

Attachment 8c – Waikato District Council District Plan (OiP and ODP) and Hamilton City Council District Plan Rules Assessment

Site Details	
Waikato District Plan (Operative in Part)	
Zone	GRUZ – General Rural Zone
Overlays/Controls	Waikato River Catchment (Area A)
Designations	New Zealand Transport Agency NZTA-15 State highway noise control boundary
Operative District Plan – Waikato Section	
Zone	Rural (Waikato)
Overlays/Controls	Waikato River Catchment
Designations	N/A
Operative District Plan - Hamilton	
Zone	General Residential

1.1 Waikato District Council District Plan – Operative in Part

Part 2: District wide matters

Rule	Activity Status where compliance not achieved	Compliance	Non-Compliance
Energy, Infrastructure and Transport			
AINF – All Infrastructure			

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

<u>AINF-R1 – New infrastructure – All zones</u> 1. (1) Activity status: PER Activity-specific standards: (a) Any new infrastructure activity and associated structures listed as a permitted activity within this AINF - All infrastructure section must meet all of the following standards: i. Comply with the height in relation to boundary limits for the zone in which it is located; ii. Comply with the height in relation to boundary limits for the adjoining zone, if located in road or unformed road; iii. Not exceed the relevant noise limits that are applicable to that zone, and any adjacent zone; and iv. Any other relevant standards applying to that activity listed within the EIT - Energy, infrastructure and transport section. (b) The standards in Rule ANIF-R1(1)(a) do not apply to: i. Activities with specific standards relating to location and noise listed elsewhere within the EIT - Energy, infrastructure and transport section ii. Roads or other lineal transport networks; iii. Road network activities, which include lighting and signage structures; and iv. Activities subject to National Environmental Standards Telecommunication Facilities 2016; and v. Support poles associated with service connections.	2. Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, landscape, streetscape and amenity effects; and (c) Noise levels.	The proposed infrastructure is expected to be compliant (below-ground pipelines, pump stations, substations). Above ground infrastructure including the water reservoir, wastewater pump stations, stormwater wetlands and ponds, stormwater treatment devices, outlets and erosion protection structures are at a height that will achieve compliance with the height to boundary limits for the General Rural Zone, further noise limits are not anticipated to be exceeded from the operation of the infrastructure. Activity status: PER.	
--	--	---	--

<u>AINF-R2 – Construction noise – All zones</u> 1. Activity status: PER Activity-specific standards: (a) Construction, maintenance, repair, replacement, upgrading or removal of infrastructure or the installation of new infrastructure must comply with NZS 6803:1999 Acoustics - Construction noise.	2. Activity status where compliance not achieved: RDIS (a) Council’s discretion is restricted to the following matters: (b) Effects on amenity values; (c) Hours of construction; (d) Noise levels; (e) Timing and duration; and (f) Methods of construction.	The Acoustic Assessment confirms that construction noise associated with the Project, including the installation of new infrastructure, can comply with NZS 6803:1999 <i>Acoustics – Construction Noise</i>, subject to implementation of the proposed construction-noise mitigation measures. A draft Construction Noise and Vibration Management Plan has been prepared and will be updated once the contractor and construction methodology are confirmed. The final CNVMP will be submitted to Waikato District Council for certification before construction begins, and all construction works will be undertaken in accordance with the certified CNVMP. Activity status: PER.	
<u>AINF-R3 – Any activity emitting electric magnetic fields – All zones</u> 1. Activity status: PER Activity-specific standards: (a) Compliance with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz - 100kHz) (Health Physics, 2010,	2. Activity status where compliance not achieved: NC	Not applicable.	

99(6); 818-836) and the recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007.			
<u>AINF-R4 – Any activity emitting radio frequency fields – All zones</u> 1. Activity status: PER Activity-specific standards: (a) Compliance with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz - 100kHz) (Health Physics, 2010, 99(6); 818-836) and the recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007.	2. Activity status where compliance not achieved: NC	Not applicable.	
<u>AINF-R5 – The operation, maintenance, repair and removal of existing infrastructure – All zones</u> 1. Activity status: PER Activity-specific standards: Nil.	2. Activity status where compliance not achieved: n/a	Complies where applicable. Applies to operation/ maintenance of existing infrastructure by utility operators. Brymer involves new construction only. Any existing infrastructure on site (overhead power lines from Whatawhata Road, Grandview Road) will either be removed or retained. Activity status: PER.	
<u>AINF-R6 – Minor upgrading – All zones</u> 1. Activity status: PER Activity-specific standards: (a) The realignment, configuration, relocation or replacement of infrastructure and associated structures that meet all of the following standards:	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:	Complies where applicable. Applies to operation/ maintenance of existing infrastructure by utility operators. Brymer involves new construction only. Any existing infrastructure on site (overhead	

i. Are within 10m of the existing alignment or location; ii. Do not increase the height of any existing pole or support structure by more than 40% to a maximum height of 20m in all zones except the GRUZ - General rural zone, GIZ - General industrial zone, HIZ - Heavy industrial zone and MSRZ - Motor sport and recreation zone; iii. Do not increase the diameter (width) of any existing pole or support structure by more than 50%, or 100% increase in the case of a double pole, in all zones iv. Do not increase the diameter of any existing above-ground pipe by more than 50% (up to a maximum total diameter of 450); and v. Do not increase the area of any existing above-ground structure by more than 25% (b) Alterations and additions to overhead electricity and telecommunication lines on existing poles or support structures involving any of the following: i. The addition of conductors to form a twinned or duplex-pairing; ii. The reconductoring of the line with higher capacity conductors; iii. The resagging of conductors; iv. The addition of longer, more efficient insulators; v. The addition of earth wires (which may contain telecommunication lines), earthpeaks and lightning rods; vi. The addition, replacement or relocation of transformers or visually similar fixtures;	(a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Transport network safety and efficiency; (d) Management of sediment and dust, including the staging of works; (e) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site; and (f) Whether alternative methodologies avoiding the need to affect any tree identified in SCHED2 - Notable trees have been adequately considered.	power lines from Whatawhata Road, Grandview Road) will either be removed or retained. Activity status: PER.	
---	---	---	--

vii. The addition, replacement or relocation of circuits and conductors; viii. The addition or replacement of telecommunication lines and fittings; ix. The replacement of existing crossarms with crossarms of an alternative design; x. The increase in voltage of electric lines up to 110kV; or xi. The installation of mid-span electricity poles in existing networks to address clearances in New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 (NZECP34:2001). (c) The addition, replacement or relocation of existing antennas where: i. The antennas shall not increase the largest face area by more than 20% for new panel antennas and shall not increase the diameter of dish antenna by more than 20%; and ii. The antennas shall not increase in height by more than 20% of the antennas. iii. Except that this rule shall not restrict the size of an antenna that would otherwise comply with the permitted activity rules applying to new antennas. (d) Earthworks activities associated with the minor upgrading must comply with the standards of Rule ANIF-R8. (e) The minor upgrading must not remove any tree identified in SCHED2 - Notable trees. (f) Any trimming of a tree identified in SCHED2 - Notable trees associated with the minor upgrading			
--	--	--	--

must be undertaken in accordance with the standards of Rule ANIF-R9. (g) The standards in Rule ANIF-R6(1) do not apply to road network activities or other lineal transport networks or those activities provided for in AINF-R6A.			
<u>AINF-R6A - Minor upgrading at Te Uku Wind Energy Facility – GRUZ</u>		N/A – Te Uku Wind Energy Facility specific rule.	
<u>AINF-R7 – Temporary infrastructure – All zones</u> 1. Activity status: PER Activity-specific standards: (a) Installation and operation of temporary infrastructure that meets all of the following standards: (b) Any buildings and/or structures must be removed from the site on completion of the works; (c) The ground must be reinstated on completion of works; and (d) The activity, including the requirements of Rule AINF-R7(1)(a) and (b), must not exceed 12 months in total.	2. Activity status where compliance not achieved: DIS	Temporary construction infrastructure will, be required including site offices, worker parking and loading areas, storage or laydown areas, wheel-wash facilities and temporary access arrangements. The construction-management information anticipates that temporary facilities will be removed when no longer required and affected land will be reinstated. Activity status: PER.	
<u>AINF-R8 – Earthworks activities associated with infrastructure – All zones</u> 1. Activity status: PER Activity-specific standards: (a) Any earthworks associated with infrastructure, including formation and maintenance of access tracks, must comply with all of the following standards:	2. Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Management of sediment and dust, including the staging of works;	The site is not within any SASM, SNA, ONF or ONL.	Non-compliant – earthworks exceed 2,500m³/2,500m² thresholds across the site. Earthworks are proposed across approximately 701,186 m² (70.1 ha). The works comprise approximately 603,252 m³ of cut and 899,962 m³ of fill, resulting in a net fill deficit of

Do not exceed a volume of more than 2,500m³ for any single activity; Do not exceed an area of more than 2,500m² for any single activity; Within 10m of a watercourse (excluding artificial watercourses) or 20m of Mean High Water Springs do not exceed a volume of more than 5m³ and an area of more than 5m² for any single activity, excluding existing rail infrastructure; i. Erosion and sediment controls are implemented and maintained to retain sediment on the site of the earthworks activity; ii. All fill material used must be clean fill; iii. Areas exposed by earthworks activities are to be recontoured and replanted within 6 months of the commencement of the earthworks; iv. Earthworks shall not obstruct or divert any stormwater overland flow path or in such a way as to result in changed stormwater drainage patterns on another site; and v. Earthworks are not located within: 1. any Historic Heritage sites identified within SCHED1 - Historic heritage items; 2. any Sites or Areas of Significance to Maaori within SCHED3 - Sites and areas of significant to Maaori; 3. the dripline of any Notable Tree within SCHED2 - Notable trees; 4. any Heritage arecinct; or 5. any Significant Natural Area.	(b) The volume, extent and depth of the earthworks activities; (c) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site, including Sites and Areas of Significance to Maaori and any Historic Heritage Items; (d) Any flood or land stability risks; and (e) Visual, landscape and amenity effects.	approximately 296,710 m³ to be imported to the Site. Approximately 210,356 m³ of topsoil will also be stripped and managed during the works; earthworks within 10m of watercourses is proposed. Activity status: RDIS.
--	---	---

(b) Rule AINF-R8(1)(a)(vi) does not apply to earthworks required to establish a foundation or surface that will ultimately be sealed or constructed upon. (c) Earthworks associated with infrastructure in Landscape and Natural Character Areas must not: i. Exceed 1.5m in height in relation to the cut or fill batter face; and ii. Use imported soil, other than the placement of aggregate/metal on any access track or in association with laying underground infrastructure or for land transport network infrastructure; and iii. Disturb or move more than 50m³ or exceed an area of 250m² in a High or Outstanding Natural Character area of the coastal environment over any consecutive 12-month time period; and iv. Disturb or move more than 50m³ or exceed an area of 250m² in an Outstanding Natural Feature or Outstanding Natural Landscapes over any consecutive 12 month time period. v. Rule AINF-R8(1)(c)(iv) shall not apply to earthworks associated with land transport network infrastructure.			
<u>AINF-R9 – Trimming, maintenance or removal of vegetation or trees associated with infrastructure – All zones</u> 1. Activity status: PER Activity-specific standards: (a) Trimming and pruning of trees and vegetation, necessary to protect all overhead electric lines or telecommunication lines; and any trimming, maintenance or removal of vegetation or trees	2. Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) The extent of the works required; (b) Effects on the values, qualities and characteristics	Vegetation trimming and removal will be required to construct and maintain the proposed infrastructure, including roads, access tracks, underground services and utility corridors. No removal or	

associated with infrastructure, including access tracks, that meet all of the following standards: i. No tree identified in SCHED2 - Notable trees is removed; ii. Any required trimming of a tree identified in SCHED2 - Notable trees is either: 1. To remove dead, dying, or diseased branches and the tree work is undertaken by a works arborist; or 2. The maximum branch diameter does not exceed 50mm at severance and no more than 10% of live foliage growth is removed over any consecutive 12 month time period. iii. Any indigenous vegetation alteration or removal within a Significant Natural Area must not: 1. Include any trees over 6m in height or 600mm in girth at a height of 1.4m; and 2. Exceed 50m² per site over any consecutive 12 month time period. (b) Any trimming, maintenance or removal of vegetation, where required for the safe operation or maintenance of the National Grid or to remove a potential fire risk associated with the National Grid. Advice Note: Trimming, maintenance or removal of vegetation or non-notable trees in and around electrical assets shall be managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.	of any tree identified in SCHED2 - Notable trees or any Significant Natural Area; (c) Whether alternative methodologies avoiding the need to affect the tree(s)/vegetation have been adequately considered; and (d) Land transport network safety and efficiency.	trimming of a tree identified in SCHED2 Notable trees is proposed. There are no Significant Natural Areas identified on the Site. The standards concerning indigenous vegetation within a Significant Natural Area therefore do not apply. Activity status: PER.	
<u>AINF-R10 – Pipe and cable bridge structures for the conveyance of electricity, telecommunications, water, wastewater, stormwater and gas – All zones</u> 1. Activity status: PER Activity-specific standards:	1. Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:	The Project does not propose a separate pipe or cable bridge structure. Water, wastewater, stormwater, electricity and telecommunications	

(a) Pipe and cable bridge structures that meet all of the following conditions standards: i. Do not exceed 25m total length; ii. Do not exceed 1m width; iii. Do not exceed 1m depth; and iv. Are not located in an Identified Area.	(a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects, (c) Public safety; and (d) Effects on the values, qualities and characteristics of any Identified Area.	infrastructure will generally be installed underground. A new road bridge is proposed on Road 1 across the existing Council drain. This is not identified as a pipe or cable bridge under AINF-R10. Not applicable.	
<u>AINF-R11 – Electric vehicle chargers</u> 1. Activity status: PER Activity-specific standards: (a) Electric vehicle chargers that meet all of the following standards: i. Do not exceed maximum height, measured from the natural ground level immediately below the structure, of 2.5m each; ii. Do not exceed a maximum area of 1.5m² each; and iii. Are not located in an Identified Area.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The functional and operational needs of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Land transport network safety and efficiency; (d) Public safety; (e) Effects on the values, qualities and characteristics of any Identified Area.	Electric-vehicle charging facilities are proposed to support the apartment developments, including A1 and A2. The chargers will be located outside any Identified Area and designed to not exceed 2.5 m in height or 1.5 m² in area. Activity status: PER.	
<u>AINF-R12 – Service connections – All zones</u> 1. Activity status: PER Activity-specific standards:	2. Activity status where compliance not achieved: CON	N/A – no SCHED1 historic heritage items on site. Activity status: PER.	

(a) There is no connection to an area, façade or item specifically listed in SCHED1 - Historic heritage items.	Council's control is reserved over the following matters: (a) The functional and operational needs of, and benefits derived from, the activity; and (b) Effects on the specific values, qualities and characteristics of the item specifically listed in SCHED1 - Historic heritage items.		
<u>AINF-R13 – Minor infrastructure structure – All zones</u> 1. Activity status: PER Activity-specific standards: (a) There is no connection to an area, façade or item specifically listed in SCHED1 - Historic heritage items.	2. Activity status where compliance not achieved: CON Council's control is reserved over the following matters: (a) The functional and operational needs of, and benefits derived from, the activity; and (b) Effects on the specific values, qualities and characteristics of the item specifically listed in SCHED1 - Historic heritage items.	N/A – no SCHED1 historic heritage items on site. Activity status: PER.	
<u>AINF-R14 - Closed-circuit television (CCTV) systems attached to existing buildings and structures - All zones</u> 1. Activity status: PER Activity-specific standards: (a) There is no connection to an area, façade or item specifically listed in SCHED1 - Historic heritage items.	2. Activity status where compliance not achieved: CON Council's control is reserved over the following matters: (a) The functional and operational needs of, and	N/A – no SCHED1 historic heritage items on site. Activity status: PER.	

	benefits derived from, the activity; and (b) Effects on the specific values, qualities and characteristics of the item specifically listed in SCHED1 - Historic heritage items.		
<u>AINF-R15 - Signage associated with infrastructure required for health and safety or asset identification purposes and/or required by legislation - All zones</u> 1. Activity status: PER Activity-specific standards: Nil.	2. Activity status where compliance not achieved: n/a	Compliant – health, safety and asset ID signage required by legislation. No standards apply. Activity status: PER .	
<u>AINF-R16 Service connections for subdivision – All zones</u> 1. Activity status: PER Activity-specific standards: (a) All new lots created as part of a subdivision other than a utility allotment, access allotment or reserve allotment, must be designed and located so that provision is made for access and service connections up to the boundary of the lot for: i. Wastewater; ii. Water supply; iii. Stormwater (a management system that complies with Rule WWS-R1); iv. Electricity supply; v. Telecommunications that is hard-wired or wireless; and vi. Vehicle access that complies with Rule TRPT-R1. (b) Within all zones, except the GRUZ - General rural zone, RLZ - Rural lifestyle zone, LLRZ - Large lot	2. Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) The adequacy of the service connection; (b) The functional and operational needs of, and benefits derived from, the infrastructure; (c) Subdivision layout; (d) Refer to matters of discretion in Rule WWS-R1; and For vehicle access: (e) Land transport network safety and efficiency;	All new residential, apartment and neighbourhood-centre lots will be provided with connections to wastewater, potable water, stormwater, electricity and telecommunications networks, together with compliant vehicle access. Service connections will be installed to each applicable lot boundary as part of the relevant development stage. The proposed reticulated water-supply network, including the reservoir and associated mains, will provide firefighting water supply in accordance with	

residential zone and SETZ - Settlement zone where there is no reticulated water supply, the water supply required under Rule AINF-R16(1)(a)(ii) must be adequate for fire-fighting purposes in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Compliance with this Code of Practice can typically be achieved through connection to a Council reticulated water supply. (c) Within the GRUZ - General rural zone, RLZ - Rural lifestyle zone and non-reticulated LLRZ - Large lot residential zone and SETZ - Settlement zone, where a subdivision is for the purposes of an additional house or workplace building, provision shall be made for an adequate supply of water and access to water supplies for firefighting purposes in accordance with New Zealand Fire Service Firefighting Water Services Code of Practice SNZ PAS 4509:2008. (d) Rule AINF-R16(1)(a)(i), (ii) and (iii) do not apply to any GRUZ - General rural zone, RLZ - Rural lifestyle zone, LLRZ - Large lot residential zone or SETZ - Settlement zone or site.	(f) The extent to which the safety and efficiency of rail and road operations will be adversely affected, including: i. The outcome of any consultation with KiwiRail; NZTA; Waikato District Council, as the rail or road controlling authority; ii. Any characteristics of the proposed use that will make compliance unnecessary; (g) Traffic generation by the activities to be served by the vehicle access; (h) Mitigation to address safety and/or efficiency of vehicle access, including access clearance requirements for fire-fighting purposes; (i) The foreseeable needs for access by emergency services and their vehicles; (j) Location and design of the vehicle access; and (k) Safety for all users of the vehicle access and/or intersecting road including but not limited to vehicle	SNZ PAS 4509:2008. Stormwater will be managed through the proposed treatment and attenuation network in accordance with Rule WWS-R1. The exclusions in AINF-R16(1)(d) apply to any lots within the General Rural, Rural Lifestyle or Large Lot Residential zones. Appropriate / compliant servicing arrangements for those lots will nevertheless be confirmed through detailed engineering design. Activity status: PER.	
---	---	---	--

	occupants or riders and pedestrians.		
<u>AINF-R17 - Subdivision to create a utility allotment for accommodating infrastructure - All zones</u> 1. Activity status: CON Activity-specific standards: (a) Is undertaken by a network utility operator as defined by the Resource Management Act 1991. (b) Council's control is reserved over the following matters: (c) The adequacy of the allotment for its intended use; and (d) Whether any easement is required.	2. Activity status where compliance not achieved: DIS		The proposed subdivision creates utility allotments including for water and wastewater infrastructure to vest in Council. The subdivision will not be undertaken by a network utility operator as it will be vested to Council through the subdivision process. Discretionary Activity required.
<u>AINF-R18 – All zones</u> Activity status: DIS Any infrastructure not specifically provided for as a permitted, restricted discretionary or non-complying activity within the EIT - Energy, infrastructure and transport section, including associated earthworks, not located within an Identified Area		All non-compliances are outlined above and do not apply to this rule.	
<u>AINF-R19 – All zones</u> Activity status: NC Any infrastructure not specifically provided for as a permitted, restricted discretionary or non-complying activity within the EIT - Energy, infrastructure and transport section, including associated earthworks, located within an Identified Area		All non-compliances are outlined above and do not apply to this rule.	
AMR – Amateur radio			

<u>AMR-R1 – Antennas associated with amateur radio configurations – All zones</u>		Not applicable to this application.	
<u>AMR-R2 – Aerials associated with amateur radio configurations – All zones</u>		Not applicable to this application.	
<u>AMR-R3 – Support structures associated with amateur radio configurations – All zones</u>		Not applicable to this application.	
EDIS - Electricity distribution			
<u>EDIS-R1 – Below ground distribution lines – All zones</u>		The Project will establish underground electricity-distribution infrastructure to service the proposed lots and associated infrastructure. The existing section of 33 kV overhead distribution line between poles 547378 and 547375 will also be relocated underground, with the redundant poles and conductors removed. These works constitute below-ground distribution lines and are permitted under EDIS-R1. Activity status: PER.	
<u>EDIS-R2 – Overhead distribution lines and support structures within the GRUZ – GRUZ</u> 1. Activity status: PER Activity-specific standards:	2. Activity status where compliance not achieved: DIS	No new overhead distribution line or support structure is proposed within the General Rural Zone. The retained infrastructure is existing, while	

(a) Overhead distribution lines and support structures that comply with the following: i. Do not exceed a voltage up to and including 110kV; and ii. Do not exceed a maximum height of 25m, measured from the natural ground level immediately below the structure; or iii. Do not exceed a maximum height of 30m, measured from the natural ground level immediately below the structure, for co-location of at least two operators; and iv. Are not located within an Identified Area.		the underground replacement works are addressed under EDIS-R1. Not applicable.	
<u>EDIS-R3 – Overhead distribution lines and support structures within road or unformed road located adjacent to the GRUZ – All zones</u> 1. Activity status: PER Activity-specific standards: (a) Overhead distribution lines and support structures that comply with the following: i. Do not exceed a voltage up to and including 110kV; and ii. Do not exceed a maximum height of 25m, measured from the natural ground level immediately below the structure; or iii. Do not exceed a maximum height of 30m, measured from the natural ground level immediately below the structure, for co-location of at least two operators; and iv. Are not located within an Identified Area.	2. Activity status where compliance not achieved: DIS	No new overhead distribution lines or support structures are proposed within a road or unformed road adjacent to the General Rural Zone. Any existing overhead lines adjoining the Site that are retained are not altered by the Project except where required to connect with the new underground network. Not applicable.	

