporary event at an Energy Surface Facility Area is a permitted activity, if: (a) it does not involve the total number of vehicle movements to and from all activities at the Energy Surface Facility Area exceeding 200 vehicle movements per day NOTE: Rule 25F.9.1 addresses effects on amenity values and road network safety and functions. The underlying Rural zone Rule 25.16 and Rules A14.A.1c and A21A.1.c in Appendix A do not apply.	25F.9.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.

Figure 1: Detail from Map 19, 20, 20.1 and 20.2 showing location of Energy Surface Facility areas

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Schedule 25G Maramarua, McCorquindale and Aramiro Forests

25G.1 Application of the Schedule

This schedule applies to Maramarua forest sites A, B and C; McCorquindale forest site A; and Aramiro forest sites A, B, C, D, E and F, which means the land shown on the [planning map](#) and the land outlined in [Figure 25G\(1\)](#) Maramarua Forest, [Figure 25G\(2\)](#) McCorquindale Forest and [Figure 25G\(3\)](#) Aramiro Forest.

25G.2 General Rule

The rules in the schedule apply only to production forestry and associated intermittent forestry mineral extraction in the Maramarua, McCorquindale and Aramiro Forests. If the production forestry activity ceases, the schedule does not apply and the land is governed entirely by the ordinary Rural Zone rules.

25G.3 Application of Rural Zone Rules

Despite any other rule in [Chapter 25](#), rules [25.5\(b\)](#), [25.10.2\(b\)](#), [25.25.1\(h\)](#), (i), (j), (k) (iiib), [25.30.1\(a\)](#) (ii), [25.41.1\(b\)](#), [25.43.1\(a\)\(i\)](#) & (a)(ii), [25.49.1\(e\)](#), [25.61A.1\(a\)\(ii\)](#), [25.69B.1\(e\)](#), [25.70B.1\(b\)\(iii\)](#) and [25.77.1\(d\)](#) do not apply to Maramarua, McCorquindale and Aramiro Forests.

All other rules in [Chapter 25](#): Rural Zone apply except where inconsistent with a rule in this schedule.

25G.4 Production forestry

ITEM	PERMITTED	RESOURCE CONSENT
<p>25G.4 Production forestry</p>	<p>25G.4.1 Tending, harvesting and replanting of production forestry, is a permitted activity if:</p> <ul style="list-style-type: none"> (a) replanting is set back at least (b) 5m on either side of a bed of a water body (excluding any ephemeral stream), and (c) 8m from the site boundary, and (d) is harvested complying with Appendix Oa: Forestry Harvesting Notice. 	<p>25G.4.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • effects on the amenity of neighbouring property • future management of the vegetation • admission of daylight and sunlight to the site and other sites • effects on views, and landscape amenity values • scale and shape of the forest, planting and firebreak patterns, and tree species • effects of future harvesting on the surrounding environment and general landscape character • effects on indigenous vegetation and habitat.

25G.5 Forestry mineral extraction

ITEM	PERMITTED	RESOURCE CONSENT
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<p>25G.5 Forestry mineral extraction</p>	<p>25G.5.1 Mineral extraction is a permitted activity at the Maramarua, McCorquindale and Aramiro forest sites if:</p> <ul style="list-style-type: none"> (a) the material won is contained and utilised within the site from which it was extracted, exclusively for the construction and maintenance of roading associated with production forestry, and (b) the material won is not hauled on a public road except between sites A, B and C of Maramarua Forest; and sites A, B, C, D, E and F of Aramiro Forest, and (c) only rock, gravel or sand are extracted, and (d) extraction does not involve blasting within 1km from a public road or dwelling, and (e) The extraction site is either: (f) not visible from outside the site or from any other property; or (g) a mitigation management plan is submitted to Council. (h) no more than 2000m³ per annum is extracted from Maramarua Forest or McCorquindale Forest, or Aramiro Forest, and (i) is at least 20m vertically below the level of a ridge, measured at the nearest point of the ridgeline in a Ridgeline Policy Area, and (j) is set back 20m from the margin of any river, lake or wetland, and (k) the activity complies with Appendix B (Engineering Standards). 	<p>25G.5.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
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Figures 25G(1) Maramarua Forest, 25G(2) McCorquindale Forest, 25G(3) Aramiro Forest