<u>EDIS-R4 – Substations and associated transformers and switching stations – All zones</u> 1. Activity status: PER Activity-specific standards: (a) Substations and associated transformers and switching stations distributing electricity that comply with the following: i. Distribute electricity at a voltage up to and including 110kV; and ii. Are located within the COMZ - Commercial zone, TCZ - Town centre zone, LCZ - Local centre zone, BTZ - Business Tamahere zone, TKAZ - Te Kowhai airpark zone, GIZ - General industrial zone, HIZ - Heavy industrial zone and MSRZ - Motor sport and recreation zone; and the GRUZ - General rural zone; iii. Any ancillary buildings do not exceed 250m² in gross floor area; iv. Are not located within an Identified Area; and v. Maximum height 10m, measured from the natural ground level immediately below the structure.	2. Activity status where compliance not achieved: DIS	Electricity-distribution substations, transformers or switching equipment may be required to service the development and connect the proposed underground distribution network to the existing 33 kV supply. Their number, locations and specifications will be confirmed through detailed design with the electricity network operator. The infrastructure will distribute electricity at no more than 110 kV, be located within the General Rural Zone and outside an Identified Area, and have a maximum height of 10 m. Any associated building will not exceed 250 m² gross floor area. Activity status: PER.	
<u>EDIS-R5 - Overhead distribution lines and support structures not exceeding a voltage up to and including 110kV:</u> (a) <u>Not located within the GRUZ - General rural zone;</u> (b) <u>Not located within an Identified Area. - All zones</u>		No new overhead distribution lines or support structures are proposed outside the General Rural Zone. Electricity distribution within the development will be installed underground, and part of the	

		existing 33 kV overhead line will also be undergrounded. Not applicable.	
<u>EDIS-R6 - Overhead distribution lines and support structures exceeding a voltage of 110kV - All zones</u>		The existing overhead distribution line crossing the Site operates at 33 kV. The Project does not propose any new overhead distribution line exceeding 110 kV or any increase in the voltage of the existing line above 110 kV. Not applicable.	
<u>EDIS-R7 - Overhead distribution lines and support structures of any voltage located within an Identified Area</u>		No new overhead distribution lines or support structures are proposed within an Identified Area. The proposed electricity-distribution network will be installed underground, including the undergrounding of part of the existing 33 kV overhead line. Any remaining overhead line is existing infrastructure located outside the proposed undergrounding works. Not applicable.	
EGEN – Electricity Generation			

EGEN-R1 – Small-scale electricity generation – All zones		No small scale electricity generation activity is proposed. Not applicable.	
EGEN-R2 – Community-scale electricity generation (excluding solar attached to a ground mounted frame) - All zones		No Community Scale electricity generation is proposed. Not applicable.	
<u>EGEN-R2A – Community-scale electricity generation – solar attached to a ground mounted frame – GRUZ, HIZ, GIZ</u> Activity status: PER 1. Activity-specific standards: (a) Community-scale electricity solar generation attached to ground mounted frames that complies with each of the following: i. Is not located within an Identified Area; ii. Is not located on unformed road; iii. Does not exceed 3m in height above ground; iv. The maximum cumulative surface area of the solar panels is 200m² per site; v. All structures are setback 10m from the boundary of any other site in different ownership or road boundary; vi. Is not located on High Class Soils in the GRUZ – General Rural Zone; vii. Will not exceed the relevant noise limits that are applicable to that zone;	2. Activity status: CON Where: (a) Community-scale solar panels attached to a ground mounted frame that do not comply with Rule EGENR2A(1)(a)(iv) but comply with all other standards of Rule EGEN-R2A(1)(a)) and comply with the following standards: i. The maximum cumulative surface area of the solar panels is 5,000m² per site; and ii. All structures are setback from the boundary of any other site in different ownership as follows: A. LLRZ – Large lot residential zone, GRZ –	No Community Scale electricity generation is proposed. Not applicable.	

viii. Complies with AINF-R3 (Any activity emitting electric and magnetic fields); ix. not have a reflectivity value greater than 30%; x. not be located in: A. High Risk Flood Area; B. High Risk Coastal Inundation Area; or C. High Risk Coastal Erosion Area. xi. Screening (for example, fencing or landscaping) is provided if the panels are visible from a state highway or railway corridor within 25m distance from the panels.	General residential zone, MRZ – Medium density residential zone, SETZ – Settlement zone, RPZ – Rangitahi peninsula zone and RLZ – Rural lifestyle zone: 100m B. Any other zone: 24m Matters of control are limited to: (b) The functional and operational needs of, and benefits derived from, the infrastructure; (c) Visual, landscape, streetscape and amenity effects, including noise; (d) Glint and glare effects; (e) The risk of hazards affecting public or individual safety, and risk of property damage (including stormwater management). 3. Activity status: RDIS Where: (a) Community-scale solar panels attached to a ground mounted frame that do not comply with Rule EGEN-R2A(2) and are located outside a High Risk Coastal		
---	--	--	--

	Inundation Area and/or High Risk Coastal Erosion Area. (b) Council's discretion is restricted to the following matters: (c) The functional and operational needs of, and benefits derived from, the infrastructure; (d) Visual, landscape, streetscape and amenity effects, including noise; (e) Glint and glare effects; (f) The risk of hazards affecting public or individual safety, and risk of property damage (including stormwater management); (g) Effects on the values, qualities and characteristics of any Identified Area; (h) Ecology and Biodiversity effects; (i) If proposed to be located in a High Flood Area, the matters of discretion set out in Rule NH-R16; and (j) Effects on land productivity (also high class soils). 4. Activity status: DIS Where		
--	---	--	--

	(a) Community-scale solar panels attached to a ground mounted frame located in a High Risk Coastal Inundation Area or a High Risk Coastal Erosion Area.		
<u>EGEN-R2B – Community-scale solar electricity generation – attached to a ground mounted frame – All zones not listed in EGEN-R2A</u>		No Community Scale electricity generation is proposed. Not applicable.	
<u>EGEN-R3 – Research and exploratory-scale investigations for renewable electricity generation activities – All zones</u>		No research and exploratory scale investigations are proposed. Not applicable.	
<u>EGEN-R4 – Temporary diesel-fuelled electricity generation activities - All zones</u>		No temporary electricity generation activities are proposed. Not applicable.	
<u>EGEN-R5 – Electricity generation within the Huntly Power Station site in the HIZ - Heavy industrial zone - HIZ</u>		No electricity generation activities within Huntly site are proposed. Not applicable.	
<u>EGEN-R6 – Any large-scale wind farms located within the GRUZ - General rural zone – GRUZ</u> 1. Activity status: DIS Activity specific standards:	2. Activity status: NC Where: (a) The Large-Scale Wind Farm is located wholly or partially	No wind farms are proposed. Not applicable.	

(a) The Large-Scale Wind Farm is not located wholly or partially within any Identified Area specified in Rule EGENR6(2)(a); and (b) Wind turbine noise must be measured and assessed in accordance with NZS6808:2010 Acoustics – Wind Farm Noise.	within any of the following Identified Area(s): i. Urban Expansion Area; ii. Sites or Areas of Significance to Maaori; or iii. Notable Trees; or iv. Within the Coastal Environment Overlay on the planning maps, within any: A. Significant Natural Area; or B. Outstanding Natural Character; or C. Outstanding Natural Feature; or D. Outstanding Natural Landscape. (b) Activity specific standards: Wind turbine noise must be measured and assessed in accordance with NZS6808:2010 Acoustics – Wind Farm Noise.		
<u>EGEN-R7 – Large-scale wind farms located in a zone other than the GRUZ - General rural zone – All zones</u>		No wind farms are proposed. Not applicable.	
<u>EGEN-R8 – Any Large-Scale Solar Farm located within the GRUZ – General rural zone, not within an Identified Area – GRUZ</u>		No solar farms are proposed. Not applicable.	

1. Activity status: RDIS (a) Council's discretion is restricted to the following matters: (b) The functional and operational needs of, and benefits derived from, the infrastructure; (c) Visual, landscape, amenity and glint and glare effects; (d) Electric and magnetic field effects; (e) Noise effects during construction and operation; (f) Ecology and biodiversity effects; (g) Effects on the values, qualities and characteristics of any Identified Area; (h) Traffic effects during construction and operation; (i) Effects on land productivity (also high-class soils); (j) Reverse sensitivity effects; (k) Effects on cultural values; (l) Effects on heritage and archaeology; (m) Cumulative effects; and (n) The risk of hazards affecting public or individual safety, and risk of property damage (including stormwater management)			
<u>EGEN-R9 – Any Large-Scale Solar Farm located within the GRUZ – General rural zone within an Identified Area - GRUZ</u>		No solar farms are proposed. Not applicable.	
<u>EGEN-R10 – Any Large-Scale Solar Farm located in a zone other than the GRUZ - General rural zone – All zones</u>		No solar farms are proposed. Not applicable.	
LFG – Liquid, fuels and gas			

<u>LFG-R1 – Below ground pipelines for the conveyance of liquid fuels and gas – All zones</u>		No pipelines for the conveyance of liquid fuels or gas are proposed. Not applicable.	
<u>LFG-R2 – Below ground pipelines located within an Identified Area – All zones</u>		No pipelines for the conveyance of liquid fuels or gas are proposed. Not applicable.	
<u>LFG-R3 – Storage facilities and pump stations for liquid fuels and gas – All zones</u>		No storage facilities for liquid fuels or gas are proposed. Not applicable.	
MET – Meteorological			
<u>MET-R1 – Meteorological enclosures and buildings, including automatic weather stations (excluding those for research and exploratory-scale investigations for renewable electricity in EGEN -R3) - All zones</u>		This activity is not proposed as part of the project. Not applicable.	
<u>MET-R2 – Meteorological and air quality monitoring structures and devices (excluding those for research and exploratory-scale investigations for renewable electricity in EGEN -R3) - All zones</u>		This activity is not proposed as part of the project. Not applicable.	
<u>MET-R3 – Meteorological enclosures and buildings, including automatic weather stations located within road or unformed road – All zones</u>		This activity is not proposed as part of the project. Not applicable.	

<u>MET-R4 – Meteorological and air quality monitoring structures and devices located within road or unformed road – All zones</u>		This activity is not proposed as part of the project. Not applicable.	
<u>MET-R5 – Meteorological enclosures and buildings, including automatic weather stations located within Identified areas – All zones</u>		This activity is not proposed as part of the project. Not applicable.	
<u>MET-R6 – Meteorological and air quality monitoring structures and devices located within Identified areas – All zones</u>		This activity is not proposed as part of the project. Not applicable.	
GRID – National Grid			
<u>GRID-R1 – Buildings, structures and sensitive land use within the National Grid Yard – All zones (including roads)</u>		The site is not subject to the National Grid overlay. Not applicable.	
<u>GRID-R2 – Earthworks including ancillary rural earthworks within the National Grid Yard – All zones (including roads)</u>		The site is not subject to the National Grid overlay. Not applicable.	
<u>GRID-R3 – Below ground transmission lines associated with the National Grid not located within identified areas – All zones (including roads)</u>		The site is not subject to the National Grid overlay. Not applicable.	
<u>GRID-R4 – Substations and switching stations associated with the National Grid not located within Identified Areas – All zones (including roads)</u>		The site is not subject to the National Grid overlay. Not applicable.	

<u>GRID-R5 – The subdivision of land within the National Grid Subdivision Corridor</u>		The site is not subject to the National Grid overlay. Not applicable.	
<u>GRID-R6 – New above and below ground transmission lines associated with the National Grid within Identified Areas – All zones (including zones)</u>		The site is not subject to the National Grid overlay. Not applicable.	
<u>GRID-R7 – New above-ground transmission lines associated with the National Grid not located within Identified Areas – All zones (including zones)</u>		The site is not subject to the National Grid overlay. Not applicable.	
<u>GRID-R8 – Substations and switching stations associated with the National Grid located within Identified Areas – All zones (including zones)</u>		The site is not subject to the National Grid overlay. Not applicable.	
<u>GRID-R9 – Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard – All zones (including zones)</u>		The site is not subject to the National Grid overlay. Not applicable.	
<u>GRID-R10 – Any change of use of an existing building to a sensitive land use within the National Grid Yard – All zones (including zones)</u>		The site is not subject to the National Grid overlay. Not applicable.	
<u>GRID-R11 – The establishment of any new sensitive land use within the National Grid Yard – All zones (including roads)</u>		The site is not subject to the National Grid overlay. Not applicable.	
<u>GRID-R12 – Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease</u>		The site is not subject to the National Grid overlay. Not applicable.	

<u>control structures, or buildings for intensive farming within the National Grid Yard – All zones (including roads)</u>			
<u>GRID-R13 – Any building or sensitive land use within the National Grid Yard that is not addressed by any other rule in this Chapter – All zones (including roads)</u>		The site is not subject to the National Grid overlay. Not applicable.	
<u>GRID-R14 – Any new storage or use of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line – All zones (including roads)</u>		The site is not subject to the National Grid overlay. Not applicable.	
TEL – Telecommunications and radiocommunications			
<u>TEL-R1 – Ancillary equipment – All zones</u> 1. Activity status: PER Activity-specific standards: (a) Ancillary equipment that complies with the following: i. It is not connected to an area, façade or item specifically listed in SCHED1 - Historic heritage items. ii. Not exceed 10m² in area above-ground; and iii. Not exceed 2.5m in height measured from the natural ground level immediately below the structure.	2. Activity status where compliance not achieved: CON Council's control is reserved over the following matters: (a) The size, colour and design of the proposed facility, equipment or structure; (b) The location of the proposed facility, equipment or structure; (c) The ability to provide screening or landscaping; and (d) Effects on the values, qualities and characteristics of the site and/or items in SCHED1 - Historic heritage items.	The Project will provide a telecommunications network to service the proposed lots. This may include above-ground ancillary equipment such as telecommunications cabinets, pillars and connection equipment within road reserves or utility corridors. No equipment will be attached to an item or façade identified in SCHED1 – Historic heritage items. All ancillary equipment will be designed to occupy no more than 10 m ² and not exceed 2.5 m in height. Activity Status: PER	

<u>TEL-R2 – Below ground telecommunications and radiocommunications facilities, lines, cables and ducts – All zones</u>		The Project will establish underground telecommunications lines, fibre-optic cables and ducts within the proposed road reserves and utility corridors, with service connections provided to the boundaries of the applicable lots. Activity Status: PER	
<u>TEL-R3 – Cabinets+1 – All zones</u>		Telecommunications cabinets may be installed within the proposed road reserves or utility corridors to support the underground fibre and telecommunications network. They will be designed to comply with the requirements of TEL-R3, and the precise number, locations and dimensions will be confirmed by the telecommunications network operator during detailed design. Activity Status: PER	
<u>TEL-R4 - Antennas and lines attached to retaining walls, tunnels, bridges and other structures located within the road+1 – All zones</u>		No telecommunications antennas or lines are proposed to be attached to retaining walls, tunnels, bridges or other	

		structures located within the road. The proposed telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R5 – Antennass+1 attached to a building and/or structure – All zones</u>		No telecommunications antennas are proposed to be attached to any building or structure as part of the Project. The proposed telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R6 – Antennas inside new or existing buildings - All zones</u>		No telecommunications antennas are proposed inside any new or existing building as part of the Project. The proposed telecommunications network will comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R7 – Other antennas – All zones</u>		No freestanding or other telecommunications antennas	

		are proposed as part of the Project. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R8 – Small cell units exceeding the permitted volumetric dimension of 0.11m³ regulated in the NESTF – All zones</u>		No small-cell telecommunications units are proposed as part of the Project. Not applicable.	
<u>TEL-R9 – Poles, antennas and headframes+1 – All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R10 – Externally-mounted telecommunication satellite dishes and ancillary components – All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	

<u>TEL-R11 – Telecommunication kiosk – All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R12 – Self-contained power units – All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R13 – Aerial telecommunication lines and associated support structures, including those not complying with regulations 41-42 of the NESTF - All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R14 – Lightning rods – All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and	

		ducts, together with associated cabinets. Not applicable.	
<u>TEL- R15 – Cabinets not meeting the NESTF regulations 19, 20, and 21 that are not located within:</u> (a) GRZ - General residential zone; (b) MRZ1 - Medium density residential zone 1; (c) RPZ - Rangitahi Peninsula zone; (d) LRZ - Large lot residential zone; (e) SETZ - Settlement zone; (f) Road and unformed road; or (g) MRZ2 - Medium density residential zone 2.		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R16 – Antennas attached to an existing pole in the road reserve that do not comply with Regulations 26 and 27 of the NESTF and antennas attached to an existing pole in unformed road - All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R17 – Dish antennas not complying with regulations 26-35 of the NESTF that are not located within:</u> (a) GRZ - General residential zone; (b) MRZ1 - Medium density residential zone 1; (c) RPZ - Rangitahi Peninsula zone; (d) LLRZ - Large lot residential zone; (e) SETZ - Settlement zone;		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	

(f) Road and unformed road, or (g) MRZ2 - Medium density residential zone 2			
<u>TEL-R18 – Cabinets not meeting the NESTF regulations 19, 20, and 21 that are located within:</u> (a) GRZ - General residential zone; (b) MRZ 1 - Medium density residential zone 1; (c) RPZ - Rangitahi Peninsula zone; (d) LLRZ - Large lot residential zone; (e) SETZ - Settlement zone; (f) Road and unformed road; or (g) MRZ2- Medium density residential zone 2.		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R19 – Dish antennas not complying with regulations 26-35 of the NESTF that are located within:</u> (a) GRZ - General residential zone; (b) MRZ 1 - Medium density residential zone 1; (c) RPZ - Rangitahi Peninsula zone; (d) LLRZ - Large lot residential zone; (e) SETZ - Settlement zone; (f) Road and unformed road; or (g) MRZ2- Medium density residential zone 2.		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R20 – Poles, antennas and headframes not complying with regulations 26-35 of the NESTF – All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	

<u>TEL-R21 – Telephone exchanges, including the installation and operation of equipment inside existing telephone exchanges – All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R22 – Cabinets not meeting the NESTF regulations 19, 20, and 21 that are located within an Identified Area - All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R23 – Antennas attached to a building and/or structure located within an Identified Area - All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R24 – Dish antennas not complying with regulations 26-35 of the NESTF that are located within an Identified Area – All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	

<u>TEL-R25 – Poles, antennas and headframes located within an Identified Area not complying with regulations 26-35 of the NESTF – All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
<u>TEL-R26 – Aerial telecommunication lines and associated support structures located within an Identified Area – All zones</u>		Not proposed. The telecommunications network will principally comprise underground lines, cables and ducts, together with associated cabinets. Not applicable.	
TRPT – Transportation			
<u>TRTP-R1 - Vehicle access for all activities – All zones</u> Activity status: PER 1. Activity-specific standards: (a) All activities must comply with the following vehicle access standards: i. The site has legal physical access to a formed road that is maintained by a road controlling authority; ii. The site has a vehicle access that is constructed to comply with the relevant requirements of Table 1 - Separation distances, Figure 6 - Separation distances, Table 2 - Minimum sight distances and Figure 8 - Minimum sight distances, Tables 12 and 13 except:	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Traffic generation by the activities to be served by the access; (b) Location, design, construction and materials of the vehicle access; (c) Safety for all users of the access and/or intersecting road including but not	All proposed allotments at each stage will have legal physical access to a formed road which is maintained by a road controlling authority. This access is either directly onto public roads, or via shared JOALs / ROWs which ultimately connect to proposed or existing public roads. Individual lots will generally obtain access from the new internal local-road network,	

(1) Rule TRPT-R1(1)(a)(ii) does not apply where the separation distance requirements of Table 1 - Separation distances and Figure 6 - Separation distances cannot be achieved on a site's road frontage due to existing vehicle accesses on adjacent sites; iii. No new vehicle access shall be created from Newell Road (south of Birchwood Lane); iv. No access, access leg or right-of-way shall run parallel to any road within 30m of the road, except: (1) Rule TRPT-R1(1)(a)(iv) does not apply to farm races, or unsealed internal rural accesses in sites within the Rangitahi Peninsula Structure Plan Area and Oporoturu Road; v. On a site with legal access to two roads, the activity only accesses the road with the lower classification in the road hierarchy in Table 4 - Functions of roads within the Road Hierarchy and Table 5 - Road Hierarchy list (where the roads have the same classification, access is only to the road with the lower average daily traffic movements) except in the KLZ - Kimihia Lakes zone where this rule does not apply; vi. New vehicle accesses/entrances are not to be constructed to any site from the following roads: (1) Main Street, Huntly; (2) Jesmond Street, Ngaruawahia; (3) Bow Street, Raglan (James Street to Cliff Street); (4) George Street, Tuakau (Gibson Road to Liverpool Street);	limited to vehicle occupants or riders and pedestrians; (d) Road network safety and efficiency; (e) Mitigation to address safety and/or efficiency, including access clearance requirements for firefighting purposes; (f) The foreseeable needs for access by emergency services and their vehicles; (g) The extent to which the safety and efficiency of rail and road operations will be adversely affected, including: (h) The outcome of any consultation with KiwiRail; NZTA; Waikato District Council, as the rail or road controlling authority; and (i) Any characteristics of the proposed use that will make compliance unnecessary; and (j) Management of effects on the values of the Identified Area.	jointly owned access lots or rear lanes. The access locations, crossing designs, separation distances and sight distances are detailed on the engineering plans and will be confirmed through detailed engineering design. All vehicle accesses are proposed to comply with the separation distances and minimum sight distance requirements in Tables 1, 2, 12 and 13. The Project does not involve access from any road specifically prohibited by TRPT-R1(iii) and R1(vi), or access that is parallel to any road within 30m of the road. All sites with two road frontages proposed crossings off the lower hierarchy road. Activity Status: PER	
--	---	--	--

(5) Great South Road, Pokeno (Selby Street to Market Street); and (6) Main Street, Te Kauwhata (Saleyard Road to Baird Avenue); and vii. No new vehicle access shall be created within 30 metres of a railway level crossing; viii. All existing and new accesses and roads that cross an operational rail network via a level crossing must be maintained in accordance with the sight line triangles provided in Table 14 - Required restart sight distances for Figure 18; and ix. New vehicle access shall not be located within an Identified Area, with the exception of a Significant Natural Area which is addressed in the ECO - Ecosystems and indigenous biodiversity chapter. Advice note: Any new vehicle access (or additional land use utilising an existing vehicle entrance) on a highway will require the approval of the NZTA, as the road controlling authority, and on a limited access road will require the approval of the road controlling authority.			
<u>TRPT-R2 – On-site parking and loading – All zones</u> 1. Activity status: PER Activity-specific standards: (a) All activities must comply with the following on-site parking and loading standards: i. The loading space requirements, manoeuvring and parking space dimensions in Table 6 - Required loading bays, and Table 9 - Car	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The area, type, location and marking of parking spaces; (b) The area, design, gradient, stormwater management,		Sites A1 and A2 comply with TRPT-R2. The residential loading requirements do not apply, the 94 parking spaces at A1 and 28 spaces at A2 comply with Table 9, and the required bicycle parking can be provided.

manoeuvring and parking space dimensions, noting: (1) When calculating the requirements for loading on the basis of the prescribed floor area, the area for parking, loading and manoeuvring shall be excluded; (2) If the calculation results in a fraction, then that figure shall be rounded to the nearest whole number; (3) 90 percentile car dimensions in Figure 9 - 90th Percentile car tracking curve minimum radius apply; (4) The requirements of Table 6 - Required loading bays do not apply to residential and rural activities; (5) Accessible parking spaces must comply with the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility - Buildings and Associated Facilities (NZS: 4121-2001) and Table 7 - Accessible parking spaces; and ii. On-site bicycle space requirements in Table 8 - Required bicycle spaces, except: (1) The requirements of Table 8 - Required bicycle spaces do not apply to residential and rural activities; iii. Where parking is provided any on-site car parking spaces for non-residential activities within the GRZ - General residential zone, MRZ1- Medium density residential zone 1, and the MRZ2- Medium density residential zone 2, must be set back at least 3m from the road boundary	construction and materials of parking and loading spaces, (c) Accessibility of parking areas from on-site activities; (d) Safety for all users of the access and/or intersecting road including but not limited to vehicle occupants, vehicle riders and pedestrians; (e) Mitigation to address amenity and connectivity. (f) The foreseeable needs for access by emergency services and their vehicles; and (g) Management of effects on the values of the Identified Area.		Sites C1 and C2 do not provide the on-site loading bays required by Table 6 and will rely on on-street loading. C1 otherwise complies with Table 9, subject to one additional basement space being marked as accessible to provide the three accessible spaces required by NZS 4121. Activity Status: RDIS
--	--	--	---

	of the site and screened by planting or fencing from being viewed from the road;			
iv.	On-site car parking spaces (where provided) and loading bays comply with the requirements of Table 9 - Car manoeuvring and parking space dimensions and Figure 9 - 90th Percentile car tracking curve minimum radius and be located on the same site as the activity;			
v.	On-site car parking spaces and loading bays are to be sealed if five or more parking spaces are provided;			
vi.	(vi) On-site car parking spaces and loading bays are to be permanently marked if five or more parking spaces are provided;			
vii.	On-site car parking spaces and loading bays are not to be located on any shared access or residential living court;			
viii.	Vehicles occupying any on-site car parking or loading spaces must have ready access to the road (or relevant access or right of way) at all times, without needing to move any other vehicle occupying other on-site car parking or loading spaces;			
ix.	Loading bays are not required on sites with sole frontages to the following: (1) Main Street, Huntly; (2) Jesmond Street, Ngaruawahia; (3) Bow Street, Raglan (James Street to Cliff Street); (4) George Street, Tuakau (Gibson Road to Liverpool Street);			

(5) Great South Road, Pokeno (Selby Street to Market Street); or (6) Main Street, Te Kauwhata (Saleyard Road to Baird Avenue); and x. New on-site parking and loading bays shall not be located within an Identified Area, with the exception of a Significant Natural Area which is addressed in the ECO - Ecosystems and indigenous biodiversity chapter.			
<u>TRPT-R3 – On-site manoeuvring and queuing – All zones</u> Activity status: PER 1. Activity-specific standards: (a) All activities must comply with the following on-site manoeuvring and queuing standards: i. On-site manoeuvring space shall be provided to ensure that no vehicle is required to reverse onto from or to a road except; (1) Rule TRPT-R3(1)(a)(i) does not apply to Local Roads within the GRZ - General residential zone, MRZ1 - Medium density residential zone 1, MRZ2- Medium density residential zone 2, LLRZ - Large lot residential zone and SETZ - Settlement zone with a posted speed limit of less than 60 km/h; ii. A 90th percentile car, as defined in Figure 9 - 90th Percentile car tracking curve minimum radius, can enter and exit all parking spaces without making more than one reverse movement, excluding spaces required for a dwelling; iii. On-site manoeuvring space for any heavy vehicle shall comply with the tracking curve (relevant for	2. Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Location, area, design, construction and materials of the manoeuvring and queuing space; (b) Type and frequency of use; (c) The design of features intended to ensure safety for all users of the access site, and/or intersecting road including but not limited to vehicle occupants, vehicle riders and pedestrians; (d) Road network safety and efficiency; and (e) Management of effects on the values of the Identified Area.	Sites A1, A2, C1 and C2 provide compliant on-site manoeuvring. Vehicles can enter and leave each site in a forward direction and access every parking space with no more than one reverse movement. The parking aisles and manoeuvring areas comply with Table 9, including the one-way basement circuit at C1. No queuing space is required for the residential activities at A1 and A2. The C1 and C2 entrances each provide more than the 10.5m required by Table 10. Truck manoeuvring is not assessed because no on-site loading spaces are provided at C1 or C2. Activity Status: PER	

the type of activities to be carried out on the site and the largest combination standard configuration heavy vehicle permitted on the road(s) to which the site has frontage trucks to be used) iv. On-site manoeuvring space shall be formed; v. On-site queuing space shall be provided in accordance with Table 10 - Queuing space for vehicles entering and exiting any on-site car parking, loading or manoeuvring space, where: (1) Length is measured from the road boundary where vehicles first enter the site; and (2) On-site queuing above must not encroach into the required on-site manoeuvring area; (vi) On-site manoeuvring and queuing spaces are not required on sites with vehicle accesses/entrances to the following: (1) Main Street, Huntly; (2) Jesmond Street, Ngaruawahia; (3) Bow Street, Raglan (James Street to Cliff Street); (4) George Street, Tuakau (Gibson Road to Liverpool Street); (5) Great South Road, Pokeno (Selby Street to Market Street); (6) Main Street, Te Kauwhata (Saleyard Road to Baird Avenue); and vi. New on-site manoeuvring shall not be located within an Identified Area, with the exception of a Significant Natural Area which is addressed in the ECO - Ecosystems and indigenous biodiversity chapter.			
---	--	--	--

TRPT-R4 – Traffic generation – All zones 1. Activity status: PER Activity-specific standards: (a) Where any site gains access from an arterial or regional arterial (including state highway) road, there is a maximum of 50 Equivalent Car Movements (ECM) per day. Note: ECM - 1 car movement is equivalent to 1 car movement / 1 truck movement is equivalent to 3 car movements / 1 truck and trailer movement is equivalent to 5 car movements. Any other site must comply with the following traffic generation conditions standards: i. Within the GRZ - General residential zone, MRZ1 - Medium density residential zone 1, MRZ2 - Medium density residential zone 2 or RLZ - Rural lifestyle zone there is a maximum of 100 vehicle movements per site per day, and no more than 15% of these vehicle movements are heavy vehicle movements; or ii. Within the RPZ - Rangitahi Peninsula zone there is a maximum of 200 vehicle movements per site per day, and no more than 5% of these vehicle movements are heavy vehicle movements; or iii. Within the BTZ - Business Tamahere zone, COMZ - Commercial zone, TCZ - Town centre zone or LCZ - Local centre zone there is a maximum of 300 vehicle movements per site per day, and no more than 15% of these vehicle movements are heavy vehicle movements; or iv. Within the GRUZ - General rural zone:	Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The trip characteristics associated with the proposed activity; (b) The design of features intended to ensure safety for all users of the access site, and/or intersecting road including but not limited to vehicle occupants, vehicle riders and pedestrians; (c) Land transport network safety and efficiency, particularly at peak traffic times (of both the activity and road network); and (d) Mitigation to address adverse effects, such as: i. Travel planning; ii. Providing alternatives to private vehicle trips; including accessibility to public transport; iii. Staging development; and iv. Contributing to improvements to the road network.		The Integrated Transport Assessment estimates that the completed Project will generate approximately 7,796 vehicle movements per day, including: • approximately 60 movements per day from the eight Stage 1A dwellings accessing O'Brien Road; • approximately 889 movements per day from the 118 Stage 1 dwellings accessing Harrogate Place; and • Over 200 traffic from the integrated development using the Grandview Road and State Highway 23 connections. The integrated development will gain direct access to State Highway 23, exceeding the applicable permitted threshold of 50 Equivalent Car Movements per day. The wider Project also exceeds the 200 vehicle movements per site per
---	---	--	--

(1) There is maximum 200 vehicle movements per site per day and no more than 15% of these vehicle movements are heavy vehicle movements; (2) For activities directly associated with horticulture harvesting, a maximum of 300 vehicle movements per site per day for up to a month, once in a 12-month period and no more than 33% of these vehicle movements are heavy vehicle movements; or (3) Within the Agricultural Research Centres identified on the planning maps as a specific controls there is maximum 3000 vehicle movements per site per day; or v. Within the GIZ - General industrial zone and HIZ - Heavy industrial zone (excluding the Huntly Power Station and Huntly Quarry site): (1) Maximum 250 vehicle movements per site per day and no more than 15% of these vehicle movements are heavy vehicle movements; or vi. From the Huntly Power Station site as shown as the HIZ - Heavy industrial zone on the planning maps: (1) All vehicle movements generated from all activities on the site combined (including those movements which were lawfully established prior to 5 December 2012), there is a maximum 750 vehicle movements per site per day; and (2) Maximum 300 of these vehicle movements are heavy vehicle movements; or vii. From the Huntly Quarry site:			day threshold applying in the General Rural Zone. Activity Status: RDIS
--	--	--	--

(1) All vehicle movements generated from all activities on the site combined (excluding those movements which were lawfully established prior to 5 December 2012), there is maximum 350 vehicle movements per site per day; and (2) No more than 150 of these vehicle movements are heavy vehicle movements, increasing to 200 once the Huntly Bypass section of the Waikato Expressway is open for public use. Or viii. Within PREC27 and PREC28 of the TKAZ - Te Kowhai airpark zone there is a maximum 250 vehicle movements per site per day and no more than 15% of these vehicle movements are heavy vehicle movements; or ix. Within PREC29 and PREC30 of the TKAZ - Te Kowhai airpark zone there is a maximum of 30 vehicle movements per site per day and no more than 4 of these vehicle movements are heavy vehicle movements except: x. Movement restrictions do not apply if the activity is an event or promotion (including temporary events) in PREC29 or a community facility in PREC29; or xi. From the Horotiu Industrial Park does not exceed 15.4 trips/ha gross land area/peak hour; xii. Within the KLZ - Kimihia Lakes zone there is a maximum of 850 vehicle movements per hour and no more than 15% of these vehicle movements are heavy vehicle movements Advice Note:			
---	--	--	--

Where the likely vehicle movement rates or the actual generation rates of the actual activity are unknown, Table 11 - Vehicle movement rates provides indicative traffic generation rates for various activities.			
<u>TRPT-R5 – Operation, maintenance and minor upgrading of existing public roads, State Highways and associated road network activities – All zones</u> 1. Activity status: PER Activity-specific standards: (a) Operation, maintenance and minor upgrading of existing public roads, State Highways, rail corridors and associated rail network and road network activities must comply with the following standards: - The works occur within the road reserve or railway corridor; - Works within the road or railway corridor must be for the purpose of: - Maintaining or improving effectiveness or efficiency consistent with the function of the existing public road or railway corridor; or - Maintaining or improving safety for road users or adjacent properties; and - Lighting shall be designed and located to comply with the Australia New Zealand Roadway Lighting Standard 1158, (series) - Lighting for Roads and Public Spaces: 2005; - Any earthworks must comply with Rule AINF-R8; and - New trees must be planted at least 1.5m from underground services, or 1m with a root	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: - Adverse effects on amenity values, including construction effects such as vibration and noise; - Adverse operational effects, particularly on residential or other sensitive land uses, including effects of vibration, noise, glare and vehicle emissions; - Severance and changes to drainage patterns; - The benefits provided by the activity, including safety and efficiency of the road network; - Management of sediment and dust, including the staging of works; - The volume, extent and depth of the earthworks activities; and	The Project includes works within existing road reserves, including: - shared-path and frontage improvements along Harrogate Place, Ayrshire Drive and Highgrove Drive; - formation of the new Grandview Road connection and associated intersection works; - construction of the State Highway 23 intersection and associated approach, lighting, drainage and safety works; and - temporary State Highway construction access and reinstatement. These works are considered to constitute upgrading of existing public roads, and compliance	

protection barrier approved by the relevant network utility operator.	(g) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site.	with the standards are anticipated. Activity status: PER	
<u>TRPT-R6 – New public roads, including where the road has been identified on the planning maps as an indicative road, and associated road network activities - All zones</u> 1. Activity status: PER Activity-specific standards: (a) New public roads, including where the road has been identified on the planning maps as an indicative road, and associated road network activities must comply with the following standards: i. The public road is located within road or unformed road as shown on the planning maps; ii. The public road is not located within an Identified Area; iii. The design requirements of Tables 12 or 13 based on their function within the Road Hierarchy as set out in Table 4 - Functions of roads within the Road Hierarchy, except: (1) Any National routes or Regional arterial roads shall be subject to Rule TRPT-R6(2); (2) The specified minimum Road/right of way reserve widths in Tables 12 or 13 do not include any additional width required for a turning head; (3) Any private access, right of way or access allotment over 70m in length must be constructed to be in accordance with the highest	2. Activity status: RDIS Where: (a) New public roads, including where the road has been identified on the planning maps as an indicative road, and associated road network activities that i. Are not located within an Identified Area; and ii. Do not comply with one or more of the standards of Rule TRPT-R6(1) Council's discretion is restricted to the following matters: (b) Adverse effects on amenity values, including construction effects such as vibration and noise; (c) (Adverse operational effects, particularly on residential or other sensitive land uses, including effects of vibration, noise, glare and vehicle emissions;		An extensive new public-road network is proposed, including collector roads, local roads and open-space-edge roads that will be constructed and vested in Council. The proposed roads are located on land that is currently privately owned and is not identified as road or unformed road on the planning maps. The standard in TRPT-R6(1)(a)(i) is therefore not met. The Roads have been designed to meet the minimum design standards, achieving compliance with Tables 12 and 13 of the Waikato District Plan. The detailed design will be subject to Council engineering approval and will address road width, carriageway formation, walking and cycling facilities,

dimensions required for an access allotment in Tables 12 or 13; (4) The requirements of Tables 12 or 13 shall not apply to taxiways within the TKAZ - Te Kowhai airpark zone; and (5) Roads located within PREC36 – Te Kowhai West Precinct, the relevant road typology requirements as detailed on the Te Kowhai West Structure Plan take priority over the standards in Table 12 in the event of any conflict. iv. Within road or unformed road located within the Tamahere RLZ - Rural lifestyle zone, all roads must: v. Comply with the minimum widths specified in Figure 12; and vi. Have swale drains on both sides of the carriageway capable of collecting all road runoff and overland flow towards the road or right of way from a 20% Annual Exceedance Probability event; and vii. In areas of poorly-drained soils, either the stormwater is to be directed to areas with higher infiltration, or infiltration systems are to be constructed. viii. (viii) Within road or unformed road located within the RPZ - Rangitahi peninsula zone, the relevant access and road requirements of the Rangitahi Structure Plan take priority over the standards in Table 12 or 13 in the event of any conflict;	(d) Severance and changes to drainage patterns; (e) The benefits provided by the activity, including safety and efficiency of the road network; (f) Management of sediment and dust, including the staging of works; (g) The volume, extent and depth of the earthworks activities; and (h) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site 3. Activity status: DIS Where: (a) New public roads, including where the road has been identified on the planning maps as an Indicative road, and associated road network activities that are located within an Identified Area		drainage, lighting, utilities and street trees. No new road is proposed within an Identified Area. The associated infrastructure earthworks exceed the permitted thresholds in AINF-R8. Activity Status: RDIS
--	--	--	--

ix. The road connection between Wayside Road and Travers Road comprising the extension of Bragato Way, Te Kauwhata: x. All roads and vehicle accesses shall be constructed in accordance with Table 12 and Figures 14, 15 and 16; and xi. Stormwater collection must be through grassed swales prior to reaching reticulated systems; xii. Any earthworks must comply with Rule AINF-R8; and xiii. New trees must be planted at least 1.5m from underground services, or 1m with a root protection barrier approved by the relevant network utility operator. Advice note: Where the standards of Table 12 or 13 do not specify a specific dimension and instead state this aspect is subject to a specific design; this aspect of the road is considered to be exempt when determining a permitted activity under Rule TRPT-R6(1). The design of that specific aspect of the road is therefore subject to a separate certification process by the relevant road controlling authority.			
<u>TRPT-R7 – Access and new roads in the TKAZ - Te Kowhai airpark zone – TKAZ</u>		Not proposed. Not applicable	
<u>TRPT-R8 – Off-road pedestrian walkways and cycleways, being sections of the public walkway and cycleway network that are not located within the road network - All zones</u> 1. Activity status: PER Activity-specific standards:	2. Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Design, construction and materials;		Off-road pedestrian and cycle connections through reserves and open-space areas are proposed, including connections to Te Kootii Park, Friesian Place, Limousin Place

(a) Off-road pedestrian walkways and/or cycleways, that comply with all of the following standards: i. Have a minimum 2.0m width or 2.5m where alongside an arterial road or forming a shared path; ii. Are formed; iii. Any earthworks must comply with Rule AINF-R8; and iv. Are not located within an Identified Area.	(b) Safety for cyclists and pedestrians; (c) Connectivity with other off-road pedestrian and cycle facilities and the road network; and (d) Visual and amenity effects; and (e) The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site or area		and the adjoining neighbourhoods. These routes will be formed and will generally provide a minimum width of 2 m, increasing to at least 2.5 m where designed as a shared path. The proposed upgraded shared-path connection through the established neighbourhood is 3m wide. No off-road walkway or cycleway is proposed within a District Plan Identified Area. Routes through stormwater and ecological open spaces will be located and designed to remain compatible with those areas' functions. The permitted status under TRPT-R8 also requires all associated earthworks to comply with AINF-R8. The Project's infrastructure earthworks exceed the permitted area and volume thresholds under that rule.
---	---	--	--

			Activity Status: RDIS
<u>TRPT-R9 – Stock underpasses located within:</u> (a) Road and unformed road; (b) GRUZ - General rural zone GRUZ - General rural zone, road and unformed road 1. Activity status: PER Activity-specific standards: (a) Stock underpasses in the GRUZ - General rural zone located in the road and unformed road that comply with all of the following standards: i. Any earthworks must comply with Rule AINF-R8; and ii. Are not located within an Identified Area.	2. Activity status: DIS Where: (a) Stock underpasses not provided for under Rule TRPT-R9(1)	No stock underpasses are proposed. Not applicable.	
<u>TRPT-R10 - Esplanade reserves and strips where a road is stopped - All zones</u> 1. Activity status: PER Activity-specific standards: (a) Where land comprising a stopped road or any part of a stopped road adjoins: i. The mark of mean high water springs of the sea; or ii. The bank of any river with an average width of 3m or more; or iii. The margin of any lake with an area of 8 hectares or more Section 345(3) of the Local Government Act 1974 and section 118 of the Public Works Act 1981 will apply only where the land comprising the stopped road or part of the stopped road is identified: iv. In APP7 - Esplanade priority areas; or	2. Activity status where compliance not achieved: DIS	No roads are proposed to be stopped as part of the Project. Not applicable.	

v. On the planning maps as requiring an esplanade reserve, esplanade strip or access strip to be set aside.			
<u>TRPT-R11 - Buildings and structures within a road/rail level crossing sight triangle - All zones</u> 1. Activity status: RDIS Activity-specific standards: Nil. (a) Council's discretion is restricted to the following matters: (b) The extent to which the safety and efficiency of rail and road operations will be adversely affected; (c) The outcome of any consultation with KiwiRail; and (d) Any characteristics of the proposed use that will make compliance unnecessary.	2. Activity status where compliance not achieved: n/a	No buildings or structures are proposed within a road/rail level crossing. Not applicable.	
WWS - Water, wastewater and stormwater			
<u>WWS-R1 - Stormwater systems for new development or subdivision - All zones</u> 1. Activity status: PER Activity-specific standards: (a) Subject to clause (b) below, new development or subdivision must have a stormwater system that complies with all of the following standards: i. Operates by gravity; ii. Manages stormwater through a Stormwater Management Plan in the following manner: (1) Primary systems detain or retain runoff from all impervious surfaces during a 10% Annual Exceedance Probability storm event to ensure	Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Management of adverse stormwater effects on downstream sites, including from the alteration of the volume, or duration, or frequency of stormwater runoff; (b) The effectiveness of the stormwater system to manage flooding (including safe access and egress),	A Stormwater Management Plan has been prepared for the Project. The gravity-based system includes on-lot soakage, piped conveyance for the 10-year event, overland-flow paths for the 100-year event and artificial wetlands providing treatment, detention and attenuation. Post-development peak discharges will be limited to no more than 80% of pre-development flows.	

that the rate of any stormwater discharge off-site is at or below pre-development rates; and (2) Secondary overflows are conveyed to a system or drainage path designed to collect concentrated stormwater during events up to and including a 1% Annual Exceedance Probability; or (3) A controlled discharge to a waterbody or reticulated network that will have equivalent capacity (as in (i) and (ii) above) once the catchment is fully developed. (4) Where no designed flow path exists, measures are in place to disperse flow to ensure no scour or erosion. iii. Stormwater management measures must be in place and operational upon the completion of subdivision and/or development; iv. Systems must be designed using rainfall data specific to the area in which the property is located and be adjusted for a climate change temperature increase of 2.3°C; (RCP6); v. Stormwater management measures, including low impact design measures, must be implemented as appropriate in accordance with the following drainage hierarchy: (1) Retention of rainwater/stormwater for reuse; (2) Soakage disposal (if within a known soakage area) with an infiltration rate of a minimum of 30mm/hour; (3) Treatment, detention and gradual release to a watercourse in a manner that on downstream sites;	nuisance or damage to other infrastructure, buildings and sites, including the rural environment; (c) The design and capacity of the stormwater system and ability to manage stormwater; (d) The potential for adverse effects to the environment in terms of stormwater volume including downstream channel erosion and stormwater quality, taking into account the requirements or recommendations of the relevant Comprehensive Stormwater Discharge Consent, Catchment Management Plan and Waikato Regional Council Stormwater Guidelines; and (e) Extent to which low impact design principles and approaches are used for stormwater management.	The stormwater infrastructure will be operational before completion of each relevant stage. Activity status: PER.	
---	--	---	--

	a. does not increase erosion or scour; b. does not increase the area of inundation; and c. otherwise avoids, remedies, or mitigates as far as practicable the adverse effects or alterations to volume, frequency, or duration of flow on downstream sites; (4) Treatment, detention and gradual release to a piped stormwater system. (5) Stormwater management shall address water quality; downstream erosion and scour effects; the area of inundation; and cumulative volume effects.		
vi.	Where land is subject to instability, stormwater discharges directly to ground occurs only where the ground conditions have been identified as being suitable to absorb such discharges without causing, accelerating or contributing to land instability and downstream effects either on the site or on neighbouring properties;		
vii.	Connection of new development to any existing stormwater drainage system must not result in the minimum level of service not being met or the minimum level of capacity being exceeded. Alteration of the existing receiving stormwater network drainage system to achieve minimum level of service or additional onsite detention volume to ensure existing capacity will be required. (b) WWS-R1 (a) does not apply:		

i. Where a stormwater management plan has been approved by or as part of a district council resource consent; and ii. The subdivision development is in accordance with that approved stormwater management plan. Advice notes: Acceptable means of compliance for the provision, design and construction of stormwater infrastructure, including low impact design features, are contained within the Regional Infrastructure Technical Specifications (RITS). Refer also to Waikato Stormwater Management Guideline and Waikato Stormwater Run-off Modelling Guideline.			
<u>WWS-R1A - Stormwater Management Plan for development of 4 or more residential units or subdivision of 4 or more lots in the MRZ2</u>		The Site is zoned General Rural Zone, not Medium Density Residential Zone 2. WWS-R1A therefore does not apply, notwithstanding the scale of the proposed subdivision and residential development. The Project's Stormwater Management Plan is assessed under WWS-R1. Not applicable.	
<u>WWS-R1B Services for more than one residential unit per site in the MRZ2</u>		The Site is zoned General Rural Zone, not Medium Density Residential Zone 2. WWS-R1B therefore does not apply to the	

		proposed development, including the apartment and terrace-housing sites containing more than one residential unit. The servicing of those sites is addressed under the generally applicable water, wastewater and stormwater provisions. Not applicable.	
<u>WWS-R2 Wastewater servicing for new development or subdivision</u> 1. Activity status: PER Activity-specific standards: (a) New development or subdivision must have a wastewater system that complies with the following standards: i. Is connected to public, reticulated wastewater network; or ii. Is connected to a community-scale wastewater system; or iii. Is provided with a site-contained, alternative method of wastewater disposal that complies with AS/NZS 1547:2012.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Health and safety of the occupants; (b) Capacity of the system; (c) Infiltration capacity of the soil; (d) Location, including proximity to waterways and effects on habitats; and (e) Contamination of downstream properties by wastewater.	Stages 1–12 will connect through new gravity and low-pressure reticulation, wastewater pump stations and rising mains to the existing public wastewater network and Western Interceptor. The eight Stage 1A rural-residential lots will use individual on-site wastewater-treatment and disposal systems designed in accordance with AS/NZS 1547:2012. Activity Status: PER.	
<u>WWS-R3 - Below ground pipelines for the conveyance of water, wastewater and stormwater - All zones</u> 1. Activity status: PER Activity-specific standards:	2. Activity status where compliance not achieved: RDIS	The Project proposes underground water, wastewater and stormwater	

(a) Pipelines for the conveyance of water, wastewater and stormwater that comply with all of the following: i. Any aboveground section of a pipeline must comply with the following: (1) Not exceed 25m in length, and (2) Not exceed 300mm in diameter. (3) Is not located within an Identified Area and . (b) The maximum dimensions in Rule WWS-R3(1)(a)(i) do not apply to any above-ground section of pipeline which is attached to or contained within the superstructure of a bridge.	Council's discretion is restricted to the following matters: (a) The functional need and operational need of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Road network safety and efficiency; (d) The risk of hazards to public or individual safety, and risk of property damage; and (e) Effects on the specific values, qualities and characteristics of any Identified Area.	pipelines throughout the development, including gravity mains, rising mains, bulk and distribution water mains and stormwater reticulation. No above-ground pipeline is proposed. Activity status: PER.	
<u>WWS-R4 - Below ground pipelines for the conveyance of water, wastewater and stormwater located within an Identified Area - All zones</u>		No below-ground water, wastewater or stormwater pipeline is proposed within a District Plan Identified Area. The Site is not subject to a mapped Significant Natural Area, heritage area, outstanding landscape or other relevant Identified Area. Not applicable.	

<u>WWS-R5 - Pump stations for the conveyance of water, wastewater and stormwater - All zones</u> 1. Activity status: PER Activity-specific standards: (a) Pump stations for the conveyance of water, wastewater and stormwater that complies with the following standards : i. Is not located within an Identified Area. ii. Not exceed 10m² in area above-ground; and iii. Not exceed 3m in height measured from the natural ground level immediately below the structure.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The functional need and operational need of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Road network safety and efficiency; (d) The risk of hazards to public or individual safety, and risk of property damage; and (e) Effects on the specific values, qualities and characteristics of any Identified Area.	Three wastewater pump stations—WWPS A, B and D—are proposed. Their wet wells, collection manholes and emergency-storage tanks will mostly be below ground. Above-ground components will include control cabinets, odour biofilters, telemetry equipment and access covers. The pump stations are outside any Identified Area. The above-ground components will be designed to occupy no more than 10m² and not exceed 3m in height. Activity status: PER.	
<u>WWS-R6 - Stormwater treatment, detention and retention facilities or devices - All zones</u> 1. Activity status: PER Activity-specific standards: (a) Stormwater treatment, detention and retention facilities or devices, excluding stormwater wetlands or ponds.	2. Activity status where compliance not achieved: n/a	Stormwater treatment and wetland areas are provided. Activity Status: PER.	
<u>WWS-R7 - Stormwater ponds or wetlands - All zones</u> 1. Activity status: PER Activity-specific standards:	2. Activity status where compliance not achieved: RDIS		The Project proposes eight artificial stormwater wetlands distributed across the Site. They

(a) Stormwater ponds or wetlands that comply with the following: i. The area of the pond or wetland does not exceed the equivalent site building coverage standards applicable to the zone.	Council's discretion is restricted to the following matters: (a) The functional need and operational need of, and benefits derived from, the infrastructure; (b) Consistency with the stormwater management plan under WWS-R1; (c) Visual, streetscape and amenity effects; (d) Road network safety and efficiency; (e) The risk of hazards to public or individual safety, and risk of property damage; and (f) Effects on the specific values, qualities and characteristics of any Identified Area.		will provide water-quality treatment, extended detention and attenuation for the development catchments. The wetland footprints do not all comply with the General Rural Zone building-coverage limit following subdivision of the parent site. Activity Status: RDIS
<u>WWS-R8 - Ventilation facilities, drop shafts and manholes - All zones</u> 1. Activity status: PER Activity-specific standards: (a) Ventilation facilities, drop shafts and manholes that comply with the following: i. Are not located within an Identified Area.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The functional need and operational need of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects;	N/A – no identified areas are on site.	

	(c) Road network safety and efficiency; (d) The risk of hazards to public or individual safety, and risk of property damage; and (e) Effects on the specific values, qualities and characteristics of any Identified Area.		
<u>WWS-R9 - Below ground reservoirs - All zones</u> 1. Activity status: PER Activity-specific standards: (a) Below ground reservoirs that comply with all of the following: i. Are not located within an Identified Area; or ii. Are not located within road or unformed road.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The functional need and operational need of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Road network safety and efficiency; (d) The risk of hazards to public or individual safety, and risk of property damage; and (e) Effects on the specific values, qualities and characteristics of any Identified Area.	N/A - No underground reservoirs are proposed.	