Figure 25G(1) Maramarua Forest

Figure 25G(1) Maramarua Forest

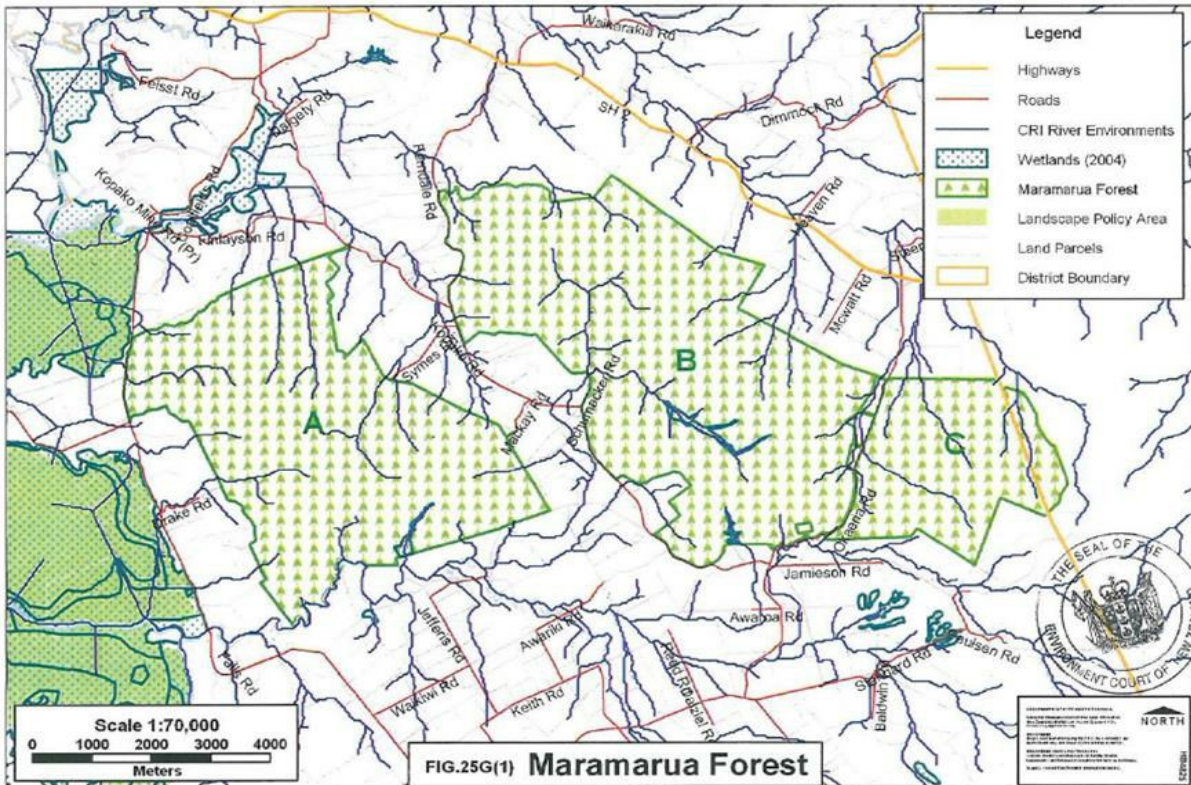


Figure 25G(2) McCorquindale Forest