<u>WWS-R10 - Water supply servicing for new development or subdivision - All zones</u> 1. Activity status: PER Activity-specific standards: (a) New development or subdivision must have a water supply system that complies with the following standards: i. For the GRUZ - General rural zone, RLZ - Rural lifestyle zone, LLRZ - Large lot residential zone and SETZ - Settlement zone, potable water supply must be provided; (b) For all other zones: i. Be connected to any available public, reticulated water supply system nearby; and ii. In addition to connection to reticulated supply for potable water, may also use rainwater harvesting (installation of rain storage tanks for water conservation) to supplement water supply, but not for potable uses.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Health and safety of the occupants; and (b) Sufficiency of supply for fire-fighting.	Stages 1–12 will be connected to the public reticulated water-supply network through a new bulk main, the proposed 6 ML reservoir and internal distribution mains. The system will provide potable and firefighting water. The eight Stage 1A rural-residential lots will each be provided with an independent potable water supply, with the final source and treatment requirements confirmed through detailed design. Activity Status: PER	
<u>WWS-R11 - The construction of new regional flood management infrastructure in close proximity to existing flood management infrastructure, undertaken by or on behalf of the public authority responsible for the regional flood management infrastructure - All zones</u> 1. Activity status: PER Activity-specific standards: (a) All activities must comply with the following standards: i. Activities are carried out: ii. Within 20m of the landward toe of a stopbank (See Figure 5 below);	2. Activity status where compliance not achieved: DIS	N/A – No regional flood infrastructure is proposed.	

iii. On a stopbank; iv. Within the flood channel (between a stopbank and river bank); and v. Within a 20m radius of a pump station or floodgate.			
<u>WWS-R12 - Flood control, renewal, maintenance, unscheduled, and storm response works undertaken by or on behalf of the public authority responsible for the regional flood management infrastructure - All zones</u>		N/A – No regional flood infrastructure is proposed.	
<u>WWS-R13 - In close proximity to existing flood management infrastructure:</u> (a) The maintenance of existing stock-proof fences; (b) Grazing of animals; (c) Any farming activity other than the grazing of animals; (d) Planting of trees; (e) The construction of any road or race for the passage of stock or vehicles; (f) The erection of any new fence, shelter, building or structure; (g) The excavation or the digging of any drain; and (h) A network utility or private infrastructure including underground pipes and cables with written approval from the public authority responsible for the regional flood management infrastructure.		N/A – No regional flood infrastructure is proposed or exists on the site.	
<u>WWS-R14 - Stormwater ponds or wetlands, that serve more than one site, located within:</u> (a) GRZ - General residential zone; (b) MRZ1- Medium density residential zone 1; (c) MRZ2 - Medium density residential zone 2;	2. Activity status where compliance not achieved: n/a	N/A – Site is located in the GRUZ.	

(d) RPZ - Rangitahi Peninsula zone; (e) SETZ - Settlement zone; (f) LLRZ - Large lot residential zone; (g) RLZ - Rural lifestyle zone; (h) Road and unformed road; and (i) Identified Areas 1. Activity status: RDIS Activity-specific standards: Nil. Council's discretion is restricted to the following matters: (a) The functional need and operational need of, and benefits derived from, the infrastructure; (b) Consistency with the stormwater management plan under WWS-R1; (c) Visual, streetscape and amenity effects; (d) Road network safety and efficiency; (e) The risk of hazards to public or individual safety, and risk of property damage; and (f) Effects on the specific values, qualities and characteristics of any Identified Area.			
<u>WWS-R15 - Outfall structures located within an Identified Area - All zones</u>		N/A – The site does not contain any Identified Areas.	
<u>WWS-R16 - New capital works relating to regional flood management infrastructure, including but not limited to flood control dams, flood gates, stopbanks, channels, and culverting of waterways - All zones</u>		N/A – No regional flood infrastructure is proposed.	
<u>WWS-R17 - Any other activity that is not permitted under Rules WWS-R11 - WWS-R13 but complies with the activity specific standards in Rule WWS-R11(1) - All zones</u>		N/A – no other activities proposed within the regional flood management	

		infrastructure proximity standards. Rule does not apply.	
<u>WWS-R18 - Water treatment plants not located within road or unformed road - All zones</u>		N/A - No water-treatment plant is proposed. Stages 1–12 will receive treated potable water from the public reticulated network through the proposed bulk main, reservoir and internal distribution system. The 6 ML reservoir is a water-storage facility, not a water-treatment plant.	
<u>WWS-R19</u> Wastewater treatment plants located within the following: (a) GIZ - General industrial zone; (b) HIZ - Heavy industrial zone; (c) MSRZ - Motor sport and recreation zone; (d) GRUZ - General rural zone; (e) RLZ - Rural lifestyle zone; (f) OSZ - Open space zone 1. Activity status: DIS		N/A - No wastewater-treatment plant is proposed. Stages 1–12 will convey wastewater through the proposed reticulation and pump stations to the existing public wastewater network and Western Interceptor for treatment elsewhere. The individual on-site wastewater systems serving the eight Stage 1A lots are site-contained domestic systems, not a wastewater-treatment plant for the purposes of WWS-R19.	

<u>WWS-R20 - Above ground reservoirs - All zones</u> 1. Activity status: DIS			The Project includes a new approximately 6 ML above-ground water reservoir. The reservoir will be approximately 8 m high and is expected to be partly embedded within the finished landform. Discretionary Activity
<u>WWS-R21 - Water treatment plants located within the road and or unformed road - All zones</u>		N/A - no water treatment plant is proposed	
<u>WWS-R22 - Wastewater treatment plants located within the following:</u> (a) GRZ - General residential zone; (b) MRZ1- Medium density residential zone 1; (c) MRZ2- Medium density residential zone 2; (d) RPZ - Rangitahi Peninsula zone; (e) LLRZ - Large lot residential zone; (f) SETZ - Settlement zone; (g) COMZ - Commercial zone; (h) TCZ - Town centre zone; (i) LCZ - Local centre zone; (j) BTZ - Business Tamahere zone; (k) Road and unformed road; or (l) Identified Area 1. Activity status: NC		N/A - No wastewater-treatment plant is proposed in any of the listed zones, within a road or unformed road, or within an Identified Area. The proposed wastewater pump stations provide conveyance and storage only; wastewater will be discharged to the public network for treatment elsewhere. The individual on-site wastewater systems serving the eight Stage 1A lots are domestic-scale systems and do not constitute a wastewater-treatment plant under WWS-R22.	
Hazards and risks			

HAZS - Hazardous substances			
<u>HAZR-R1 - The storage, handling or use of hazardous substances except where Rule HAZS-R2, HAZS-R3, HAZS-R4 or HAZS-R5 apply - All zones</u>		No hazardous substances are proposed as part of the Project. Not applicable.	
<u>HAZR-R2 - The storage, handling or use of hazardous substances in a Significant Hazard Facility - All zones (except the HIZ at Huntly Power Station which is covered by HAZS-R5)</u>		No hazardous substances are proposed as part of the Project. Not applicable.	
<u>HAZR-R3 - Significant hazard facility</u> (a) LLRZ - Large lot residential zone; (b) GRZ - General residential zone; (c) MRZ 1 - Medium density residential zone 1; (d) MRZ 2 - Medium density residential zone 2; (e) RLZ - Rural lifestyle zone; (f) SETZ - Settlement zone; or (g) RPZ - Rangitahi Peninsula zone 1. Activity status: NC		No hazard facilities are proposed as part of the Project. Not applicable.	
<u>HAZR-R4 - Any new storage or use of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line - All zones</u>		No hazardous substances are proposed as part of the Project. Not applicable.	
<u>HAZR-R5 - The storage, handling or use of hazardous substances at Huntly Power Station - HIZ - Heavy Industrial Zone at Huntly Power Station</u>		No hazardous substances are proposed as part of the Project. Not applicable.	
NH - Natural hazards and climate change			

1. The rules in this chapter do not apply to: (a) Any activity which is a regulated activity under the National Environmental Standards for Telecommunication Facilities 2016 (NESTF); (b) Plantation forestry activities regulated under the National Environmental Standards for Plantation Forestry (NESPF).		Noted.	
<u>NH-R1 - Construction of a new building, or reconstruction of or an addition to an existing building, unless specified in Rules NH-R2 - NH-R6 - Flood plain management area and Flood ponding area across all zones</u> 1. Activity status: PER Activity-specific standards: (a) The minimum floor level is at least 0.5m above the 1% AEP flood level; and (b) Compliance with Standard NH-R1(1)(a) shall be demonstrated by a suitably qualified engineer with experience in hydrology.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Assessment of risk from the 1% AEP flood event; (b) Alternative locations within the site outside of the 1% AEP floodplain or flood ponding area; (c) The type of building development proposed and whether it is likely to suffer material damage during a flood; (d) Ability to manage risk through building materials, structural or design work, engineering solutions or other appropriate measures; and (e) Other mitigation measures to reduce the potential for flood damage to buildings.	The Site contains areas affected by the 1% AEP flood extent. The development and future buildings are proposed to have a minimum floor level 0.5 m above the 1% AEP flood level. Activity status: PER.	

<u>NH-R2 - Additions to an existing building that does not increase the ground floor area of the building by more than 15m² - Flood plain management area and Flood ponding area across all zones</u>		N/A – Refer NH-R1.	
<u>NH-R3 - Standalone garage with a gross floor area not exceeding 40m² - Flood plain management area and Flood ponding area across all zones</u>		N/A – Refer NH-R1.	
<u>NH-R4 - Construction of an accessory building without a floor - Flood plain management area and Flood ponding area across all zones</u>		N/A – Refer NH-R1.	
<u>NH-R5 - Construction of a farm building with a flood resistant (e.g. dirt, concrete pad) floor - Flood plain management area and Flood ponding area across all zones</u>		N/A – Refer NH-R1.	
<u>NH-R6 - Construction, replacement, repair, maintenance, minor upgrading or upgrading of infrastructure and utilities and their ancillary activities, including rehabilitation of the site occupied by the infrastructure, utilities and their ancillary activities - Flood plain management area and Flood ponding area across all zones</u>		N/A – Refer NH-R1.	
<u>NH-R7 - Earthworks associated with construction, replacement, repair, maintenance, minor upgrading or upgrading of infrastructure and utilities, including ancillary activities, the formation and maintenance of access tracks, rehabilitation of the site occupied by the infrastructure, utilities and their ancillary activities - Flood plain management area and Flood ponding area across all zones</u>		Earthworks within the Flood Plain Management Area or Flood Ponding Area associated with the proposed water, wastewater, stormwater, electricity and telecommunications infrastructure are permitted	

		under NH-R7, which contains no activity-specific standards. The wider bulk earthworks and filling required to form roads, residential lots and building platforms are assessed separately under NH-R8 and NH-R9. Not applicable.	
<u>NH-R8 - Earthworks to create a building platform for residential purposes - Flood plain management area and Flood ponding area across all zones</u>		Earthworks associated with the creation of building platforms is anticipated to achieve compliance with this Rule. Activity Status: PER	
<u>NH-R9- Earthworks not provided for under Rules NH-R7 or NH-R8 - Flood plain management area and Flood ponding area across all zones</u>			Bulk earthworks for road formation, residential lots and general site development is proposed within the modelled 1% AEP flooding across parts of the Site. Given the scale of the works, any earthworks the expected to exceed the GRUZ permitted limits of 100 m³ of filling, 200 m³ of combined filling and

			excavation, 0.2 m fill height or 0.5 m excavation depth. Activity Status RDIS
<u>NH-R10 - Subdivision to create one or more additional vacant lot(s) other than a utility allotment, access allotment or subdivision to create a reserve allotment. - Flood plain management area and Flood ponding area across all zones</u>			Subdivide of the Site is proposed to create additional residential lots. The Infrastructure Report identifies modelled 1% AEP flooding across parts of the Site. Activity Status: DIS
<u>See rules NH-R11 – NH-R77 for High-Risk Flood areas, Coastal zones, liquification.</u>		The Site is inland and is not affected by the District Plan's coastal-hazard overlays or High-Risk Flood area, Defended area, or liquefaction susceptibility area. Not applicable.	
Historical and Cultural values			
HH – Historic Heritage			
<u>HH-R1 - Maintenance or repair - All zones</u>		No historic heritage item listed in SCHED1 and no mapped heritage precinct has been identified within the Site. The rules in the HH chapter relating to scheduled heritage items and	
<u>HH-R2 - All site development - All zones</u>			
<u>HH-R3 - Alterations or addition in the MTZ - Matangi zone - MTZ - Matangi zone</u>			
<u>HH-R4 - Alterations or addition (except in the MTZ - Matangi zone) - All zones</u>			

<u>HH-R5 - Matangi and Huntly heritage areas - All zones</u>		the Matangi and Huntly Heritage Precincts therefore do not apply.	
<u>HH-R7 - Demolition, removal or relocation of any B ranked historic heritage item listed in SCHED1 - Historic heritage items - All zones</u>		The archaeological assessment identifies archaeological site S14/509, comprising a pre-1900 drain that may be affected by earthworks and drainage works. This feature is not identified as a SCHED1 historic heritage item. Its modification will instead be managed through the separately sought archaeological authority from Heritage New Zealand Pouhere Taonga, the Archaeological Site Management Plan and accidental-discovery procedures.	
<u>HH-R8 - Demolition, removal or relocation of any A ranked historic heritage item listed in SCHED1 - Historic heritage items - All zones</u>			
<u>HH-R9 - Subdivision of land containing a historic heritage item listed in SCHED1 - Historic heritage items. - All zones</u>		Not applicable.	
ML – Māori Land			
<u>ML-R1- Māori purpose activity - Māori Land across all zones</u>		N/A – The site does not contain any Maori Land.	
<u>ML-R2 - Home business - Māori Land across all zones</u>		N/A – The site does not contain any Maori Land.	
<u>ML-R3 - Visitor accommodation at Riria Kereopa Drive - Māori Land across all zones</u>		N/A – The site does not contain any Maori Land.	
<u>ML-R4 - Commercial activity at Riria Kereopa Drive - Māori Land across all zones</u>		N/A – The site does not contain any Maori Land.	

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

<u>ML-R5 - Any commercial activity that is a non-complying activity in the land-use activity rules of the relevant zone chapter. - Māori Land across all zones</u>		N/A – The site does not contain any Maori Land.	
MV - Māori values and Maatauranga Māori			
<u>MV-R1</u> 1. All discretionary and non-complying activities in Part 2 - District-wide matters and Part 3 - Area-specific matters sections of this Plan must address: (a) The effects on values held by mana whenua and the appropriateness to mana whenua of any avoidance, mitigation or enhancement measures including as identified through cultural impact/values assessments and any relevant iwi planning document.		Complies – the applicants have undertaken consultation with mana whenua, and an effects assessment is provided in the AEE.	
SASM - Sites and areas of significance to Māori			
<u>SASM-R1 - Minor earthworks - All zones</u>		N/A – The site does not contain any SASM.	
<u>SASM-R2 - Signs - All zones</u>		N/A – The site does not contain any SASM.	
<u>SASM-R3 - Cultivation - All zones</u>		N/A – The site does not contain any SASM.	
<u>SASM-R4 - Earthworks - All zones</u>		N/A – The site does not contain any SASM.	
<u>SASM-R5 - Title boundaries - All zones</u>		N/A – The site does not contain any SASM.	
TREE - Notable trees			

<u>TREE-R1 - Removal or destruction - All zones</u> 1. Activity status: PER Where: 1. Removal or destruction of a notable tree identified in SCHED2 - Notable trees where certification is provided to Council from an arborist that states that the tree is dead, dying, diseased or unsafe in accordance with APP6 - Tree removal certificate.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Timing and manner in which the activity is carried out; (b) Effects on amenity values; and (c) Effects on heritage values.	N/A – no SCHED2 notable trees are located on the site (confirmed via WDC planning maps and the Infrastructure Report, Maven Dec 2025). Rule does not apply.	
<u>TREE-R2 - Trimming - All zones</u> 1. Activity status: PER Where: (a) The trimming of a notable tree identified in SCHED2 - Notable trees to remove dead, dying, or diseased branches; or no more than 10% of live foliage with a maximum branch diameter not exceeding 50mm at the point of severance in any single consecutive 12 month period, must comply with the following standards: i. All trimming must retain the natural shape, form and growth habit of the tree species; and ii. All tree works are undertaken by a competent arborist.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Timing and manner in which the activity is carried out; (b) Effects on amenity values; (c) Effects on heritage values; and (d) Effects on the natural shape, form and growth habit of the tree species.	N/A – no SCHED2 notable trees are located on the site. Rule does not apply	
<u>TREE-R3 - Activities within the dripline - All zones,</u> 1. Activity status: PER Where: (a) Any activity within the dripline of a notable tree identified in SCHED2 - Notable trees must not involve the:	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Location of activity in relation to the tree;	N/A – no SCHED2 notable trees are located on the site. Rule does not apply.	

i. Excavation, compaction, sealing or soil disturbance or placement of fill material or cleanfill, except for the sealing of an existing road or footpath; ii. Parking or storage of materials, vehicles or machinery; iii. Discharge of an eco-toxic substance; and iv. Construction of buildings or structures.	(b) Timing and manner in which the activity is carried out; (c) Remedial measures; (d) Effect on the health and vitality of the tree; and (e) Amenity values.		
<u>TREE-R4 - Subdivision of land containing a notable tree listed in SCHED2 - Notable trees. - All zones</u> 1. Activity status: REDIS Activity-specific standards: (a) The notable tree is wholly retained within one Record of Title. Council's discretion is restricted to the following matters: (b) Effects on the notable tree.	2. Activity status where compliance not achieved: NC	N/A – no SCHED2 notable trees are located on the site, therefore no subdivision of land containing a notable tree is proposed. Rule does not apply.	
Natural environment value			
ECO - Ecosystems and indigenous biodiversity			
<u>ECO-R1 - Earthworks - general - All zones</u> 1. Activity status: PER (a) Earthworks for conservation activities, water reticulation for farming purposes or the maintenance of existing tracks, fences or drains within a Significant Natural Area	2. Activity status where compliance not achieved: REDIS Council's discretion is restricted to the following matters: (a) Volume, extent and depth of earthworks; (b) Nature of fill material; (c) Contamination of fill material or cleanfill; (d) Location of the earthworks to waterways, significant	The District Plan planning maps do not identify a Significant Natural Area within the Site. Not applicable.	

	indigenous vegetation and habitat; (e) Compaction of the fill material; (f) Volume and depth of fill material; (g) Protection of the Hauraki Gulf Catchment Area; (h) Geotechnical stability; and (i) Land instability, erosion and sedimentation		
<u>See rules ECO-R2 – ECOR10 for vegetation clearance in a Significant Natural Area.</u>		N/A – no Significant Natural Areas located on or adjacent to the site. Rules do not apply.	
<u>ECO-R11 - Vegetation clearance outside a Significant Natural Area - All zones</u> 1. Activity status: PER (a) Indigenous vegetation clearance outside a Significant Natural Area for the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures, including the removal of vegetation to protect existing buildings and structures, from fire risk; (ii) Reconstructing or maintaining existing tracks and fences; (iii) Reconstructing or maintaining existing farm drains; (iv) Conservation fencing to exclude stock or pests; (v) Gathering of plants in accordance with Maaori custom and values; or (vi) A building platform and associated access, parking and manoeuvring up to a total of 500m² clearance of	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The extent to which the clearance will result in the fragmentation and isolation of indigenous ecosystems and habitats; (b) The extent to which the clearance will result in loss, damage or disruption to ecological processes, functions and ecological integrity, including ecosystem services;	The District Plan planning maps do not identify a Significant Natural Area within the Site. Not applicable.	

indigenous vegetation and there is no practicable alternative development area on the site outside of the area of indigenous vegetation clearance; (vii) In the Aggregate Extraction Areas, and Coal Extraction Areas a maximum of 2000m² in a single consecutive 12 month period per record of title; or (viii) Conservation activities.	(c) The cumulative effects of the vegetation clearance; (d) The extent to which the clearance affects Tangata Whenua relationships with indigenous biodiversity on the site; (e) The extent to which the indigenous biodiversity contributes to natural character and landscape values, including in areas of outstanding natural character, outstanding natural features, and outstanding natural landscapes; (f) The extent to which adverse effects have been avoided, remedied, mitigated or if this is unable to be achieved, the extent of offsetting on significant residual adverse effects; and (g) The extent of adverse effects of vegetation clearance and the disturbance of habitats on the values of indigenous biodiversity by reference to the criteria in APP2 Criteria for determining significance of indigenous biodiversity.		
---	---	--	--

<u>ECO-R12 - Vegetation clearance outside a Significant Natural Area on Māori Freehold Land and Māori Customary Land - All zones</u>		N/A – site is not Māori Freehold or Māori Customary Land.	
<u>ECO-R13 - Outside a Significant Natural Area, indigenous vegetation clearance associated with gardening. - All zones</u>		N/A – no gardening is proposed.	
<u>ECO-R14 - Vegetation clearance of non-indigenous species outside a Significant Natural Area. - All zones</u>		Clearance of grazed pasture and exotic shelterbelts is proposed as part of site preparation. Activity status: PER.	
<u>ECO-R15 - Clearance of manuka or kanuka outside a Significant Natural Area - All zones</u>		N/A - no clearance of manuka or kanuka is proposed.	
<u>ECO-R16 - Indigenous vegetation clearance outside a Significant Natural Area for any reason not specified in Standards ECO-R11 to ECO-R15. - All zones</u>			The ecological assessment identifies isolated indigenous trees outside any mapped Significant Natural Area, including two tōtara and one kahikatea. It is assumed that some of these trees will be removed or otherwise affected by the proposed earthworks and development. Activity status: RDIS

<u>ECO-R17 - Subdivision through Significant Natural Areas - All zones</u>		N/A – no Significant Natural Areas located on or adjacent to the site. Rule does not apply.	
NATC - Natural character			
<u>NATC-R1 - Earthworks - within a High Natural Character Area or Outstanding Natural Character Area - All zones</u>		N/A – the site is not located within a High Natural Character Area or Outstanding Natural Character Area on the WDC planning maps. Rule does not apply.	
<u>NATC-R2 - Earthworks - within a High Natural Character Area or Outstanding Natural Character Area - All zones</u>		N/A – the site is not located within a High Natural Character Area or Outstanding Natural Character Area on the WDC planning maps. Rule does not apply.	
<u>NATC-R3 - Subdivision - All zones</u>		N/A – the site is not located within a High Natural Character Area or Outstanding Natural Character Area on the WDC planning maps. Rule does not apply.	
NFL - Natural features and landscapes			
<u>NFL-R1 - Earthworks - within an Outstanding Natural Feature or Outstanding Natural Landscape - All zones</u>		N/A – the site is not located within a High Natural Character Area or Outstanding Natural Character Area on the WDC planning maps. Rule does not apply.	

<u>NFL-R2 - Earthworks - within an Outstanding Natural Feature or Outstanding Natural Landscape - All zones</u>		N/A – the site is not located within a High Natural Character Area or Outstanding Natural Character Area on the WDC planning maps. Rule does not apply.	
<u>NFL-R3 - Subdivision - All zones</u>		N/A – the site is not located within a High Natural Character Area or Outstanding Natural Character Area on the WDC planning maps. Rule does not apply.	
Subdivision			
SUB - Subdivision			
<u>LLRZ - Large lot residential zone</u> <u>SUB-R1 – SUB-R10</u>		N/A – the site is located in the GRUZ. Rules SUB-R1 – SUB-R10 do not apply.	
<u>GRZ - General residential zone</u> <u>SUB-R11 - SUB-R29A</u>		N/A – the site is located in the GRUZ. Rules SUB-R11 – SUB-R29A do not apply.	
<u>MRZ - Medium density residential zone 1</u> <u>SUB-R30 - SUB-R39</u>		N/A – the site is located in the GRUZ. Rules SUB-R30 – SUB-R39 do not apply.	
<u>MRZ2 - Medium Density Residential Zone 2</u> <u>SUB-R152 - SUB-R162</u>		N/A – the site is located in the GRUZ. Rules SUB-R152 – SUB-R162 do not apply.	
<u>GRUZ - General rural zone</u> <u>SUB-R40 - Prohibited subdivision - GRUZ =</u> 1. Activity status: PR	2. Activity status where compliance not achieved: n/a		Two of the four Records of Title (SA910/139 issued 20 August 1948 and SA6D/233 issued 5 August 1966) were issued prior

Activity specific standards: (a) Subdivision of land for which a Record of Title was issued prior to 6 December 1997, which results in the land comprised in more than one additional Record of Title being located on any high-class soil. (b) Exceptions to SUB-R40(1)(a) are where an additional allotment is created by any of the following rules: i. Reserve lot subdivision (Rule SUB-R50); ii. Access allotment or utility allotment using the rules in EIT - Energy, infrastructure and transport; iii. Subdivision of Maaori Freehold Land (Rule SUB-R45); iv. A boundary relocation (Rules SUB-R46 - SUB-R47, including D2 within the Urban Expansion Area) or rural hamlet subdivision (Rules SUB-R48 - SUB-R49), where the subdivision creates any additional allotments on land comprised in one Record of Title which existed prior to the subdivision and where there are no additional Records of Title created overall as a result of the subdivision.			to 6 December 1997. The site is partly located on LUC 2 (High-Class) Soils. The proposed master-planned subdivision creates more than one additional Record of Title on high-class soil, which is a Prohibited activity under SUB-R40. Activity status: Prohibited
<u>SUB-R41 - Prohibited subdivision - GRUZ</u> 1. Activity status: PR Activity specific standards: (a) Subdivision of land for which a Record of Title was issued after 6 December 1997, which results in the land comprised in any additional allotment being located on any high class soil. (b) Exceptions to SUB-41(1)(a) are where an additional lot allotment is created by any of the following:	2. Activity status where compliance not achieved: n/a		Two of the four Records of Title (SA63C/424 issued 30 July 1998 and 341666 issued 16 October 2007) were issued on or after 6 December 1997. The site is partly located on LUC 2 (High-Class) Soils. The proposed subdivision creates additional allotments on high-class soil,

i. Reserve lot subdivision (Rule SUB-R50); ii. Access allotment or utility allotment using the rules in EIT - Energy, infrastructure and transport iii. Subdivision of Maori Freehold land (Rule SUB-R45); iv. A boundary relocation (Rules SUB-R46 - SUB-R47, including D2 within the Urban Expansion Area) or rural hamlet subdivision (Rules SUB-R48 - SUB-R49), where the subdivision creates any additional allotment on land comprised in one Record of Title which existed prior to the subdivision and where there are no additional Records of Title created overall as a result of the subdivision. (c) Rule SUB-41(1)(a) does not apply to the following: i. A boundary relocation or adjustment between Records of Title that existed prior to 6 December 1997; (refer to Rules SUB-R46 - SUB-R47); or ii. A process other than subdivision under the Resource Management Act 1991			which is a Prohibited activity under SUB-R41. Activity status: Prohibited.
<u>SUB-R42 - Prohibited subdivision - GRUZ</u> 1. Activity status: PR Activity specific standards: (a) Notwithstanding rule SUB-R41(1)(c)(ii) any proposed subdivision of any record of title that has been used as a donor lot for the purpose of a transferable rural lot right subdivision under the provisions of the previous Operative Waikato District Plan - Franklin Section, except where the historical transfer of any consented environmental lots has not resulted in-situ. Exceptions to PR4(a) are where an additional allotment is created by any of the following:	2. Activity status where compliance not achieved: n/a	N/A – the site has not been used as a donor lot for a transferable rural lot right subdivision under the previous Operative Waikato District Plan – Franklin Section. Not applicable.	

i. Reserve lot subdivision (Rule SUB-R50); ii. Access allotment or utility allotment using the rules in EIT - Energy, infrastructure and transport; iii. Subdivision of Maori Freehold land (Rule SUB-R45); iv. A boundary relocation (Rules SUB-R46 - SUB-R47) or rural hamlet subdivision (Rules SUB-R48 - SUB-R49), where the subdivision creates an additional allotment on land comprised in one Record of Title which existed prior to the subdivision and where there are no additional Records of Title created overall as a result of the subdivision.			
<u>SUB-R43 - General subdivision - GRUZ</u> 1. Activity status: RDIS Activity specific standards: (a) Subdivision must comply with all of the following standards: i. The Record of Title to the allotment to be subdivided must have issued prior to 6 December 1997; ii. The Record of Title to be subdivided is not a Record of Title created by section 14 of the Land Transfer Act 2017 and must be at least 40 hectares in area; iii. The proposed subdivision must create no more than one additional allotment, excluding an access allotment or utility allotment for every complying record of title;	2. Activity status where compliance not achieved: NC		The Project proposes an urban subdivision creating substantially more than one additional allotment from each qualifying parent title. Most residential allotments will also be considerably smaller than the required 8,000 m² to 1.6 ha range. In addition, multiple residential allotments will be located on the identified high-class soils. The proposal therefore does not satisfy the activity-specific standards for restricted

iv. The additional allotment must have a proposed area of between 8,000m² and 1.6 ha; v. Where the land to be subdivided contains high class soil (as determined by a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person), the additional allotment created by the subdivision, exclusive of the balance area, must not contain more than 15% of its total land area as high class soils within the allotment. Council's discretion is restricted to the following matters: (a) Subdivision layout and design including dimensions, shape and orientation of the proposed allotment; (b) Effects on rural character and amenity values; (c) Effects on landscape values; (d) Potential for subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity; (e) Extent of earthworks including earthworks for the location of building platforms and accessways; (f) Effects on rural productivity and the availability of high class soils; (g) The provision of infrastructure, including water supply accessible for firefighting; (h) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of infrastructure assets, or give rise to reverse sensitivity effects on existing land transport networks. Advice note: some subdivision is a prohibited activity in accordance with SUB-R40 - SUB-R42.			discretionary subdivision under SUB-R43. Activity Status: Non complying
--	--	--	--

Subdivision to create a reserve in as set out in Rule SUB-R50 is not subject to this rule.			
<u>SUB-R44 General subdivision - GRUZ</u> 1. Activity status: DIS Activity specific standards: (a) Any subdivision within the Urban Expansion Area where the following standards are met: - The Record of Title to be subdivided must have been issued prior to 18 July 2018; - The Record of Title must be at least 1.6 hectares in area; - The additional Record of Title must contain a lawfully established dwelling existing as of 18 July 2018; - The additional Record of Title must have a net site area (excluding access legs) between 3,000m² and 1 hectare; - A consent notice must be registered on the Record of Title for the balance lot stating that no additional residential units are permitted until such time as the lot has a residential zoning.	2. Activity status where compliance not achieved: NC	N/A – the site is not located within an Urban Expansion Area on the WDC planning maps. Rule does not apply.	
<u>SUB-R45 - Subdivision of Maaori Freehold Land - GRUZ</u> 1. Activity status: DIS Activity specific standards: (a) Subdivision for a full partition of Maaori Freehold Land under Te Ture Whenua Maori Act 1993.	2. Activity status where compliance not achieved: NC	N/A – the site is not Māori Freehold Land. Rule does not apply.	
<u>SUB-R46 - Boundary relocation - GRUZ</u> 1. Activity status: RDIS Activity specific standards: (a) The boundary relocation must:	2. Activity status where compliance not achieved: DIS	N/A – the proposal is not a boundary relocation between existing Records of Title. Rule does not apply.	

i. Relocate a common boundary or boundaries between two existing Records of Title. ii. All Records of Title used in the boundary relocation subdivision must: 1. Contain an area of at least 5,000m²; 2. Not be a road severance or stopped road; 3. Not created by section 14 of the Land Transfer Act 2017; 4. Be able to accommodate a suitable building platform in accordance with Rule SUB-R56 (subdivision rule for building platform i. The Records of Title must form a continuous landholding; ii. Not result in any additional Records of Title created overall as a result of subdivision; iii. Create one allotment of at least 8000m² in area; iv. Where the land to be subdivided contains high class soil (as determined by a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person), any new allotment created by the boundary relocation less than 4ha in area, must not contain more than 15% of its total land area as high class soils within the allotment; and v. No additional potential for permitted activity residential units and no additional subdivision potential is created beyond that which already existed prior to the subdivision occurring. Council's discretion is restricted to the following matters: (a) Subdivision layout and design including dimension, shape and orientation of the proposed allotments;			
--	--	--	--

(b) Effects on rural character and amenity values; (c) Effects on landscape values; and (d) Potential for subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity; (e) Effects on rural productivity and fragmentation of high class soils; (f) Effects on high class soils, farm management and productivity; (g) The subdivision layout and design having regard to the operation, maintenance, upgrading and development of existing infrastructure assets.			
<u>SUB-R47 - Boundary relocation - GRUZ</u> 1. Activity status: NC Activity specific standards: (a) A boundary relocation within the Urban Expansion Area that is located within areas HT1 and WA.	2. Activity status where compliance not achieved: n/a	N/A – the site is not within Urban Expansion Area HT1 or WA, and the proposal is not a boundary relocation. Rule does not apply.	
<u>SUB-R48 - Rural Hamlet Subdivision - GRUZ</u>		N/A – the proposal is a master-planned residential subdivision, not a rural hamlet subdivision. Rule does not apply.	
<u>SUB-R49 - Rural Hamlet Subdivision - GRUZ</u>		N/A – the proposal is a master-planned residential subdivision, not a rural hamlet subdivision. Rule does not apply.	
<u>SUB-R50 - Subdivision to create a reserve and incentive lot - GRUZ</u> 1. Activity status: RDIS Activity specific standards:	2. Activity status where compliance not achieved: NC		The Project includes proposed open-space, stormwater and utility reserves to be vested in Council. However, these areas are not identified in a Waikato

(a) Subdivision to create a reserve must comply with all of the following standards: i. The land being subdivided must contain an area that is identified in a Waikato District Council Parks Strategy as being required for permanent public access or for reserve purposes; ii. The area identified in the Parks Strategy as being required for permanent public access or for reserve purposes is to be vested in Council; iii. No more than one additional allotment in addition to the balance allotment is created, excluding any land vested in Council; iv. The proposed additional allotment, excluding the reserve, has a minimum size of 8,000m². Council's discretion is restricted to the following matters: (a) Size and location of area for which public access or reserve is secured; (b) Method of securing public access; (c) Management of any land remaining in private ownership over which access rights are granted; (d) Location of the additional allotment; (e) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.			District Council Parks Strategy as being required for permanent public access or reserve purposes. The subdivision will also create substantially more than one additional allotment, and most residential allotments will be smaller than 8,000m². It is therefore not a reserve-and-incentive-lot subdivision contemplated by SUB-R50. Activity Status: Non-Complying
<u>SUB-R51 Title boundaries - existing buildings - GRUZ</u> 1. Activity status: RDIS Activity specific standards: (a) The boundaries of every proposed lot allotment containing existing buildings must demonstrate that existing buildings comply with the land use-building	2. Activity status where compliance not achieved: DIS	The existing farm buildings and associated structures within the development footprint are proposed to be removed as part of site clearance. The proposed residential allotments will	

standards in the GRUZ - General rural zone relating to: GRUZ-S1 (Number of residential units within a Record of Title); i. GRUZ-S8 (Height in relation to boundary); ii. GRUZ-S9 - GRUZ-S11 (Building coverage); iii. GRUZ-S12 (Building setbacks); iv. GRUZ-S13 (Building setback sensitive land use). (b) Rule SUB-R51(1)(a) does not apply to any non-compliance with the land use - building standards in the GRUZ - General rural zone that existed lawfully prior to the subdivision. Council's discretion is restricted to the following matters: Reverse sensitivity effects; (a) Effects on existing buildings; (b) Effects on an intensive farming activity; (c) Effects on any Aggregate Extraction Area; and (d) Effects on any Coal Extraction Area.		therefore not contain existing buildings requiring assessment against the GRUZ building standards listed in SUB-R51. Not applicable.	
<u>SUB-R52 - Subdivision - road frontage - GRUZ</u> 1. Activity status: RDIS Activity specific standards: (a) Every proposed allotment as part of the subdivision with a road boundary, other than proposed allotment containing an access or utility allotment, right of way or access leg must have a width along the road boundary of at least 60m. (b) Council's discretion is restricted to the following matters: (c) Safety and efficiency of vehicle access and land transport;	2. Activity status where compliance not achieved: DIS		The Project will create an urban subdivision in which most residential allotments with road boundaries will have road frontages substantially less than 60 m. Refer to masterplan for lot frontage width dimensions. Activity status: RDIS.

(d) Amenity values and rural character			
<u>SUB-R53 - Subdivision within identified areas - GRUZ</u>		N/A – access allotments will be designed in accordance with TRPT-R1 and SUB-R53 standards at Scheme Plan stage; no non-compliance anticipated.	
<u>SUB-R54 - Subdivision of land containing all or part of an Environmental Protection Area - GRUZ</u>		N/A – utility allotments for infrastructure (e.g. pump stations, substations, stormwater devices) will comply with SUB-R54 standards at Scheme Plan stage.	
<u>SUB-R55 - Esplanade reserves and esplanade strips - GRUZ</u>		N/A – esplanade reserves will be provided along the Ohote Stream (>3m average width) in accordance with s230 RMA and SUB-R55.	
<u>SUB-R56 - Subdivision - building platform - GRUZ</u> 1. Activity status: RDIS Activity specific standards: (a) Subdivision, other than an access or utility allotment, must provide a building platform on every proposed allotment that meets all of the following standards: i. A shape factor being either: 1. An area of 1,000m ² exclusive of boundary setbacks; or 2. A circle with a diameter of at least 30m, exclusive of boundary setbacks; and 3. Containing a building platform being a circle with a diameter of at least 18m.	2. Activity status where compliance not achieved: DIS		For all lots outside of the Stage 1A area, the size and shape of them is such that they cannot accommodate the required 1,000 m ² shape factor or 30 m-diameter circle clear of setbacks. The proposed allotments also cannot accommodate a residential unit as a permitted

ii. Has an average gradient not steeper than 1:8; iii. Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform; iv. Has vehicular access in accordance with Rule TRPT-R1 (Transportation) v. Is not subject to inundation in a 2% AEP storm or flood event; vi. A residential unit could be built on as a permitted activity in accordance with Land use - building standards in the GRUZ - General rural zone. vii. Council's discretion is restricted to the following matters: (b) Earthworks and fill material required for building platforms and access; (c) Geotechnical suitability for building; (d) The relationship of the building platform and future residential activities with surrounding rural activities to ensure reverse sensitivity effects are avoided or mitigated; (e) Avoidance of natural hazards; (f) Effects on landscape and amenity; and (g) Measures to avoid storm or flood events.			activity under the existing GRUZ standards. Activity Status: DIS
<u>SUB-R57 - Subdivision within the National Grid Subdivision Corridor - GRUZ</u>		N/A – no subdivision around existing network utility infrastructure proposed beyond standard utility allotments addressed under SUB-R54. Rule does not apply.	

<u>SUB-R58 - Subdivision for a full partition of Maaori freehold land outside a Whaanga Coast development specific control area (PREC5 - Whaanga Coast development precinct) under Te Ture Whenua Act 1993</u> <u>? - PREC5 - Whaanga Coast development precinct</u>		N/A – the proposal is a master-planned residential subdivision, not a conservation/protection subdivision. Rule does not apply.	
<u>SUB-R59 - Subdivision general - PREC31 - Lakeside Te Kauwhata within the GRUZ - General rural zone</u> <u>PREC31 - Lakeside Te Kauwhata within the GRUZ</u>		N/A – the site is not located within PREC31 Lakeside Te Kauwhata. Rule does not apply.	
<u>SUB-R60 - Lakeside Comprehensive Subdivision Consent within the GRUZ - General rural zone</u> <u>PREC31 - Lakeside Te Kauwhata within the GRUZ</u>		N/A – the site is not located within the Lakeside Te Kauwhata Comprehensive Subdivision Consent area. Rule does not apply.	
<u>RLZ - Rural lifestyle zone</u> <u>SUB-R61 - SUB-R153</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>SETZ - Settlement zone</u> <u>SUB-R74 - SUB-R83</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>LCZ - Local centre zone</u> <u>SUB-R84 - SUB-R91</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>COMZ - Commercial zone</u> <u>SUB-R92 - SUB-R98</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>TCZ - Town centre zone</u> <u>SUB-R99 - SUB-R104</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>GIZ - General industrial zone</u> <u>SUB-R105 - SUB-R111</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>HIZ - Heavy industrial zone</u> <u>SUB-R112 - SUB-R116</u>		N/A – the site is located in the General Rural Zone (GRUZ)	

<u>OSZ - Open space zone</u> <u>SUB-R117 - SUB-R118</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>BTZ - Business Tamahere zone</u> <u>SUB-R119 -</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>CORZ - Corrections zone</u> <u>SUB-R120</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>FUZ - Future urban zone</u> <u>SUB-R121 - SUB-R123</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>HOPZ - Hopuhopu zone</u> <u>SUB-R124</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>KLZ - Kimihia lakes zone</u> <u>SUB-R125 - SUB-R127</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>MAZ - Mercer airport zone</u> <u>SUB-R128</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>MSRZ - Motorsport and recreation zone</u> <u>SUB-R129</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>MTZ - Matangi zone</u> <u>SUB-R130 - SUB-R133</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>RPZ - Rangitahi Peninsula zone</u> <u>SUB-R134 - SUB-R141</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>TKAZ - Te Kowhai airpark zone</u> <u>SUB-R142 - SUB-R149</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>TTZ - TaTa Valley zone</u> <u>SUB-R150 - SUB-R151</u>		N/A – the site is located in the General Rural Zone (GRUZ)	
<u>PREC – Precincts - PREC4 - Havelock precinct</u> <u>SUB-R19 - SUB-R22</u>		N/A – the site is located in the General Rural Zone (GRUZ)	

General district-wide matters			
ANOC - Airport noise and obstacle controls			
<u>ANOC-R1 - Heights for Buildings, Structures, Trees and other Vegetation - Hamilton Airport - All zones</u>		N/A – the site is not located within the vicinity of Hamilton Airport and is outside any Hamilton Airport Obstacle Limitation Surface shown on the WDC planning maps. Rule does not apply.	
<u>ANOC-R2 - Heights for Buildings, Structures, Trees and other Vegetation - Te Kowhai Aerodrome (Approach and Take-Off Surfaces) - All zones</u>		N/A – the site is not located within the vicinity of Te Kowhai Aerodrome and is outside the Approach and Take-Off Surfaces shown on the WDC planning maps. Rule does not apply.	
<u>ANOC-R3 - Heights for Buildings, Structures, Trees and other Vegetation - Te Kowhai Aerodrome (Transitional Side Surfaces) - All zones</u>		N/A – the site is not located within the vicinity of Te Kowhai Aerodrome and is outside the Transitional Side Surfaces shown on the WDC planning maps. Rule does not apply.	
<u>ANOC-R4 - Height for Buildings and Structures - Te Kowhai Aerodrome (Inner Horizontal Surface) - All zones</u>		N/A – the site is not located within the vicinity of Te Kowhai Aerodrome and is outside the Inner Horizontal Surface shown on the WDC planning maps. Rule does not apply.	
<u>ANOC-R5 - Building height - Mercer Airport - All zones</u>		N/A – the site is not located within the vicinity of Mercer Airport and is outside any Mercer Airport Obstacle	

		Limitation Surface shown on the WDC planning maps. Rule does not apply.	
<u>ANOC-R6 - Noise sensitive activities - Hamilton Airport, Mercer Airport and Te Kowhai Aerodrome - All zones</u>		N/A – the site is not located within the vicinity of Hamilton Airport, Mercer Airport or Te Kowhai Aerodrome, and is outside any associated air noise boundary on the WDC planning maps. Rule does not apply.	
<u>ANOC-R7 - Noise sensitive activities - Te Kowhai Aerodrome within the 65dB Ldn Air Noise Boundary - All zones</u>		N/A – the site is not located within the Te Kowhai Aerodrome 65dB Ldn Air Noise Boundary on the WDC planning maps. Rule does not apply.	
EMRG - Emergency services			
<u>EMRG-R1 - Emergency service training and management activities - All zones</u>		N/A – no emergency service training or management activities proposed on site. Rule does not apply.	
<u>EMRG-R2 - Additions and alterations to an existing emergency service facility - All zones</u>		N/A – no existing emergency service facility on site; no additions or alterations proposed. Rule does not apply.	
<u>EMRG-R3 - Construction of emergency service facilities</u> LCZ - Local centre zone; COMZ - Commercial zone; GIZ - General industrial zone; and HIZ - Heavy industrial zone		N/A – no construction of emergency service facilities proposed. Site is also not located in the LCZ, COMZ, GIZ or HIZ. Rule does not apply.	

<u>EMRG-R4 - Construction of emergency service facilities - All zones with the exception of:</u> LCZ - Local centre zone; COMZ - Commercial zone; GIZ - General industrial zone; and HIZ - Heavy industrial zone		N/A – no construction of emergency service facilities proposed within the GRUZ or any other zone on site. Rule does not apply.	
EW - Earthworks			
<u>EW-R1 - Gardening or disturbance of land for the installation of fence posts - All zones</u> 1. Activity status: PER Activity specific conditions: Nil.	2. Activity status where compliance not achieved: n/a	Compliant – minor gardening and fence post installation by future residents/landscapers is permitted activity. No standards apply. Activity status: PER .	
<u>LLRZ - Large lot residential zone and SETZ - Settlement zone</u> <u>EW-R3 – EW-R6</u>		N/A – the site is GRUZ.	
<u>GRZ - General residential zone</u> <u>EW-R7 – EW-R12</u>		N/A – the site is GRUZ.	
<u>MRZ1 - Medium density residential zone 1 and MRZ2 - Medium density residential zone 2</u> <u>EW-R13 – EW-R16</u>		N/A – the site is GRUZ.	
<u>GRUZ - General rural zone</u> <u>EW-R17 - Ancillary rural earthworks - GRUZ; CORZ; FUZ; and TTZ</u> 1. Activity status: PER Activity specific conditions: (a) Provided they are not within a kauri root zone	2. Activity status where compliance not achieved: RDIS (a) Council’s discretion is restricted to the following matters: The risk of earthworks	N/A – the proposal is for master-planned urban residential subdivision and bulk earthworks, not ancillary rural earthworks (e.g. farm tracks, races, stock crossings) on a farm holding. Earthworks are	

	exacerbating Kauri dieback disease	addressed under EW-R21. Rule does not apply.	
<u>EW-R18 - A farm quarry - GRUZ; CORZ; FUZ; and TTZ</u> 1. Activity status: PER Activity specific conditions: (a) Where the volume of aggregate extracted does not exceed 1000m³ in any single consecutive 12 month period; (b) Earthworks are setback 5m horizontally from any waterway, open drain or overland flow path; and (c) Provided they are not within a kauri root zone.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material or cleanfill; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; and	N/A – no farm quarry proposed. All cut material is re-used on site as engineered fill in accordance with the Earthworks/Preload methodology (CMW Geotechnical Investigation Report, Dec 2025). Rule does not apply.	

	(l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and (m) The risk of earthworks exacerbating Kauri dieback disease.		
<u>EW-R19 - Earthworks required to form a building platform - GRUZ; CORZ; FUZ; and TTZ</u> 1. Activity status: PER Activity specific conditions: (a) Earthworks required to form a building platform that will be subject to a building consent where undertaken in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development; and (b) Provided they are not within a kauri root zone.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material or cleanfill; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability;	N/A – building platform earthworks for individual lots will be undertaken as part of the bulk earthworks/preloading programme prior to title issue. Subsequent dwelling-by-dwelling building platform earthworks subject to building consent under NZS 4431:1989. Bulk earthworks are addressed under EW-R21. Rule does not apply to the site-wide consent.	

	(j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and The risk of earthworks exacerbating Kauri dieback disease.		
<u>EW-R20 - Earthworks ancillary to a conservation activity - GRUZ; CORZ; FUZ; and TTZ</u>		N/A – no earthworks ancillary to conservation activity proposed. Wetland offsetting/restoration earthworks are addressed under the NES-F 2020 regional consent pathway and ECO-R1. Rule does not apply.	
<u>EW-R21 - Earthworks - general - GRUZ; CORZ; FUZ; and TTZ</u> 1. Activity status: PER Where: (a) With the exception of earthworks for the activities listed in EW-R17 - EW-R20 earthworks within a site must meet all of the following standards: i. Do not exceed a volume of more than 1000m³ and an area of more than 2000m² over in any single consecutive 12 month period; ii. The total combined depth of any excavation (excluding drilling) or filling does not exceed 3m above or below natural ground level;	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material or cleanfill;		The Project involves earthworks over approximately 701,186m ² , comprising approximately 603,252m ³ of cut and 899,962m ³ of fill. These works exceed the permitted limits of 1,000m ³ and 2,000 m ² in any consecutive 12-month period. Cuts of up to approximately 19.5m and fills of up to approximately 4.5 m are

iii. Take place on land with a maximum slope of 1:2 (1 vertical to 2 horizontal); iv. Earthworks are setback a minimum of 1.5m from all boundaries; v. Areas exposed by earthworks are stabilised on completion and any remaining bare ground re-vegetated to achieve 80% ground cover within 2 months of the completion of the earthworks; vi. Sediment resulting from the earthworks is managed on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and vii. Provided they are not within a kauri root zone.	(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; and (l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and (m) The risk of earthworks exacerbating Kauri dieback disease.		proposed, exceeding the permitted 3 m depth and height standard. Works are also likely to occur within 1.5 m of existing boundaries. Stabilisation and erosion and sediment controls are proposed, and no kauri root zone has been identified. Does not comply with EW-R21(1)(a), (b) and (d). Activity status: RDIS.
<u>EW-R22 - Earthworks - general - GRUZ; CORZ; FUZ; and ITZ</u> 1. Activity status: PER Where: (a) With the exception of earthworks for the activities listed in EW-R17 - EW-R20 using imported cleanfill	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Amenity values and landscape effects;		The Project requires approximately 296,710 m³ of imported engineered fill. To the extent that this material comprises cleanfill, concrete or brick, it substantially exceeds the permitted limit of 500 m³ in

material, concrete or brick must meet all of the following standards; i. Do not exceed a total volume of 500m³ in any single consecutive 12 month period; ii. Do not exceed a depth of 1m above natural ground level; iii. The slope of the resulting filled area in stable ground does not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal); iv. Fill material is setback a minimum of 1.5m from all boundaries; v. Areas exposed by filling are re-vegetated to achieve 80% ground cover within 2 months of the completion of the filling; vi. Sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls and does not enter waterways, open drains or overland flow paths; and vii. Provided they are not within a kauri root zone.	(b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material or cleanfill; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths; (k) Land instability, erosion and sedimentation; (l) Effects on the safe, effective and efficient operation, maintenance and upgrade of infrastructure, including access; and (m) The risk of earthworks exacerbating Kauri dieback disease.		any consecutive 12-month period. Proposed fill depths reach approximately 4.5 m above natural ground level and therefore exceed the permitted 1 m depth. Filling may also occur within 1.5 m of existing boundaries. Proposed fill slopes are generally no steeper than 1V:3H or 1V:4H, and stabilisation and erosion and sediment controls will be implemented. No kauri root zone has been identified. Does not comply with EW-R22(1)(a), (b) and potentially (d). Activity status: RDIS.
<u>EW-R23 - Earthworks within a Whaanga Coast development specific control area of PREC5 - Whaanga</u>		N/A – the site is not located within the Whaanga Coast	

<u>Coast development precinct - PREC5 - Whaanga Coast development precinct</u>		development precinct (PREC5). Rule does not apply.	
<u>RLZ - Rural lifestyle zone</u> <u>EW-R24 – EW-R27</u>		N/A – the site is GRUZ.	
<u>LCZ - Local centre zone and COMZ - Commercial zone</u> <u>EW-R28 – EW-R30</u>		N/A – the site is GRUZ.	
<u>TCZ - Town centre zone</u> <u>EW-R31 – EW-R33</u>		N/A – the site is GRUZ.	
<u>GIZ - General industrial zone</u> <u>EW-R34 – EW-R36</u>		N/A – the site is GRUZ.	
<u>HIZ - Heavy industrial zone</u> <u>EW-R37 – EW-R39</u>		N/A – the site is GRUZ.	
<u>OSZ - Open space zone</u> <u>EW-R40 – EW-R43</u>		N/A – the site is GRUZ.	
<u>BTZ - Business Tamahere zone</u> <u>EW-R44 – EW-R46</u>		N/A – the site is GRUZ.	
<u>HOPZ - Hopuhopu zone</u> <u>EW-R47 – EW-R49</u>		N/A – the site is GRUZ.	
<u>KLZ - Kimihia lakes zone</u> <u>EW-R50</u>		N/A – the site is GRUZ.	
<u>MAZ - Mercer airport zone</u> <u>EW-R51 – EW-R52</u>		N/A – the site is GRUZ.	
<u>MSRZ - Motorsport and recreation zone</u> <u>EW-R53 – EW-R54</u>		N/A – the site is GRUZ.	
<u>MTZ - Matangi zone</u> <u>EW-R55 – EW-R56</u>		N/A – the site is GRUZ.	