Figure 25G(2) McCorquindale Forest

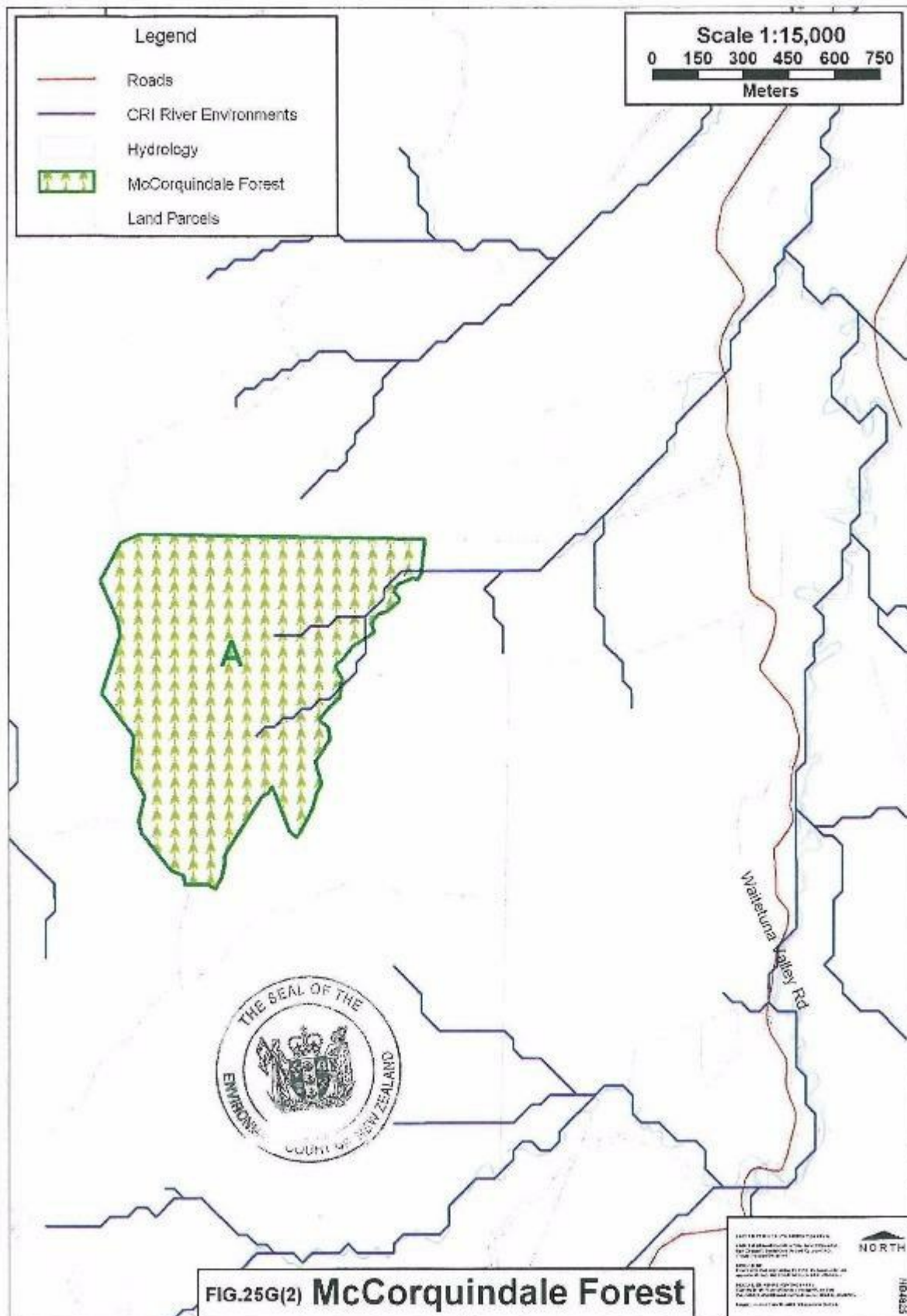
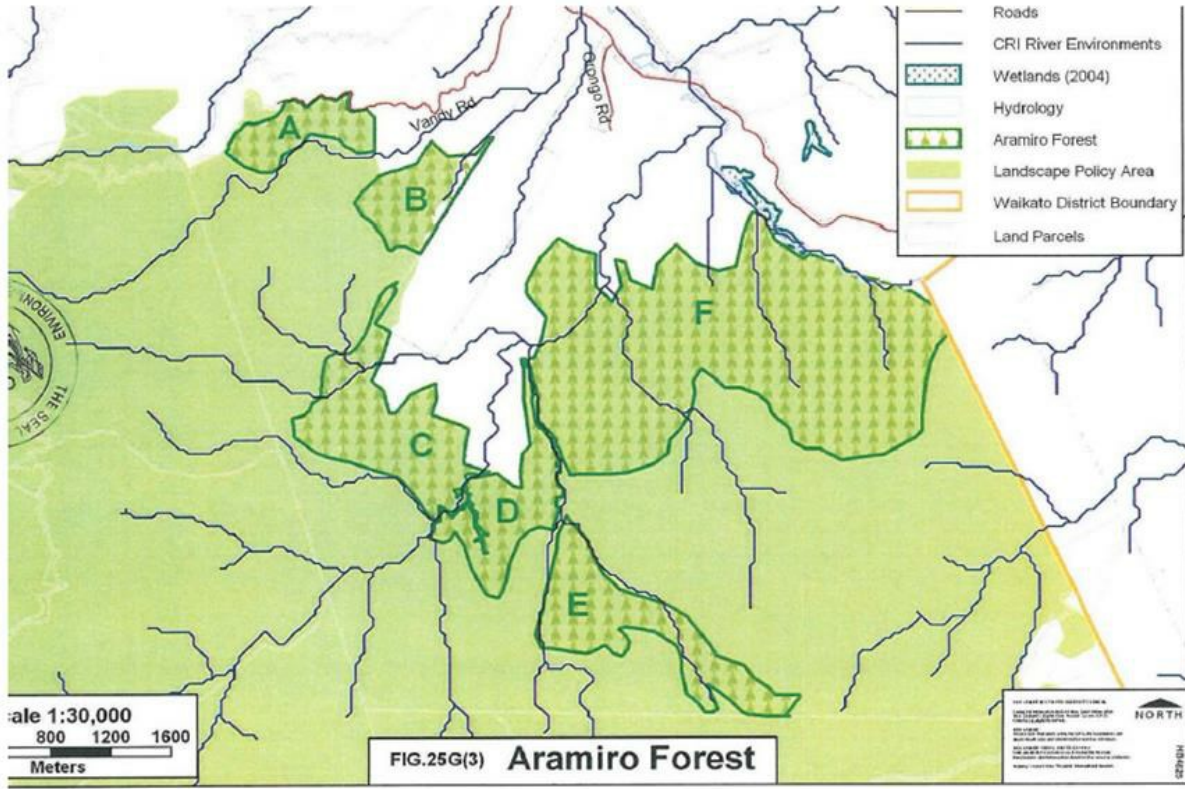