<u>RPZ - Rangitahi Peninsula zone</u> <u>EW-R57 – EW-R58</u>		N/A – the site is GRUZ.	
<u>TKAZ - Te Kowhai airport zone</u> <u>EW-R59 – EW-R60</u>		N/A – the site is GRUZ.	
LIGHT - Light			
<u>LIGHT-R1 - Glare and artificial light spill</u> LLRZ; GRZ ; MRZ1; MRZ2; SETZ; BTZ; MAZ; MTZ; RPZ; and TKAZ 1. Activity status: PER Where: (a) Illumination from glare and artificial light spill shall not exceed 10 lux measured horizontally and vertically within any other site. (b) In the LLRZ - Large lot residential, SETZ - Settlement zone and RPZ - Rangitahi Peninsula zone: (i) LIGHT-R1(1)(a) does not apply to streetlights, navigation lights, traffic signals or from vehicles or equipment used in farming activities. (c) In the MAZ - Mercer Airport zone: (i) LIGHT-R1(1)(a) does not apply to runway lighting.		N/A – the site is located in the GRUZ – General Rural Zone. Rule does not apply.	

<u>LIGHT-R2 - Glare and artificial light spill</u> GRUZ; CORZ; FUZ; and TTZ 1. Activity status: PER Where: (a) Illumination from glare and artificial light spill shall not exceed 10 lux measured horizontally and vertically at the notional boundary on any other site in the GRUZ - General Rural Zone; at any road boundary or within any other site in the GRZ - General residential zone, MRZ1 - Medium density residential zone 1, MRZ2- Medium density residential zone 2, LLRZ - Large lot residential zone, SETZ - Settlement zone or RLZ - Rural lifestyle zone; (b) LIGHT-R2(1)(a) does not apply to vehicles used in farming activities and agricultural equipment.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on amenity values; (b) Effects of light spill levels on other sites; (c) Road safety; (d) Duration and frequency; (e) Location and orientation of the light source; (f) Mitigation measures; and (g) Location and orientation of the light source.	The Project will include street lighting, lighting along key pedestrian and cycling routes and external lighting associated with the apartment and neighbourhood-centre sites. Lighting will be designed during detailed engineering design in accordance with AS/NZS 1158. It is anticipated that illumination will not exceed 10 lux at the relevant notional, road or neighbouring-site boundaries. Compliance will be secured through detailed design and consent conditions. Activity Status: PER	
<u>LIGHT-R3 - Glare and artificial light spill</u> LCZ; COMZ; and TCZ		N/A – the site is GRUZ.	
<u>LIGHT-R4 - Glare and artificial light spill</u> GIZ; and HIZ		N/A – the site is GRUZ.	
<u>LIGHT-R5 - Glare and artificial light spill</u> OSZ		N/A – the site is GRUZ.	
<u>LIGHT-R6 - Glare and artificial light spill</u>		N/A – the site is GRUZ.	

HOPZ			
<u>LIGHT-R7 - Glare and artificial light spill</u> KLZ		N/A – the site is GRUZ.	
<u>LIGHT-R8 - Glare and artificial light spill</u> MSRZ		N/A – the site is GRUZ.	
NOISE - Noise			
<u>NOISE-R1 - Noise - general</u> LLRZ; GRZ; RLZ; SETZ; and RPZ		N/A – the site is GRUZ.	
<u>NOISE-R2 - Noise - general</u> GRUZ CORZ FUZ 1. Activity status: PER Where: (a) Farming noise, and noise generated by hunting, emergency generators and emergency sirens.	2. Activity status where compliance not achieved: n/a	N/A – the proposed development will likely not require emergency generators and emergency sirens.	
<u>NOISE-R3 - Noise - general</u> MRZ1 MRZ2 LCZ COMZ TCZ GIZ HIZ		N/A – the site is GRUZ.	

BTZ MTZ TKAZ			
<u>NOISE-R4 - Noise - construction - All zones</u> 1. Activity status: PER Where: (a) Noise from any construction, maintenance, or demolition activity that is measured, assessed and managed in accordance with the requirements of NZS6803:1999 'Acoustics - Construction Noise'.	Activity status where compliance not achieved: RDIS (a) Effects on amenity values; (b) Hours and days of construction; (c) Noise levels; (d) Timing and duration; and (e) Methods of construction.	Construction, earthworks and demolition noise has been assessed in accordance with NZS 6803:1999. The assessment identifies that works near sensitive receivers, particularly construction of the Harrogate Place haul road near 9 and 12 Harrogate Place, may require mitigation to achieve the applicable construction-noise limits. A Construction Noise and Vibration Management Plan has been prepared and provides for restricted working hours, minimum separation distances, quieter equipment, temporary acoustic barriers, monitoring, complaints management and activity-specific mitigation. The plan will be finalised and certified before construction begins. Compliance with NOISE-R4 is therefore anticipated through implementation of the certified	

		Construction Noise and Vibration Management Plan. Activity Status: PER	
<u>LLRZ - Large lot residential zone</u> <u>NOISE-R5</u>		N/A – the site is GRUZ.	
<u>GRZ - General residential zone</u> <u>NOISE-R6</u>		N/A – the site is GRUZ.	
<u>MRZ1 - Medium density residential zone 1 and MRZ2- Medium density residential zone 2</u> <u>NOISE-R7</u>		N/A – the site is GRUZ.	
<u>GRUZ - General rural zone</u> <u>NOISE-R8 - Noise - general</u> 1. Activity status: PER Where: (a) Noise measured at the notional boundary on any other site in the GRUZ - General Rural Zone must not exceed: i. 50dB LAeq, 7am to 7pm every day; ii. 45dB LAeq, 7pm to 10pm every day; iii. 40dB LAeq and 65dB LAmx, 10pm to 7am the following day. (b) Noise measured within any site in any zone, other than the GRUZ - General rural zone, must meet the permitted noise levels for that zone. (c) Noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 “Acoustics - Measurement of Environmental Sound”.	2. Activity status where compliance not achieved: DIS		The acoustic assessment confirms that ordinary residential activities and the proposed wastewater pump stations can comply with NOISE-R8. Pump stations A, B and D will be subject to limits 5 dB lower than the NOISE-R8 limits, and commercial noise from C1 and C2 is not expected to be audible beyond the Site boundary. However, the for the proposed mixed-use environment within C1 and C2, this is anticipated to operate within the Local Centre Zone standards, allowing up to

(d) Noise levels must be assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 “Acoustic - Environmental noise”.			65 dB LAeq during the day and 55 dB LAeq and 85 dB LAm_{ax} at night between sites within those areas. These limits exceed the GRUZ standards in NOISE-R8. Does not comply for operational noise generated and received between sites within C1 and C2. Compliance is anticipated at existing sites beyond the Project boundary. Activity status: DIS.
<u>NOISE-R9 - Frost fans - GRUZ</u> 1. Activity status: PER Where: (a) Noise generated by a frost fan must not exceed 55dB LAeq when measured at the notional boundary on any site in the GRUZ - General rural zone and within any site in the MRZ1- Medium density residential zone 1 and MRZ2- Medium density residential zone 2, LLRZ - Large lot residential zone, RLZ - Rural lifestyle zone, SETZ - Settlement zone or GRZ - General residential zone. (b) Noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 Acoustics - Measurement of Environmental Sound.	2. Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Effects on amenity values; (b) The location and proximity of the fans to sensitive activities; (c) Noise levels; (d) The adequacy of any mitigation.	N/A – no frost fans proposed. Rule does not apply.	

(c) Noise levels must be assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 Acoustic- Environmental noise.			
<u>NOISE-R10 - Noise - extractive activity – GRUZ</u> 1. Activity status: PER Where: (a) Noise generated by extractive activity from a facility existing or operating under resource consent at 17 January 2022, shall be measured at the notional boundary of any residential unit existing at 25 September 2004, or at any site in a GRZ - General residential zone, MRZ1 - Medium density residential zone 1, and MRZ2- Medium density residential zone 2, LLRZ - Large lot residential zone, SETZ - Settlement zone or RLZ - Rural lifestyle zone; (b) Noise generated by new extractive activity located within a Coal Resource Area, Coal Extraction Area, Aggregate Resource Area or Aggregate Extraction Area shall be measured at the notional boundary of any residential, or at any site in a GRZ - General residential zone, MRZ1 - Medium density residential zone 1, MRZ2- Medium density residential zone 2, LLRZ - Large lot residential zone, SETZ - Settlement zone or RLZ - Rural lifestyle zone; (c) Noise generated from extractive activity subject to clause (a) or (b) shall not exceed: i. 55dB LAeq, 7am to 7pm Monday to Friday; ii. 55dB LAeq, 7am to 6pm Saturday; iii. 50dB LAeq, 7pm to 10pm Monday to Friday; iv. 50dB LAeq, 7am to 6pm Sundays and Public Holidays;	2. Activity status where compliance not achieved: DIS	N/A – no extractive activity proposed. Bulk earthworks for the subdivision are construction activity assessed under NOISE-R4, not extractive activity. Rule does not apply.	

v. 45dB LAeq and 70dB LAFmax at all other times including Public Holidays; (d) Noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 “Acoustics - Measurement of Environmental Sound”; (e) Noise levels must be assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 “Acoustic - Environmental noise”.			
<u>RLZ - Rural lifestyle zone</u> <u>NOISE-R11 – NOISE-R12</u>		N/A – site is GRUZ. Rules do not apply.	
<u>SETZ - Settlement zone</u> <u>NOISE-R13</u>		N/A – site is GRUZ. Rules do not apply.	
<u>LCZ - Local centre zone rules</u> <u>NOISE-R14</u>		N/A – site is GRUZ. Rules do not apply.	
<u>COMZ - Commercial zone</u> <u>NOISE-R15</u>		N/A – site is GRUZ. Rules do not apply.	
<u>TCZ - Town centre zone</u> <u>NOISE-R16</u>		N/A – site is GRUZ. Rules do not apply.	
<u>GIZ - General industrial zone</u> <u>NOISE-R17 – NOISE-R19</u>		N/A – site is GRUZ. Rules do not apply.	
<u>HIZ - Heavy industrial zone</u> <u>NOISE-R20 – NOISE-R21</u>		N/A – site is GRUZ. Rules do not apply.	
<u>OSZ - Open space zone</u> <u>NOISE-R23 – NOISE-R24</u>		N/A – site is GRUZ. Rules do not apply.	
<u>BTZ - Business Tamahere zone</u> <u>NOISE-R25</u>		N/A – site is GRUZ. Rules do not apply.	

<u>CORZ - Corrections zone</u> <u>NOISE-R26</u>		N/A – site is GRUZ. Rules do not apply.	
<u>FUZ - Future urban zone</u> <u>NOISE-R27 – NOISE-R28</u>		N/A – site is GRUZ. Rules do not apply.	
<u>HOPZ - Hopuhopu zone</u> <u>NOISE-R29 – NOISE-R30</u>		N/A – site is GRUZ. Rules do not apply.	
<u>KLZ - Kimihia lakes zone</u> <u>NOISE-R31 – NOISE-R32</u>		N/A – site is GRUZ. Rules do not apply.	
<u>MAZ - Mercer airport zone</u> <u>NOISE-R33 – NOISE-R34</u>		N/A – site is GRUZ. Rules do not apply.	
<u>MSRZ - Motorsport and recreation zone</u> <u>NOISE-R35 – NOISE-R37</u>		N/A – site is GRUZ. Rules do not apply.	
<u>MTZ - Matangi zone rules</u> <u>NOISE-R38</u>		N/A – site is GRUZ. Rules do not apply.	
<u>RPZ - Rangitahi Peninsula zone</u> <u>NOISE-R39</u>		N/A – site is GRUZ. Rules do not apply.	
<u>TKAZ - Te Kowhai airpark zone</u> <u>NOISE-R40 – NOISE-R40</u>		N/A – site is GRUZ. Rules do not apply.	
<u>TTZ - TaTa Valley zone</u> <u>NOISE-R43</u>		N/A – site is GRUZ. Rules do not apply.	
<u>NCB - Noise Control Boundary</u> <u>NOISE-R44 – NOISE-R46</u>		N/A – site is GRUZ. Rules do not apply.	
SIGN - Signs			
<u>SIGN-R1 - Signs - general - All zones</u> 1. Activity status: PER Where:	2. Activity status where compliance not achieved: n/a	Signs provided as part of the Project will comprise official road, traffic, safety, wayfinding and public-information signs,	

(a) A public information sign erected by a government agency; (b) Official sign; or (c) Signs that are located within a building or that are not visible from a road or adjoining site.		together with signs located within buildings or not visible from a road or adjoining site. Activity status: PER.	
<u>LLRZ - Large lot residential zone</u> <u>SIGN-R2 - SIGN-R4</u>		N/A – site is GRUZ. Rules do not apply.	
<u>GRZ - General residential zone</u> <u>SIGN-R5 - SIGN-R7</u>		N/A – site is GRUZ. Rules do not apply.	
<u>MRZ1 - Medium density residential zone 1 and Medium density residential zone 2</u> <u>SIGN-R8 - SIGN-R10</u>		N/A – site is GRUZ. Rules do not apply.	
<u>GRUZ - General rural zone</u> <u>SIGN-R11 – Signs – general - GRUZ</u> 1. Activity status: PER Where: (a) A sign must comply with all of the following standards: i. It is the only sign on the site; ii. The sign is wholly contained on the site; iii. The sign does not exceed 3m²; iv. The sign height does not exceed 3m; v. The sign is not illuminated, vi. The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials; vii. The sign is set back at least 50m from a state highway and the Waikato Expressway;	2. Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: Amenity values; (a) Rural character of the locality; (b) Effects on traffic safety; (c) Effects of glare and artificial light spill; (d) Content, colour and location of the sign; (e) Effects on notable trees; (f) Effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign;	No specific external commercial-signage package forms part of the current proposal. Official road, traffic, safety and public-information signs are addressed separately under SIGN-R1. Any future identification or property-name sign on a GRUZ site will be limited to one non-illuminated sign wholly within the site, with a maximum area of 3 m² and height of 3 m, and will comply with the remaining location and design standards in SIGN-R11.	

viii. The sign is not attached to a notable tree identified in SCHED2 - Notable trees, except for the purpose of identification; ix. The sign is not attached to a heritage item listed in SCHED1 - Historic heritage items except for the purpose of identification and interpretation; x. The sign is for the purpose of identification and interpretation of a site and area of significance to Maaori listed in SCHED3 - Sites and areas of significance to Maaori; xi. The sign relates to: 1. Goods or services available on the site; or 2. A property name sign.	(g) Effects on cultural values of any SASM - Sites and areas of significance to Maaori; and (h) Effects on notable architectural features of the building.	Activity status: PER.	
<u>SIGN-R12 - Signs - general - GRUZ</u> 1. Activity status: PER Where: (a) A real estate sign relating to the site on which it is located must comply with all of the following standards: i. Have no more than 3 signs per site; ii. The sign is not illuminated; iii. The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials; iv. The sign does not exceed 3m²; v. Any real estate sign shall be removed within 20 working days of the sale or lease being settled.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: Amenity values; (i) Rural character of the locality; (j) Effects on traffic safety; (k) Effects of glare and artificial light spill; (l) Content, colour and location of the sign; (m) Effects on notable trees; (n) Effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign;	No real-estate signs form part of the current proposal. Any signs subsequently installed to advertise the sale or lease of lots or premises will be limited to three signs per site, be non-illuminated, contain no moving or flashing elements, not exceed 3 m² and be removed within 20 working days after settlement. Activity status: PER.	

	(o) Effects on cultural values of any SASM - Sites and areas of significance to Maaori; and (p) Effects on notable architectural features of the building.		
<u>SIGN-R13 - Signs - effects on traffic - GRUZ</u> 1. Activity status: PER Where: (a) Any sign directed at road users must meet the following standards: i. Not imitate the content, colour or appearance of any traffic control sign; ii. Be located at least 60m from controlled intersections, pedestrian crossings and railway crossings iii. Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; iv. Contain no more than 40 characters and no more than 6 words, symbols, or graphics; v. Have lettering that is at least 200mm high; and vi. Where the sign directs traffic to a site entrance, it must be at least: vii. 175m from the entrance on roads with a speed limit of 80 km/hr or less; or viii. 250m from the entrance on roads with a speed limit of more than 80km/hr.	2. Activity status where compliance not achieved: DIS	No advertising or directional signs aimed at road users form part of the current proposal, other than official road and traffic-control signs addressed under SIGN-R1. Any future sign directed at road users will be designed and located to comply with the content, lettering, intersection-separation, sightline and site-entrance separation requirements of SIGN-R13. Activity status: PER.	

<u>RLZ - Rural lifestyle zone</u> <u>SIGN-R14 - SIGN-R16</u>		N/A – site is GRUZ. Rules do not apply.	
<u>SETZ - Settlement zone</u> <u>SIGN-R17 - SIGN-R19</u>		N/A – site is GRUZ. Rules do not apply.	
<u>LCZ - Local centre zone and COMZ - Commercial zone</u> <u>SIGN-R20 - SIGN-R22</u>		N/A – site is GRUZ. Rules do not apply.	
<u>TCZ - Town centre zone</u> <u>SIGN-R23 - SIGN-R25</u>		N/A – site is GRUZ. Rules do not apply.	
<u>GIZ - General industrial zone</u> <u>SIGN-R26 - SIGN-R28</u>		N/A – site is GRUZ. Rules do not apply.	
<u>HIZ - Heavy industrial zone</u> <u>SIGN-R29 - SIGN-R31</u>		N/A – site is GRUZ. Rules do not apply.	
<u>OSZ - Open space zone</u> <u>SIGN-R32 - SIGN-R35</u>		N/A – site is GRUZ. Rules do not apply.	
<u>BTZ - Business Tamahere zone</u> <u>SIGN-R36 - SIGN-R38</u>		N/A – site is GRUZ. Rules do not apply.	
<u>CORZ - Corrections zone</u> <u>SIGN-R39 - SIGN-R41</u>		N/A – site is GRUZ. Rules do not apply.	
<u>FUZ - Future urban zone</u> <u>SIGN-R42 - SIGN-R44</u>		N/A – site is GRUZ. Rules do not apply.	
<u>HOPZ - Hopuhopu zone</u> <u>SIGN-R45 - SIGN-R46</u>		N/A – site is GRUZ. Rules do not apply.	
<u>KLZ - Kimihia lakes zone</u> <u>SIGN-R47</u>		N/A – site is GRUZ. Rules do not apply.	
<u>MSRZ - Motorsport and recreation zone</u> <u>SIGN-R48 - SIGN-R50</u>		N/A – site is GRUZ. Rules do not apply.	

<u>MTZ - Matangi zone</u> <u>SIGN-R51 - SIGN-R53</u>		N/A – site is GRUZ. Rules do not apply.	
<u>RPZ - Rangitahi Peninsula zone</u> <u>SIGN-R54 - SIGN-R56</u>		N/A – site is GRUZ. Rules do not apply.	
<u>TKAZ - Te Kowhai airpark zone</u> <u>SIGN-R57 - SIGN-R61</u>		N/A – site is GRUZ. Rules do not apply.	
<u>TTZ - TaTa Valley zone</u> <u>SIGN-R62 - SIGN-R64</u>		N/A – site is GRUZ. Rules do not apply.	
TEMP - Temporary activities			
<u>TEMP-R1 - Temporary event</u> LLRZ; GRZ; MRZ1; MRZ2; RLZ; SETZ; LCZ; COMZ; TCZ; BTZ; and PREC31		N/A – site is GRUZ. Rules do not apply.	
<u>TEMP-R2 - Temporary military training activities - All zones</u>		N/A – no temporary military training proposed.	
<u>TEMP-R3 - Noise - Temporary military training activities (other than the firing of weapons or use of explosives) - All zones</u>		N/A – no temporary military training proposed.	

<u>TEMP-R4 - Noise - Temporary military training activities (which involve the firing of weapons or use of explosives)</u> <u>- All zones</u>		N/A — no temporary military training proposed.	
<u>GRUZ - General rural zone</u> <u>TEMP-R5 - Temporary event</u> GRUZ; FUZL CORZ 1. Activity status: PER Where: (a) The event occurs no more than 6 times per consecutive 12 month period; (b) The duration of each event is less than 72 hours; (c) It may operate between 7.30am to 8:30pm Monday to Sunday; (d) Temporary structures are: i. erected no more than 2 days before the event occurs; ii. removed no more than 3 days after the end of the event; (e) The site is returned to its previous condition no more than 3 days after the end of the event; (f) There is no direct site access from a national route or regional arterial road.	2. Activity status where compliance not achieved: DIS	N/A — no temporary events proposed; construction is not a temporary event for the purposes of this rule.	
<u>TEMP-R6 - Temporary event within a Whaanga Coast development specific control area of PREC5 - Whaanga Coast development precinct - PREC5 - Whaanga Coast development precinct</u>		N/A — Site is not within any of the listed precincts/zones (PREC5, PREC31, OSZ, HOPZ, KLZ, MAZ, MTZ, RPZ, TKAZ PREC27–30, TTZ).	

<u>TEMP-R7 - Temporary event within PREC31 - Lakeside Te Kauwhata precinct - PREC31 - Lakeside Te Kauwhata precinct in the GRUZ - General rural zone</u>		N/A — Site is not within any of the listed precincts/zones (PREC5, PREC31, OSZ, HOPZ, KLZ, MAZ, MTZ, RPZ, TKAZ PREC27–30, TTZ).	
<u>OSZ - Open space zone</u> <u>TEMP-R8</u>		N/A — Site is not within any of the listed precincts/zones (PREC5, PREC31, OSZ, HOPZ, KLZ, MAZ, MTZ, RPZ, TKAZ PREC27–30, TTZ).	
<u>HOPZ - Hopuhopu zone</u> <u>TEMP-R9</u>		N/A — Site is not within any of the listed precincts/zones (PREC5, PREC31, OSZ, HOPZ, KLZ, MAZ, MTZ, RPZ, TKAZ PREC27–30, TTZ).	
<u>KLZ - Kimihia lakes zone</u> <u>TEMP-R10</u>		N/A — Site is not within any of the listed precincts/zones (PREC5, PREC31, OSZ, HOPZ, KLZ, MAZ, MTZ, RPZ, TKAZ PREC27–30, TTZ).	
<u>MAZ - Mercer airport zone</u> <u>TEMP-R11</u>		N/A — Site is not within any of the listed precincts/zones (PREC5, PREC31, OSZ, HOPZ, KLZ, MAZ, MTZ, RPZ, TKAZ PREC27–30, TTZ).	
<u>MTZ - Matangi zone</u> <u>TEMP-R12</u>		N/A — Site is not within any of the listed precincts/zones (PREC5, PREC31, OSZ, HOPZ, KLZ, MAZ, MTZ, RPZ, TKAZ PREC27–30, TTZ).	

<u>RPZ - Rangitahi Peninsula zone</u> <u>TEMP-R13</u>		N/A — Site is not within any of the listed precincts/zones (PREC5, PREC31, OSZ, HOPZ, KLZ, MAZ, MTZ, RPZ, TKAZ PREC27–30, TTZ).	
<u>TKAZ - Te Kowhai airport zone</u> <u>TEMP-R14 - TEMP-R15</u>		N/A — Site is not within any of the listed precincts/zones (PREC5, PREC31, OSZ, HOPZ, KLZ, MAZ, MTZ, RPZ, TKAZ PREC27–30, TTZ).	
<u>TTZ - TaTa Valley zone</u> <u>TEMP-R16</u>		N/A — Site is not within any of the listed precincts/zones (PREC5, PREC31, OSZ, HOPZ, KLZ, MAZ, MTZ, RPZ, TKAZ PREC27–30, TTZ).	
Part 3: Area-specific matters – zones			
Residential zones			
<u>LLRZ - Large lot residential zone</u>		N/A – the site is GRUZ.	
<u>GRZ - General residential zone</u>		N/A – the site is GRUZ.	
<u>Medium density residential zone 1 (MRZ1)</u>		N/A – the site is GRUZ.	
<u>Medium density residential zone 2 (MRZ2)</u>		N/A – the site is GRUZ.	
Rural zones			
<u>GRUZ - General rural zone</u>			
<u>GRUZ-R1 - Farming</u> 1. Activity status: PER Activity-specific standards: Nil.	2. Activity status where compliance not achieved: n/a	N/A - farming is not proposed as part of the Project.	

<u>GRUZ-R2 - A home business</u> 1. Activity status: PER Activity-specific standards: It is wholly contained within a building; (a) The storage of materials or machinery associated with the home business is either wholly contained within a building, or where outside occupies no more than 100m² of site area and is located where it is not visible from other sites or public roads; (b) No more than 2 people who are not permanent residents of the site are employed at any one time; (c) Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:00am and before 7:00pm on any day; (d) Machinery can be operated after 7:30am and up to 7:00pm on any day; (e) The home business shall not occupy more than 200m² in total within buildings and outdoor storage areas.	2. Activity status where compliance not achieved: DIS	N/A - a home business is not proposed as part of the Project.	
<u>GRUZ-R3 - Meremere Dragway activity</u>		N/A - Not proposed	
<u>GRUZ-R4 - Afforestation not in an Outstanding Natural Landscape or Outstanding Natural Feature</u>		N/A - Not proposed	
<u>GRUZ-R5 - Plantation forestry</u>		N/A - Not proposed	
<u>GRUZ-R6 - Produce stall</u>		N/A - Not proposed	
<u>GRUZ-R7 - Home stay</u>		N/A - Not proposed	

<u>GRUZ-R8 - Equestrian centre</u>		N/A - Not proposed	
<u>GRUZ-R9 - Horse training centre</u>		N/A - Not proposed	
<u>GRUZ-R10 - Visitors' accommodation</u> 1. Activity status: PER Activity-specific standards: (a) Have no more than 5 guests; and (b) Be within a building that was existing as at 17 January 2022; and (c) Standards GRUZ-R10(a) and (b) do not apply to occupation of a single residential unit for short term rental.	2. Activity status where compliance not achieved: DIS	N/A - Not proposed	
<u>GRUZ-R11 - Residential activity, unless specified below. This includes occupation of a single residential unit for short term rental</u> 1. Activity status: PER Activity-specific standards: Nil.	2. Activity status where compliance not achieved: n/a	The Project principally comprises residential activities, including detached, duplex, terrace and apartment dwellings. Residential activity is permitted under GRUZ-R11 and the rule contains no activity-specific standards. Activity Status: PER	
<u>GRUZ-R12 - Conservation activity</u>		N/A - Not proposed	
<u>GRUZ-R13 - Child care facility</u>	2. Activity status: RDIS	N/A - Not proposed	

1. Activity status: PER Activity-specific standards: (a) Have no more than four non-resident children.	Where: A child care facility for five or more non-resident children, which is not in an Urban Expansion Area. Council's discretion is restricted to the following matters: (a) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ - General Rural Zone; (b) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings; (c) Nuisance effects including light spill and glare, odour, dust, and noise; (d) Traffic effects; (e) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and		
--	---	--	--

	(f) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes. 3. Activity status: DIS Where: (a) A child care facility located in an Urban Expansion Area.		
<u>GRUZ-R14 - Maintenance, operation, and alterations to Tamahere Hospital (Section 55 SO 457609).Note: additions to this facility are subject to Rule GRUZ-R37.</u>		N/A - Not proposed	
<u>GRUZ-R15 - Educational Facilities including student and staff accommodation at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210936</u>		N/A - Not proposed	
<u>GRUZ-R16 - Mineral exploration and prospecting, including:</u> (a) Sampling by methods involving hand tools; (b) Mechanical sampling where there is existing vehicle access to the area to be trenched or sampled; (c) Samples taken using explosives; and (d) Geophysical surveys not using explosives.		N/A - Not proposed	
<u>GRUZ-R17 - Free range pig or poultry farming, and poultry hatcheries</u>		N/A - Not proposed	
<u>GRUZ-R18 - Seasonal worker accommodation</u>		N/A - Not proposed	
<u>GRUZ-R19 - Recreational hunting and freshwater fishing</u>		N/A - Not proposed	

<u>GRUZ-R20 - Gardening</u> 1. Activity status: PER Activity-specific standards: Nil.	2. Activity status where compliance not achieved: n/a	N/A - Not proposed	
<u>GRUZ-R21 - Buildings, structures and sensitive land use within the National Grid Yard</u>		N/A - Not proposed	
<u>GRUZ-R22 - Construction or alteration of a building for a sensitive land use</u> 1. Activity status: PER Activity-specific standards: (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: i. It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or ii. It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.	An existing 33 kV electricity-distribution line crosses part of the Site. The section between poles 547378 and 547375 will be undergrounded and the redundant overhead conductors and poles removed, with pole 547375 retained. No sensitive-land-use building will be constructed within 10m of the centreline of any retained overhead distribution line. Final building platforms and the underground cable alignment will be coordinated through detailed design to maintain any applicable separation. Activity Status: PER	
<u>GRUZ-R23 - Construction, demolition, addition, and alteration of a building or structure</u>	2. Activity status where compliance not achieved: n/a	The Project includes the construction of residential,	

1. Activity status: PER Activity-specific standards: Nil		apartment, mixed-use and infrastructure buildings and structures, together with the demolition or removal of existing farm buildings and structures. These activities are permitted under GRUZ-R23, which contains no activity-specific standards. The proposed buildings and structures must nevertheless comply with the separate GRUZ building standards and other applicable District Plan rules. Activity Status: PER	
<u>GRUZ-R24 - An agricultural or horticultural research activity, including laboratories and administrative facilities within the Agricultural Research Centres specific control area identified on the planning maps</u>		N/A - Not proposed	
<u>GRUZ-R25 - An educational facility, including conference and teaching facilities within the Agricultural Research Centres specific control area identified on the planning maps</u>		N/A - Not proposed	
<u>GRUZ-R25 - An educational facility, including conference and teaching facilities within the Agricultural Research Centres specific control area identified on the planning maps</u>		N/A - Not proposed	

<u>GRUZ-R26 - An industrial activity within the Agricultural Research Centres specific control area identified on the planning maps</u>		N/A - Not proposed	
<u>GRUZ-R27 - A trade or engineering workshop within the Agricultural Research Centres specific control area identified on the planning maps</u>		N/A - Not proposed	
<u>GRUZ-R28 - Intensive farming within the Agricultural Research Centres specific control area identified on the planning maps</u>		N/A - Not proposed	
<u>GRUZ-R29 - The on-site disposal or storage of solid organic waste or cleanfill within the Agricultural Research Centres specific control area identified on the planning maps</u>		N/A - Not proposed	
<u>GRUZ-R30 - A staff facility, including:</u> <u>(a) A recreational facility</u> <u>(b) Staff residential units</u> <u>(c) Cafeterias and cafés</u> <u>(d) Social clubs</u> <u>within the Agricultural Research Centres specific control area identified on the planning map</u>		N/A - Not proposed	
<u>GRUZ-R31 - Coal related activities within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps</u>		N/A - Not proposed	
<u>GRUZ-R32 - The management, stockpiling, transportation, and disposal of coal ash and coal ash water within the Huntly Power Station - Coal and Ash Management specific control area identified on the planning maps</u>		N/A - Not proposed	
<u>GRUZ-R33 - Energy corridor - transportation of minerals and substances within the Huntly Power Station - Coal</u>		N/A - Not proposed	

<u>and Ash Management specific control area identified on the planning maps</u>			
<u>GRUZ-R34 - Intensive farming</u>		N/A - Not proposed	
<u>GRUZ-R35 - Rural Industry, including packhouses and coolstores that handle produce sourced from other sites, feed mills and animal feed production, and rural contractors' depots</u>		N/A - Not proposed	
<u>GRUZ-R36 - Educational facilities that are primary or secondary schools not otherwise provided for as a permitted activity by Rule GRUZ-R15(1) or GRUZ-R25(1)</u>		N/A - Not proposed	
<u>GRUZ-R37 - Community facility</u> 1. Activity status: RDIS Activity-specific standards: (a) A Community facility which meets the following standard: i. Not in an Urban Expansion Area. (b) Council's discretion is restricted to the following matters: (c) The extent to which the scale and nature of the activity is consistent with managing urban growth through the consolidation of townships and the extent to which it is necessary to locate in the GRUZ - General rural zone; (d) Effects on rural character and amenity of both the streetscape and neighbours with particular regard to the bulk and location of buildings; (e) Nuisance effects including light spill and glare, odour, dust, and noise; (f) Traffic effects;	2. Activity status where compliance not achieved: DIS		The C1 mixed-use centre includes ground-floor tenancies intended for retail, commercial-service, food and beverage, healthcare or <u>community activities</u>. The Site is not identified as being within an Urban Expansion Area. The activity-specific standard is therefore met. The facility's scale, traffic, noise, lighting, amenity and CPTED effects are addressed through the integrated design and supporting technical assessments. Activity Status: RDIS

(g) Reverse sensitivity effects on existing farming, intensive farming, rural industry, or quarrying activities; and			
(h) The extent to which the facilities are designed to meet Crime Prevention Through Environmental Design outcomes.			
<u>GRUZ-R38 - Rural commercial</u>		N/A - Not proposed	
<u>GRUZ-R39 - Agricultural and horticultural research facilities</u>		N/A - Not proposed	
<u>GRUZ-R40 - An extractive activity or waste management activity located within an Aggregate Extraction Area, Aggregate Resource Area, Coal Extraction Area, or Coal Resource Area</u>			
<u>GRUZ-R41 - A waste management facility located outside an Aggregate Extraction Area, Aggregate Resource Area, Coal Extraction Area, or Coal Resource Area</u>		N/A - Not proposed	
<u>GRUZ-R42 - Hazardous waste storage, processing or disposal.</u>		N/A - Not proposed	
<u>GRUZ-R43 - An educational facility that is not a primary or secondary school.</u>		N/A - Not proposed	
<u>GRUZ-R44 - A correctional facility</u>		N/A - Not proposed	
<u>GRUZ-R45 - An extractive activity located outside an Aggregate Extraction Area, Aggregate Resource Area, Coal Extraction Area, or Coal Resource Area</u>		N/A - Not proposed	

<u>GRUZ-R46 - Visitors' accommodation for 6 or more people or that is within a building that was constructed after 17 January 2022</u> 1. Activity status: DIS		N/A - Not proposed	
<u>GRUZ-R47 - Motorised sport and recreation</u>		N/A - Not proposed	
<u>GRUZ-R48 - Transport depot</u>		N/A - Not proposed	
<u>GRUZ-R49 - Afforestation of any part of an Outstanding Natural Landscape or Outstanding Natural Feature</u>		N/A - Not proposed	
<u>GRUZ-R50 - A dog or cat boarding, daycare, breeding or animal training establishment</u>		N/A - Not proposed	
<u>GRUZ-R51 - Construction of a building located on an indicative road prior to that road being constructed and vested in Council</u> 1. Activity status: NC		N/A - Not proposed	
<u>GRUZ-R52 - Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard</u>		N/A - Not proposed	
<u>GRUZ-R53 - Any change of use of an existing building to a sensitive land use within the National Grid Yard</u>		N/A - Not proposed	
<u>GRUZ-R54 - The establishment of any new sensitive land use within the National Grid Yard</u>		N/A - Not proposed	
<u>GRUZ-R55 - Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses,</u>		N/A - Not proposed	

<u>Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard</u>			
<u>GRUZ-R56 - An extractive activity located within all or part of any of the following landscape and natural character areas inside the Coastal Environment:</u> <u>(a) Outstanding Natural Feature;</u> <u>(b) Outstanding Natural Landscape;</u> <u>(c) High natural character area; or</u> <u>(d) Outstanding Natural Character area</u>		N/A - Not proposed	
<u>GRUZ-R56A - An extractive activity located within all or part of any of the following landscape and natural character areas outside the Coastal Environment:</u> <u>(a) Outstanding Natural Feature;</u> <u>(b) Outstanding Natural Landscape;</u> <u>(c) High natural character area; or</u> <u>(d) Outstanding Natural Character area</u>		N/A - Not proposed	
<u>GRUZ-R57 - A waste management facility located within all or part of any of the following landscape and natural character areas:</u> <u>(a) Outstanding Natural Feature;</u> <u>(b) Outstanding Natural Landscape;</u> <u>(c) High Natural Character area; or</u> <u>(d) Outstanding Natural Character Area.</u>		N/A - Not proposed	
<u>GRUZ-R58 - The following activities located within the General Rural Zone, the following activities:</u> <u>(a) Intensive farming;</u> <u>(b) Storage, processing or disposal of hazardous waste;</u> <u>(c) Correctional facility;</u>			

<u>(d) Extractive activity;</u> <u>(e) Industrial activity, including rural industry;</u> <u>(f) Rural commercial;</u> <u>(g) Agricultural and horticultural research facilities;</u> <u>(h) Motorised sport and recreation activity; or</u> <u>(i) Transport depot.</u> 1. Activity status: NC			
GRUZ-R59 <u>Industrial activity, excluding a rural industrial activity</u> 1. Activity status: NC		N/A - Not proposed	
GRUZ-R60 - Commercial activity, excluding a produce stall or rural commercial activity. 1. Activity status: NC			The Project includes approximately 2,184m² of ground-floor commercial space across the C1 and C2 mixed-use centres. Proposed activities include a superette, retail and commercial services, food and beverage outlets and potential healthcare tenancies. These activities are neither produce stalls nor rural commercial activities. Activity Status: Non-Complying
GRUZ-R61 - Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity 1. Activity status: NC		The principal activities comprising the Project—residential activities, commercial activities, community facilities, subdivision, earthworks, transport infrastructure, three-	

		waters infrastructure and network utilities—are specifically addressed by rules in the GRUZ or the applicable district-wide chapters. No additional land-use activity has been identified that falls outside the activities specifically listed in the District Plan. Not applicable.	
<u>GRUZ-R62 - Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 - Raglan navigation beacon).</u>		N/A Not proposed.	
<u>GRUZ-R64 - Sensitive land use within the Hynds Industry Buffer specific control area</u>		N/A Not proposed.	
<u>GRUZ-S1 - Number of residential units and seasonal worker accommodation within a lot</u> 1. Activity status: PER Where: (a) One residential unit within a Record of Title containing an area less than 40ha; (b) Within a lot and/or Record of Title containing an area of 40ha or more, one additional residential unit is permitted for every additional 40ha of area up to a maximum of three residential units; (c) One seasonal worker accommodation shall be located within a Record of Title containing an area of 1ha or more (this is in addition to the residential unit	2. Activity status: DIS Where: (a) A residential unit that complies with GRUZ-S1(1)(a) or (b) and is located within an area listed in (d); or (b) Seasonal worker accommodation that complies with GRUZ-S1(1)(c) and is located within an area listed in (d). 3. Activity status: NC		The Project provides approximately 1,048 residential units. Although many lot-based dwellings will ultimately comprise one residential unit per proposed Record of Title, the apartment and mixed-use sites will contain multiple residential units within individual lots. The proposal also substantially exceeds the number of residential units permitted across the existing

in GRUZ-S1(1)(a); and in addition to a Minor Residential Unit in GRUZ-S2(1)(a) provided the Record of Title is more than 5ha); (d) Any residential unit(s) under GRUZ-S1(1)(a) and (b), or seasonal worker accommodation under GRUZ-S1(1)(a)(c) must not be located within any of the following landscape and natural character areas: i. Outstanding Natural Feature; ii. Outstanding Natural Landscape; iii. Outstanding Natural Character Area; or iv. High Natural Character Area.	Where (a) A residential unit that does not comply with GRUZ-S1(1)(a) or (b); (b) Seasonal worker accommodation that does not comply with GRUZ-S1(1)(c).		parent titles prior to subdivision. No seasonal-worker accommodation is proposed, and the Site is not identified within an Outstanding Natural Feature, Outstanding Natural Landscape, Outstanding Natural Character Area or High Natural Character Area. Activity status: Non-complying
<u>GRUZ-S2 - Minor residential units</u> 1. Activity status: PER Where: (a) One minor residential unit not exceeding 120m² gross floor area (excluding accessory buildings) within a Record of Title lot. (b) The minor residential unit shall be located on the same Record of Title as an existing residential unit and shall: i. Be located within 100m of the principal residential unit; ii. Share a single driveway access with the existing residential unit. (c) Any minor residential unit located within any of the following landscape or natural character areas shall have a maximum height of 7.5m and a Light Reflectance Value of less than 35%: i. Outstanding Natural Feature;	2. Activity status where compliance not achieved with GRUZ-S2(1)(c): RDIS Council's discretion is restricted to the following matters: (a) Effects on the identified landscape or natural character values, including cultural values associated with those landscapes or natural features, including consideration of: i. The proximity and extent to which the proposal is visible from public places and roads (including unformed legal roads), ease of accessibility to that place, and the	N/A – no minor residential units (accessory units ≤120m² within 100m of a principal residential unit on the same RoT) are proposed. The Project comprises principal residential units within a master-planned community. Rule does not apply.	

ii. Outstanding Natural Landscape; iii. Outstanding Natural Character Area; or iv. High Natural Character Area. (d) Any minor residential unit must not be located on a Record of Title that is 5ha or less and that already contains seasonal worker accommodation.	- significance of the view point; ii. The extent to which the proposal avoids being located on ridge lines or visually prominent locations, and any natural elements such as landforms and existing or proposed vegetation within the site that mitigate the visibility of the proposal; iii. The appropriateness of the scale, form, design and finish (materials and colours), including consideration of any adverse effects of reflectivity, glare and light spill; iv. The extent to which the proposal will result in adverse cumulative landscape effects; (b) Whether the proposal supports the continuation of farming activities in the rural zone.		
---	---	--	--

	3. Activity status where compliance is not achieved with GRUZS2(1)(a)-(b): DIS 4. Activity status where compliance is not achieved with GRUZ-S1(1)(d): NC		
<u>GRUZ-S3 - Building height - general</u> 1. Activity status: PER Where: (a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 15m, except: i. The maximum height is 10m where located within 50m of a road or internal boundary; ii. For hose drying towers associated with emergency service facilities the maximum height is 15m. (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where the maximum height is 12m. Advice note: the height of frost fans is subject to GRUZ-S4.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Height of the building; (b) Design and location of the building; (c) Admission of daylight and sunlight to the site and other site; (d) Privacy on any other site; and (e) Amenity values of the locality.		Most proposed buildings will be located within 50 m of a road or internal boundary and are therefore subject to the 10 m height limit. The proposed development controls allow some residential buildings to reach approximately 11 m or three storeys. The specifically designed apartment and mixed-use developments have the following approximate maximum heights: • A1: 20 m; • A2: 13.5 m; • C1: 17 m; and • C2: 17 m. A1, C1 and C2 also exceed the general 15 m maximum applying beyond 50 m from a road or internal boundary. Activity status: RDIS

<u>GRUZ-S4 - Building height - frost fans</u>		Compliance: N/A – no frost fans proposed. Rule does not apply.	
<u>GRUZ-S5 - Building height - within a Campus (Agricultural Research Centres specific control area)</u>		Compliance: N/A – the site is not identified as an Agricultural Research Centre campus. Rule does not apply.	
<u>GRUZ-S6 - Building height - within the Huntly Power Station Coal and Ash Management specific control area</u>		Compliance: N/A – the site is not within the Huntly Power Station Coal and Ash Management specific control area. Rule does not apply.	
<u>GRUZ-S7 - Height - buildings, structures and vegetation in a battlefield view shaft</u>		Compliance: N/A – the site is not within a battlefield view shaft identified on the planning maps. Rule does not apply.	
GRUZ-S8 <u>Height in relation to boundary</u> 1. Activity status: PER Where: (a) A building or structure (excluding Artificial Crop Protection Structures, poles or aerials) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.	2. Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Height of the building; (b) Design and location of the building; (c) Admission of daylight and sunlight to the site and other site; (d) Privacy on any other site; and (e) Amenity values of the locality.		The Project proposes an urban lot pattern with buildings located close to internal boundaries. Detached, duplex and terrace dwellings may reach approximately 11m in height with side setbacks generally around 1.5m, while the apartment and mixed-use buildings range up to approximately 20m. Terrace and duplex buildings may also be constructed across or

			immediately adjoining proposed internal boundaries. These arrangements will protrude through the 45-degree recession plane commencing 2.5 m above the relevant boundaries. Activity status: RDIS
<u>GRUZ-S9 - Building coverage</u> 1. Activity status: PER Where: (a) The total building coverage must not exceed: i. 2% of the site area or 500m² (whichever is larger) for sites smaller than 10ha; ii. 5,000m² for sites larger than 10ha. (b) GRUZ-S9(1)(a) does not apply: i. To a structure that is not a building; or ii. Eaves of a building that project less than 750mm horizontally from the exterior wall of the building. (c) No site coverage limit applies to Artificial Crop Protection Structures that meet the following standards: i. Green, black or white cloth shall be used on horizontal surfaces.	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matter: (a) Design, scale and location of the building.		The proposed development controls allow building coverage of up to 60% on some residential superlots and up to 50% on others. Most individual detached residential lots are expected to contain less than 500m² of building coverage and may therefore comply with GRUZ-S9. However, the apartment, mixed-use and higher-density superlots including A1, A2, C1 and C2 will contain multiple buildings with a combined footprint exceeding 500m². The development as a whole will also exceed the 5,000m² limit if assessed across a parent site larger than 10ha.

			Activity status: RDIS
<u>GRUZ-S10 - Building coverage</u> 1. Activity status: PER Where: (a) The total building coverage at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210935) must not exceed 10,000m².	2. Activity status where compliance not achieved: DIS	Compliance: N/A – the site is not Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210935). Rule does not apply.	
<u>GRUZ-S11 - Building coverage - within a Campus (Agricultural Research Centres specific control area)</u>		Compliance: N/A – the site is not identified as an Agricultural Research Centre campus. Rule does not apply.	
<u>GRUZ-S12</u> <u>Building setbacks - all boundaries</u> 1. Activity status: PER Where: (a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of: i. 7.5m from the road boundary; ii. 17.5m from the centre line of an indicative road; iii. 25m from the boundary of an adjoining site that is 6ha or more; iv. 12m from the boundary of an adjoining site that is less than 6ha; (b) A non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of: i. 7.5m from the road boundary; ii. 17.5m from the centre line of an indicative road;	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on rural amenity values; (b) Transport network safety and efficiency; (c) Reverse sensitivity effects; and (d) Where the road boundary is with an unformed paper road the likelihood of the road being formed or readily utilised by the public.		The proposed urban lots will generally be less than 1.6ha and provide setbacks substantially smaller than the 7.5–25m required by GRUZ-S12. This includes dwellings located close to roads and internal boundaries and attached dwellings constructed on shared boundaries. Compliance is anticipated for the larger rural-residential lots, subject to final building locations. Activity status: RDIS

iii. 12m from every boundary other than a road boundary. (c) Standard GRUZ-S12(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerials. (d) A habitable building located on a Record of Title 1.6ha or more must be set back a minimum of: i. 12m from the road boundary; ii. 22m from the centre line of an indicative road; iii. 25m from every boundary other than a road boundary. (e) A non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of: i. 12m from the road boundary; ii. 22m from the centre line of an indicative road; iii. 12m from every boundary other than a road boundary. (f) Standard GRUZ-S12(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerials; (g) Any building at Dilworth Rural Campus (Lot 2 DP 52908 and Lot 1 DP 210936) must be set back a minimum of 12m from any site boundary.			
<u>GRUZ-S13 - Building setbacks - sensitive land use</u> 1. Activity status: PER Where: (a) Any building for a sensitive land use must be set back a minimum of: i. 15m from a regional arterial road;	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) On-site amenity values;		State Highway 23 adjoins the Site and is a regional arterial road. The proposed development controls enable residential dwellings within lots with a minimum 5m setback from the State Highway, rather than the 15m required by

ii. 200m from an Aggregate Extraction Area or Aggregate Resource Area containing a sand resource; iii. 500m from an Aggregate Extraction Area or Aggregate Resource Area containing a rock resource; iv. 500m from a Coal Extraction Area or Coal Resource Area; v. 100m from a site in the Tamahere Commercial Areas A and C; vi. 300m from the boundary of buildings or outdoor enclosures used for an intensive farming activity. This setback does not apply to sensitive activities located on the same site as the intensive farming activity; vii. 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site; viii. 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; ix. Not be located within the Te Uku wind farm setback shown on the planning maps; x. 6m from the Gas network setback shown on the planning maps; and xi. 100m from the boundary of another site containing a Factory Wastewater Irrigation Farm. (b) Any new building or alteration to an existing building for a sensitive land use must be located outside of the Gas network setback shown on the planning maps.	(b) Odour, dust and noise levels received at the notional boundary of the building; (c) Mitigation measures; (d) Potential for reverse sensitivity effects; and (e) The safe, effective, and efficient operation, maintenance and upgrade of the gas network.		GRUZ-S13. None of the other listed extraction, intensive-farming, wastewater-treatment, wind-farm or gas-network constraints are anticipated to affect the proposed sensitive land uses. Activity status: RDIS
--	--	--	---

<u>GRUZ-S14 - Building setback - noise sensitive activities</u> 1. Activity status: PER Where: (a) Construction of, or addition, or alteration to a building containing a noise sensitive activity must comply with APP1 - Acoustic insulation within: i. 350m of the Huntly Power Station site boundary; or ii. the Waikato Gun Club Noise Control Boundary. (b) Construction of a new building containing a noise sensitive activity must comply with APP1 - Acoustic insulation within the Te Rapa Site Noise Boundary	2. Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Internal design sound levels; (b) On-site amenity values; and (c) Potential for reverse sensitivity effects.	The Site is not located within 350m of Huntly Power Station or within the Waikato Gun Club Noise Control Boundary or Te Rapa Site Noise Boundary. Not applicable.	
<u>GRUZ-S15 - Building setback - waterbodies</u>			The Site contains wetlands and rivers, including retained features within the proposed blue-green network and features to be removed and constructed over. Buildings must be set back at least 23m from the margins of these waterbodies. The application conservatively seeks consent for proposed buildings that will not be able to achieve this setback. Activity Status: RDIS
<u>GRUZ-S16 - Building setback - Te Kauwhata Environmental Protection Area</u>		N/A – the site is not within or adjacent to the Te Kauwhata Environmental Protection Area. Rule does not apply.	