Figure 25G(3) Aramiro Forest

Figure 25G(3) Aramiro Forest

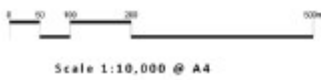


Schedule 25H: Te Kauwhata Lakeside Rural Zone Rules, Overlay Control and Precinct Plan

25H.1 Application of the Schedule

The rules in this schedule apply to the Te Kauwhata Lakeside Rural Zone overlay area as shown in the Te Kauwhata Lakeside Precinct Plan that is included in section 21E.3.3.1 of this Plan and on Plan 25H.1.1 below.

Plan 25H.1.1 Lakeside Open Space and Lakeside Cultural and Heritage Overlay



25H.2 Rules applying in the Te Kauwhata Lakeside Rural Zone Overlay Area

In addition to the rules in this Schedule 25H, the Rural Rules identified below apply to the Te Kauwhata Lakeside Plan Area:

25.11, 25.13, 25.13A, 25.13AA, 25.15, 25.16, 25.17, 25.18, 25.21, 25.22, 25.30, 25.33, 25.43, 25.43A, 25.51, 25.52, 25.53, 25.54, 25.55, 25.56, 25.59, 25.61, 25.70A, 25.71 and 25.72.

All other rules in Chapter 25: Rural do not apply to the Te Kauwhata Lakeside Plan Area.

25H.3 Comprehensive Subdivision

ITEM	RESTRICTED DISCRETIONARY ACTIVITY
<p>25H.3 Comprehensive <u>Subdivision</u> Consent</p>	<p>25H.3.1 A Comprehensive <u>Subdivision</u> Consent (CS) is a restricted discretionary activity if:</p> <ul style="list-style-type: none"> (i) it is in accordance with Te Kauwhata Lakeside Precinct Plan 21E.3.3 as set out in 25H.3.1A. <p>A CS can relate to the entire Te Kauwhata Lakeside Precinct Plan, an individual stage or stages provided that an individual stage must be in accordance with the following parameters:</p> <p>21H.3.1A Precinct Plan Parameters</p> <p>A CS is in accordance with the Precinct Plans identified in 21E.3.3 if:</p> <ul style="list-style-type: none"> (i) Primary roads are within 50m of the location shown on the Precinct Plan; (ii) Bus route is either on the alignment shown on the Precinct Plan or an alternative alignment that achieves the same circulation; and (iii) Indicative walkways/cycleways are within 100m of the location shown on the Precinct Plan 21E.3.3. provided connections are retained between residential development; and (iv) Lakeside Walkway is within 10m of the location shown on the Precinct Plan. <p>Discretion is reserved over:</p> <ul style="list-style-type: none"> (a) consistency with the Te Kauwhata Lakeside Precinct Plan 21E.3.3, (b) matters identified in the assessment criteria in 21E.4 'Supporting the Natural Environment', 'Infrastructure' and 'Management Of Alligations', (c) managing the effects of stormwater, (d) roading network and compliance with a Council approved roading plan, (e) protection, restoration or enhancement of ecological features, (f) provision and location of existing and future utilities and services, (g) location of roads and their connections, (h) provision for public access to Lake Waikare, (i) provision of open space, including linkages between residential development and Lake Waikare, (j) effects of natural hazards (including flooding), geotechnical hazards and erosion, (k) provision of the historic Iwi overlay area shown on Precinct Plan 21E.3.3. <p>25H.3.2 Applications for approval for a CS as a restricted discretionary activity must be accompanied by:</p>

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without public notification but with notice served on the Waikato District Council. Written approval obtained if the CS within the open space over the Lakeside walkway shown on Plan 25H.1.1.

Note 1:

CS approval does not constitute authorisation by the Waikato District Council as the controlling authority in terms of Section 357 of the Local Government Act 2002. Authorisation is required from the Waikato District Council prior to any works that affect public roads.

Note 2:

The definition of CS is contained in Part 3 Appendix P.

25H.4 - 25H.8 Land Use Activities

ITEM	RESTRICTED DISCRETIONARY ACTIVITY
<p>25H.4 Comprehensive Land Development Consent</p>	<p>25H.4.1 A comprehensive land development consent (CLDC) is a restricted disc</p> <p>(a) it is in accordance with Precinct Plans 21E.3.2, 21E.3.3 and 25H.1.1 as</p> <p>A CLDC can relate to the entire Te Kauwhata Lakeside Precinct Plan Ar stage or stages, provided that an individual stage must be 5ha or more.</p> <p>25H.4.1A Precinct Plan Parameters</p> <p>A CLDC is in accordance with the Lakeside Precinct Plans identified in 2</p> <ul style="list-style-type: none"> (i) Primary roads are within 50m of the location shown on Precinct (ii) Bus route is either on the alignment shown on Precinct Plan 21E that achieves the same circulation; and (iii) Subject to (v) below, the Indicative walkways/cycleways are with on Precinct Plan 21E.3.3 provided connections are retained between the residential development; and (iv) Subject to (v) below, the Lakeside Walkway is within 10m of the Plan 21E.3.3; (v) Any walkway/cycleway or the Lakeside Walkway that needs to be of infested alligator weed as identified within any alligator weed m relocated from the alignment shown on 21E.3.3 to the extent ne area. <p>Discretion is reserved over:</p> <ul style="list-style-type: none"> (a) consistency with the Te Kauwhata Lakeside Precinct Plans in 21E.3.2, (b) matters identified in the assessment criteria in 21E.4 ‘Spatial Variety and Environment’, and ‘Infrastructure’ and ‘Management Of Alligator Weed’ (c) managing the effects of stormwater, (d) roading network and compliance with a Council approved roading stan (e) protection, restoration or enhancement of ecological features, (f) provision and location of existing and future utilities and connections, (g) location of roads and their connections, (h) provision for public access to Lake Waikare, (i) provision of open space, including linkages between residential areas, op (j) effects of natural hazards (including flooding), geotechnical and land con (k) provision of the historic Iwi overlay area shown on Precinct Plan 21E.3

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Note:

CLDC approval does not constitute authorisation by the Waikato District authority in terms of Section 357 of the Local Government Act 1974. Wri from the Waikato District Council prior to any works commencing that a

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ITEM	PERMITTED
<p>25H.5 Activities generally</p>	<p>25H.5.1 The following activities are permitted within the open space overlay show that they comply with all the effects and building rules:</p> <ul style="list-style-type: none"> (a) walkways and cycleways; (b) informal recreation; (c) active recreation; (d) an equestrian arena (provided any buildings comply with the building a (e) Information signage; (f) public art; (g) planting and landscaping; (h) infrastructure works associated with roading, stormwater, wastewater (i) horticulture; (j) grazing of livestock and pastoral farming where excluded from Lake Wai shown on Precinct Plan 21E.3.3; (k) gardens, landscape and planting including communal gardens, (l) shelters not exceeding 4m in height or 50m² gross roof area; (m) temporary events; (n) network utility. <p>Note: The Waikato Pest Management Plan addresses the management including Alligator Weed. It includes enforceable controls relating to subc in infected areas.</p> <p>25H.5.2 The following activities are permitted within the cultural and heritage ove provided they comply with all the effects and building rules:</p> <ul style="list-style-type: none"> (a) any activity listed in Rule 25H.5.1; (b) information kiosk; (c) structures providing information on the culture, history or environmen Kauwhata area; (d) memorials recognising the culture and history of the Lake Waikare and

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ITEM	PERMITTED
25H.6 Earthworks (other than earthworks approved as part of a CLDC)	25H.6.1 Any activity is a permitted activity if earthworks comply with Rule 25.25.1.

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ITEM	PERMITTED
<p>25H.7 <u>Earthworks</u> filling using imported fill (other than earthworks approved as part of a CLDC)</p>	<p>25H.7.1 Any activity is a permitted activity if <u>earthworks</u> comply with Rule 25.27.1.</p>

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ITEM	PERMITTED
<p>25H.8 Filling: Flood risk area (other than earthworks approved as part of a CLDC)</p>	<p>25H.8.1 Any activity in a Flood Risk area is a permitted activity if filling is no more</p> <ul style="list-style-type: none"> (i) provide a foundation for building approved by a building consent, (ii) enable minor upgrading of existing electricity lines and does not

25H.9 Subdivision

ITEM	CONTROLLED
<p>25H.9 Subdivision (other than approved as part of a CS)</p>	<p>25H.9.1 Subdivision is a controlled activity if:</p> <ul style="list-style-type: none"> (a) it relates to the creation of lots in accordance with the precinct boundary; (b) it is in accordance with the Te Kauwhata Lakeside Precinct Plan in 25H.9.1.1; (c) it creates titles necessary to vest public open space in the Council or a person; (d) it creates titles necessary to provide long-term lease or ownership for public open space uses within the Te Kauwhata Structure Plan Area, or (e) it creates titles appropriate for the long term management of land or public open space overlay on Te Kauwhata Lakeside Precinct Plan 25H.1.1, or (f) It creates a title for the Rural zoned land outside the open space overlay. <p>25H.9.1.1A Precinct Plan Parameters Subdivision is in accordance with the Precinct Plans identified in 25H.9.1.1A:</p> <ul style="list-style-type: none"> (i) Primary roads are within 50m of the location shown on Precinct Plan 21E.3.3; (ii) Bus route is either on the alignment shown on Precinct Plan 21E.3.3 or an alternative route that achieves the same circulation; and (iii) Subject to v) below Indicative walkways/cycleways are within 10m of the location shown on Precinct Plan 21E.3.3 provided connections are retained between residential development; and (iv) Subject to v) below Lakeside Walkway is within 10m of the location shown on Precinct Plan 21E.3.3; and (v) Any walkway/cycleway or the Lakeside Walkway that needs to be removed or relocated from the alignment shown on 21E.3.3 to the extent necessary to be free of infested alligator weed as identified within any alligator weed management area. <p>Control is reserved over:</p> <ul style="list-style-type: none"> (a) extent to which the subdivision facilitates the vesting of public open space for informal or active recreation use, or grazing and pastoral farming activity; (b) vehicle access and pedestrian networks.

25H.10 Information requirements

Applications for a Lakeside Precinct Plan Area Comprehensive Subdivision Consent or Comprehensive Land Development Consent

Applications for a Lakeside Precinct Plan Area CS or CLDC shall be accompanied by:

- (1) a copy of the latest masterplan for the entire Lakeside Precinct Plan Area
- (2) an urban design assessment which includes:
 - how the proposal integrates with the latest masterplan and the wider Te Kauwhata area
 - how the area can integrate into open space networks shown on Plan 25H.3
- (3) an assessment of any works within the flood plain
- (4) Results of an Alligator Weed Survey carried out by a suitably qualified person to ascertain the existence of any alligator weed on land subject to an application. Where alligator weed is identified, provide a copy of an alligator weed management plan intended to achieve the eventual eradication of alligator weed from infested areas.

Overall, the reports and assessments accompanying an application for a CS or CLDC approval or amendment are to be sufficiently comprehensive and provide environmental information, analysis and assessments of potential effects on the environment (of development that would be enabled by the CS or CLDC provisions) to adequately inform assessment of the proposed CS or CLDC under sections 95A to 95E and 104(1) and 104A of the Resource Management Act.