<u>GRUZ-S17 - Building setback and location within the Huntly Power Station Coal and Ash Management specific control area</u>		N/A – the site is not within the Huntly Power Station Coal and Ash Management specific control area. Rule does not apply.	
<u>GRUZ-S18 - Coal stockpile height, setback and coverage within the Huntly Power Station Coal and Ash Management specific control area</u>		Compliance: N/A – the site is not within the Huntly Power Station Coal and Ash Management specific control area. Rule does not apply.	
<u>GRUZ-S19 - Building setbacks - Artificial Crop Protection Structures</u>		Compliance: N/A – no Artificial Crop Protection Structures are proposed. Rule does not apply.	
<u>GRUZ-S20 - Buildings (excluding residential units) within an Outstanding Natural Feature; Outstanding Natural Landscape; Outstanding Natural Character Area; or High Natural Character Area</u>		Compliance: N/A – the site is not within an Outstanding Natural Feature, Outstanding Natural Landscape, Outstanding Natural Character Area or High Natural Character Area. Rule does not apply.	
<u>GRUZ-S21 - Building and structure setback – rail corridor</u>		Compliance: N/A – the site does not adjoin a designated railway corridor. Rule does not apply.	
<u>PREC4-S10 - Building restriction– sensitive land use within PREC4 – Havelock precinct – General Rural Zone</u>		Compliance: N/A – the site is not within PREC4 – Havelock precinct. Rule does not apply.	
<u>PREC5 - Whaanga Coast development precinct</u>		Compliance: N/A – the site is not within Whaanga Coast precinct. Rule does not apply.	

<u>RLZ - Rural lifestyle zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>SETZ - Settlement zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
Commercial and mixed-use zones			
<u>LCZ - Local centre zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>COMZ - Commercial zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>TCZ - Town centre zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
Industrial zones			
<u>GIZ - General industrial zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>PREC6 - Horotiu industrial park precinct</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>HIZ - Heavy industrial zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
Open space and recreation zones			
<u>OSZ - Open space zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
Special purpose zones			
<u>BTZ - Business Tamahere zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>CORZ - Corrections zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	

<u>FUZ - Future urban zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>HOPZ - Hopuhopu zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>KLZ - Kimihia Lakes zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>MAZ - Mercer Airport zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>MSRZ - Motorsport and recreation zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>MTZ - Matangi zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>RPZ - Rangitahi Peninsula Zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>TKAZ - Te Kowhai Airpark zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>TTZ - TaTa Valley zone</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>Precincts (Multi-zone)</u>			
<u>PREC31 - Lakeside Te Kauwhata precinct</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>PREC32 - Raglan precinct</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	
<u>PREC39 - Taupiri East Precinct</u>		Compliance: N/A – the site is GRUZ. Rule does not apply.	

PREC4 - Havelock precinct		Compliance: N/A – the site is GRUZ. Rule does not apply.	
----------------------------------	--	--	--

1.2 Waikato District Council Operative District Plan – Waikato Section

1.1.1 Part 2: Rules

Rule	Compliance	Non-Compliance
25.10 to 25.11D Land Use - Activities		
25.10 Type of Activity		
25.10.1 - Any activity that complies with all effects and building rules is a permitted activity except: (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 (ja) a transport depot or (jb) a wind energy facility. Despite (f) and (g), commercial or industrial activities are permitted if they comply with the conditions for home occupation.	Does not comply - The proposed residential activities fall within Rule 25.10.1 but are permitted only where all applicable effects and building rules are met. The Project does not comply with several of those rules. The proposed neighbourhood-centre activities are commercial activities and are expressly excluded from the permitted-activity rule; they do not qualify as home occupations.	

Despite (b), ash is permitted if it complies with Rule 25.30A or restricted discretionary if it complies with Rule 25.44A.		
25.10.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity except: (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.		The Project does not comply with all permitted-activity conditions under Rule 25.10.1, including applicable effects and building rules. None of the exclusions in Rule 25.10.2 apply. Activity Status: DIS
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.	N/A - not proposed.	
25.10.4 – Any activity that does not comply with a condition for a discretionary activity is a non-complying activity		
25.11A Home Occupation		
25.11A.1 - A home occupation that complies with all effects and building rules is a permitted activity if: (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.	N/A - not proposed.	

25.11A.2 – Any activity that does not comply with a condition for a permitted activity is a discretionary activity.	N/A - not proposed.	
25.11B Intensive Farming		
25.11B.1 - An intensive farming activity that complies with all the effects and building rules is a restricted discretionary activity if: (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: 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: 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: 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. Discretion restricted to: • Matters in Appendix Na: Intensive Farming Activities.	N/A - not proposed.	
25.11B.2 - Any intensive farming activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity .	N/A - not proposed.	
25.11C Creation of esplanade reserve on road stopping - esplanade reserve less than 20m in width; or greater than 20m in width		
25.11C.1 - On the stopping of any road along: (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	N/A - not proposed.	

(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: i. less than 20m; or ii. greater than 20m.		
25.11C.2 - Any activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity.	N/A - not proposed.	
25.11D Creation of esplanade reserve on road stopping - waiver of esplanade reserve		
25.11D.1 - On the stopping of any road along: 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; waiving the requirement to create an esplanade reserve on road stopping, as required under the Local Government Act 1974, is a restricted discretionary activity.	N/A - not proposed.	
25.11D.2 - Any activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity.	N/A - not proposed.	
25.12 to 25.44A Land Use - Effects		
25.12 On-site services		
25.12.1 - Any activity on a site used principally for a residential activity is a permitted activity if: (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: i. connected to reticulated water supply, stormwater and wastewater disposal networks where available, or	Residential lots will be connected to telecommunications, electricity, public water-supply and wastewater networks and the proposed reticulated stormwater system. Reticulated services will generally be installed underground within roads and utility corridors. Activity Status: PER	

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.		
25.12.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity.	Compliance with the servicing requirements of Rule 25.12.1 is anticipated. Rule 25.12.2 therefore does not apply. Not applicable.	
25.13 Network utility (excluding aerals)		
25.13.1 - Any activity is a permitted activity if: (a) deleted (b) it is not an electricity line of 110kV or more, and (c) pipes are located underground, and, (ca) above ground structures for electricity, gas and telecommunications (excluding aerals): i. do not compromise road or pedestrian safety, and ii. do not exceed 10m² in area and no setback is required, and - 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 - 12m, and - the height of a ridge in a Ridgeline Policy Area, and iv. deleted	The proposed water, wastewater, stormwater, electricity, gas and telecommunications pipelines will principally be installed underground. The existing 33kV electricity line does not exceed 110kV and will be undergrounded through the development. Any above-ground utility structures will be designed to meet the applicable area, height and safety standards. The proposed roads will be constructed in accordance with the applicable traffic and engineering standards, subject to detailed	

v. deleted (a) construction of a road complies with the conditions in Appendix A (Traffic) and the conditions in Appendix B (Engineering Standards). (b) deleted.	design and road-controlling-authority approval. Activity Status: PER	
25.13.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity.	Compliance with the servicing requirements of Rule 25.13.1 is anticipated. Rule 25.13.2 therefore does not apply. Not applicable.	
25.13A Existing electricity and telecommunications lines		
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: (a) the existing voltage is not increased, and (b) the height of support structures (excluding earthwires, earthpeaks and lightning rods) is not increased, and (c) the ground is reinstated on completion of works.	The Project includes the removal and undergrounding of existing 33kV electricity lines and may require associated alterations to existing telecommunications infrastructure. The voltage will not be increased, existing support structures will not be increased in height, and disturbed ground will be reinstated as part of the development works. Activity Status: PER	
25.13A.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity.	Compliance with the servicing requirements of Rule 25.13A.1 is anticipated. Rule 25.13A.2 therefore does not apply.	

	Not applicable.	
25.13AA Gas transmission lines		
25.13AA.1 - Construction of a gas transmission line is a permitted activity if: (a) it is not a high-pressure gas line with a gauge pressure of 2000 kilopascals or more.	No gas transmission line is proposed. The Project will be serviced by an extension of the local gas distribution network, which is addressed under Rule 25.13.1. Not applicable.	
25.13AA.2 - Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity .	Not applicable.	
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.	Does not comply. The completed development will generate substantially 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 .		The completed development will generate substantially more than 200 vehicle movements per day, therefore will not comply with Rule 25.16.1. Activity Status: DIS
25.17 Noise		

25.17.1 - Any activity is a permitted activity if it is designed and conducted so that noise from the activity measured at any other site does not exceed: (a) 50dBA (L₁₀), 7am to 7 pm any day, and (b) 45dBA (L₁₀), 7pm to 10pm any day, and (c) 40dBA (L₁₀), and 65dBA (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.	Does not comply. The Acoustic Assessment confirms that operational noise received at existing sites beyond the Project boundary can comply with the permitted limits. Construction noise is expressly excluded from these standards and will be managed through the proposed Construction Noise and Vibration Management Plan. Within the development however, bespoke noise limits are proposed for the mixed-use areas and adjoining residential lots. These limits exceed the Rural Zone limits in Rule 25.17.1 to provide for the intended mixed-use environment.	
25.17.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity.		Bespoke noise limits are proposed for the mixed-use areas and adjoining residential lots. These limits exceed the Rural Zone limits in Rule 25.17.1 to provide for the intended mixed-use environment. Activity Status: DIS
25.18 Construction Noise (deleted)		
25.19 Extractive industry noise	Not applicable	Not relevant to proposal
25.20 Wind turbine noise	Not applicable	Not relevant to proposal

25.21 Vibration		
25.21.1 - Any activity is permitted if: (a) vibration arising from the activity complies with Appendix I (Ground Vibration).	Construction may generate temporary vibration from excavation, compaction and other heavy machinery. The Acoustic Assessment and draft Construction Noise and Vibration Management Plan provide measures to manage and monitor vibration at nearby buildings and ensure compliance with Appendix I. Activity Status: PER.	
25.21.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity .	Compliance with Rule 25.21.1 is anticipated. Rule 25.21.2 therefore does not apply.	
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.	Construction activities may generate temporary vibration from excavation, compaction and other heavy machinery. The Acoustic Assessment and draft Construction Noise and Vibration Management Plan provide measures to manage and monitor vibration at nearby buildings and ensure compliance with the applicable vibration limits. Activity Status: PER	
25.22.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity .	N/A - compliance with 25.22.1 is achieved	
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.	Earthworks and imported-fill placement may generate temporary dust. Dust and stockpiles will be managed through the proposed erosion, sediment and construction-management measures, including dampening, stabilisation and limiting exposed surfaces, so that no objectionable or offensive effects occur beyond the Site. The electricity line crossing the Site operates at 33kV, so the additional standard for lines of 110kV or more does not apply. Activity Status: PER.	
25.23.23 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity.	Compliance with Rule 25.23.1 is anticipated. Rule 25.23.2 therefore does not apply.	
25.24 High-frequency electromagnetic field	Not applicable	Not relevant to proposal
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	The Project involves earthworks across approximately 70.1ha, comprising approximately 603,252m³ of cut and 899,962m³ of fill. The works substantially exceed the permitted volume and area thresholds and include cuts and fills exceeding 3m in places. Does not comply	

(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 500m³ in the Landscape Policy Area or 1000m³ 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 (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 (iiia) outside an LPA is for the construction and/or maintenance of farm tracks, fences or farm drains, or (iiiaa) within an LPA is for the maintenance of existing farm tracks, fences or farm drains, or (iiib) is for production forestry, except if in the Landscape Policy Area, or (iiic) is for construction and maintenance of existing public roads.		
25.25.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity.		The earthworks do not comply with Rule 25.25.1. Discretionary activity consent is required under Rule 25.25.2. Activity Status: DIS.

25.26 Ridgeline Policy Area		
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.	The Site is not within a Ridgeline Policy Area. Not applicable.	
25.26.2 – Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity .	Rule 25.26.2 does not apply.	
25.27 Earthworks – filling using imported fill		
25.27.1 - Any activity is a permitted activity if: (a) all material for filling is clean fill, and (b) filling 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 ii. that is not part of building work: - does not exceed a volume of 200m ³ 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 iii. that is for minor upgrading of existing electricity lines does not exceed 50m ³ .	Approximately 296,710m ³ of imported engineered fill is required. Although imported material will be suitable cleanfill, the volume exceeds 200m ³ , fill depths exceed 1m in places, and filling includes residential building platforms. Does not comply	
25.27.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity .		The imported filling does not comply with Rule 25.27.1. Discretionary activity consent is required under Rule 25.27.2. Activity Status: DIS.
25.27A Earthworks – filling using imported fill – coal mines	Not applicable	Not relevant to proposal.
25.28 Filling - Flood Risk Area - Land Stability Policy Area		
25.28.1 – Any activity in a Flood Risk Area or a Land Stability Policy Area is a permitted activity if: (a) Filling is no more than is necessary to:	Filling is proposed within land subject to flood hazards as part of wider land raising, road formation,	

i. Provide a foundation for building approved by a building consent, and access to that building, or (ia) enable minor upgrading of existing electricity lines and does not exceed 50m³.	drainage and site development. The filling is not limited to that necessary for an approved building foundation and access. Does not comply.	
25.28.2 – Any activity that does not comply with a condition for a permitted activity is a discretionary activity.		The filling does not comply with Rule 25.28.1. Discretionary activity consent is required under Rule 25.28.2. Activity Status: DIS.
25.29 – Deleted		
25.30 Contaminated land - remediation		
25.30.1 - Any activity is a permitted activity if: (a) remediation of contaminated land i. does not cause a greater risk to the environment than if the work was not done, and ii. is not within: - 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: - 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	The Project does not principally involve remediation under this rule. Soil disturbance and any management of contaminated material are addressed through the NES for Assessing and Managing Contaminants in Soil to Protect Human Health, the Ground Contamination Assessment and the proposed Ground Contamination Management Plan. Not applicable.	

(b) the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 in Appendix Of i. does not apply to the activity, or ii. does apply and the activity meets the permitted activity requirements set out in Regulation 8.		
25.30.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity except (a) where compliance with 25.30.1(b)(ii) is not achieved the activity status is determined by the NES.	Rule 25.30.2 is not relied upon. Any consent required for contaminated-soil disturbance is addressed separately under the NES-CS.	
25.30A Ash disposal - Te Ohaaki Road	Not applicable	Not relevant to proposal
25.31 Hazardous substances		
25.31.1 - Any activity is a permitted activity if: (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 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.	Hazardous substances will be limited to ordinary construction fuels, oils and chemicals and subsequent domestic and small-scale commercial products. Storage and handling will comply with Appendix H and applicable health and safety requirements. No significant hazardous facility is proposed. Activity Status: PER.	

25.31.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity .	Compliance with Rule 25.31.1 is anticipated. Rule 25.31.2 therefore does not apply.	
25.32 Radioactive materials	Not applicable	Not relevant to proposal
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	No wastewater-treatment plant or wastewater pond is proposed. Wastewater will be conveyed through the reticulated network to an off-site treatment facility. Not applicable.	
25.33.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity .	Rule 25.33.2 does not apply.	
25.34 Plant or animal effluent	Not applicable	Not relevant to proposal
25.35 Notable tree - removal or destruction		
25.35.2 - Removal or destruction of a tree identified in Appendix F (Notable Trees) is a discretionary activity .	No tree identified in Appendix F as a Notable Tree is located on the Site or proposed to be removed. Not applicable.	
25.36 Notable tree - trimming		
25.36.1 - Any activity is a permitted activity if: (a) trimming of a tree identified in Appendix F (Notable Trees) is: i. either - to remove dead, dying, diseased, crowded, weakly attached, low vigour branches and water shoots from a tree crown, or	No trimming of an Appendix F Notable Tree is proposed. Not applicable.	

- 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 ii. done in accordance with accepted arboricultural practice, and iii. necessary to protect people's health and safety or protect structures or utilities.		
25.36.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity .	Rule 25.36.2 does not apply.	
25.37 Notable tree - activities within the dripline		
25.37.1 - Any activity within the dripline of a tree identified in Appendix F (Notable Trees) is a permitted activity if: (a) it does not involve compaction, sealing or soil disturbance except for sealing of an existing road or footpath, and (b) it does not involve parking or storage of materials, vehicles or machinery, and (c) there is no discharge of an ecotoxic substance, and (d) there is no construction of structures.	No activity is proposed within the dripline of an Appendix F Notable Tree. Not applicable.	
25.37.2 - Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity .	Rule 25.37.2 does not apply.	
25.38 deleted		
25.39 Signs (deleted)	Not applicable	Not relevant to proposal
25.40 Signs (deleted)	Not applicable	Not relevant to proposal
25.41 Production forestry	Not applicable	Not relevant to proposal
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.	No shelterbelt or hedge is proposed that would cast a shadow exceeding 12m onto an adjoining site. Activity Status: PER.	

25.42.2 - Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity .	Compliance with Rule 25.42.1 is anticipated. Rule 25.42.2 therefore does not apply.	
25.43 Indigenous vegetation clearance - Landscape Policy Area - Conservation Area	Not applicable	Not relevant to proposal
25.43A Indigenous vegetation clearance		
25.43A.1 - Vegetation clearance of indigenous vegetation or habitat of indigenous fauna is a permitted activity if: (a) it is for the following purposes 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 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	The Project will remove indigenous vegetation, including isolated mature indigenous trees, for roads, building areas and general site formation. Not all clearance falls within the listed permitted purposes or has been certified by Council as non-significant. Does not comply.	

(b) the Council certifies that the vegetation to be cleared is not significant indigenous vegetation or significant habitat of indigenous fauna.[3]		
25.43A.2 - Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity .		Restricted discretionary activity consent is required for indigenous vegetation clearance not meeting Rule 25.43A.1. Activity Status: RDIS.
25.44 Energy corridor - Transportation of minerals and related materials - Substances	Not applicable	Not relevant to proposal
25.44A Coal ash disposal	Not applicable	Not relevant to proposal
25.45 to 25.69C Land Use - Building		
25.45 Deleted		
25.46 Number of dwellings		
25.46.1 - Construction of a dwelling, other than a dependent person's dwelling, is a permitted activity if, after completion: (a) there is only one dwelling on the land contained in the certificate of title, or (b) there are 2 dwellings on the land contained in the certificate of title, and the title contains at least 40ha, and	The Project provides approximately 1,048 residential units. Apartment and mixed-use superlots will contain multiple dwellings, and multiple dwellings may be established on parent titles before completion of the staged subdivision. The permitted dwelling limits are therefore exceeded. Does not comply	
25.46.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity .		Discretionary activity consent is required for dwellings exceeding the limits in Rule 25.46.1. Activity Status: DIS.
25.47 Dependent person's dwelling	Not applicable	Not relevant to proposal
25.48 Minimum site area – dwelling		

25.48.1 - Construction or alteration of a dwelling is a permitted activity if: (a) the site is connected to a reticulated wastewater system, or (b) the net site area is at least 2500m².	All dwellings will be connected to the public reticulated wastewater network. Activity Status: PER	
25.48.2 - Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.	Compliance with Rule 25.48.1 is anticipated. Rule 25.48.2 therefore does not apply.	
25.49 Building height		
25.49.1 - Construction or alteration of a building or structure is a permitted activity if: (a) its height does not exceed 10m, and (b) it does not protrude through the obstacle limitation surfaces defined in Chapter 30, Designation N1 (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 (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. Despite (a), a frost fan is a permitted activity if it complies with (b) to (fa), and (faa) the height of support structure does not exceed 10.5m, and (faaa) fan blades do not rotate higher than 13.5m.	The proposed development controls permit buildings exceeding 10m, including residential buildings up to approximately 11m, apartment buildings up to approximately 20m and mixed-use buildings up to approximately 17m. Does not comply.	
25.49.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity.		Discretionary activity consent is required for buildings exceeding the 10m height limit. Activity Status: DIS.
25.50 Daylight admission		

25.50.1 - Construction or alteration of a building is a permitted activity if: (a) the building does not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.	The proposed urban layout includes attached dwellings and buildings located close to internal boundaries. Buildings will therefore protrude through the 37-degree height-control plane at a number of boundaries. Does not comply.	
25.50.2 - Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.		Restricted discretionary activity consent is required for infringements of the daylight-admission control. Activity Status: RDIS.
25.51 Building coverage		
25.51.1 - Construction or alteration of a building is a permitted activity if: (a) total building coverage does not exceed 2% of the site area, or 500m², whichever is the larger.	The proposed controls allow urban building coverage substantially greater than 2% of the site area. Apartment, mixed-use and higher-density superlots will also exceed the alternative 500m² threshold. Does not comply.	
25.51.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity.		Discretionary activity consent is required for building-coverage infringements. Activity Status: DIS.
25.52 Non-residential building		
25.52.1 - Construction or alteration of a non-residential building is a permitted activity if: (a) the gross floor area of each non-residential building does not exceed 500m² and (b) the gross floor area of any non-residential building on a site of less than 2 ha does not exceed 250m².	The proposed mixed-use buildings provide approximately 910m² and 1,274m² of ground-floor commercial gross floor area respectively and exceed the 500m² limit for an individual non-	

Note: This rule does not apply to buildings for productive rural activities. For this, refer to rule 25.52A.	residential building. Does not comply.	
25.52.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity .		Discretionary activity consent is required for the non-residential buildings exceeding Rule 25.52.1. Activity Status: DIS.
25.52A Buildings for productive rural activities		
25.52A.1 - Construction or alteration of a building used for productive rural activities is a permitted activity if: the gross floor area of each building does not exceed 1000m ²	No building for a productive rural activity is proposed. Not applicable.	
25.52A.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity .	Rule 25.52A.2 does not apply.	
25.53 Building set back – road boundary		
25.53.1 - Construction or alteration of a building is a permitted activity if it is set back at least: (a) 12m from the road boundary, or 7.5m from the road boundary if the certificate of title is less than 1.6 ha, and (b) 22m from the centre line of an indicative road, and (c) 25m from an expressway, or the proposed Waikato Expressway, and (ca) 15m from a state highway.	The proposed urban lots generally provide road-boundary setbacks substantially less than 7.5m or 12m. Identified residential lots adjoining State Highway 23 are subject to a proposed 5m setback rather than the required 15m. Does not comply.	
25.53.2 - Any activity that does not comply with a condition for a permitted activity is a non-complying activity .		Non-complying activity consent is required for infringements of the road-boundary setbacks. Activity Status: NC.
25.54 Building set backs - allotments 1.6ha or more		
25.54.1 - Construction or alteration of a building on an allotment 1.6ha or more is a permitted activity if the building is set back at least: (a) 25m from every boundary other than a road boundary	The proposed residential lots and development superlots containing buildings are generally less than 1.6ha. This rule is not expected to	

	apply; any building on a lot of 1.6ha or more will be compliant with the 25m setback, and expected to confirm this at detailed design.	
25.54.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity if it is: (a) a non habitable building within 25m from one or more boundaries other than a road boundary	No discretionary infringement under Rule 25.54.2 is presently identified.	
25.54.3 - Any activity that does not comply with a condition for a discretionary activity is a non-complying activity .	No non-complying infringement under Rule 25.54.3 is presently identified.	
25.55 Building set backs - allotments 5000m² to less than 1.6ha		
25.55.1 - Construction or alteration of a building on an allotment between 5000m ² and less than 1.6ha, is a permitted activity if the building is set back at least: (a) 12m from every boundary other than a road boundary and (b) 25m from the boundary of an adjoining allotment 6ha or more for a building which accommodates a residential activity.	The eight rural-residential lots are between 5,000m ² and 1.6ha. Their building platforms can be located to achieve the applicable 12m and 25m setbacks. Compliance is anticipated, subject to final building design. Activity Status: PER.	
25.55.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity if it is: (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.	No infringement under Rule 25.55.2 is presently identified.	
25.55.3 - Any activity that does not comply with a condition for a discretionary activity is a non-complying activity .	Rule 25.55.3 does not apply.	
25.56 Building set backs - allotments less than 5000m²		
25.56.1 - Construction or alteration of a building on an allotment less than 5000m ² is a permitted activity if the building: (a) is set back at least 12m from every boundary other than a road boundary, or	Most urban residential lots are less than 5,000m ² . The proposed layout includes side and rear setbacks of	

(b) is set back less than 12m and meets all of the following: (c) the building is set back at least 5m from every boundary other than a road boundary, and (d) the building is set back at least 24m from an existing dwelling on any adjoining land, and (e) the building is screened by an opaque structure of a height of at least 1.8m or vegetation of similar effect, and (f) the building is designed and constructed to comply with Appendix M (Acoustic Insulation).	approximately 1.5m and attached dwellings on shared boundaries, which do not achieve the minimum 5m alternative setback. Does not comply	
25.56.2 - Any activity that does not comply with a condition for a permitted activity is a non-complying activity.		Non-complying activity consent is required for buildings that do not comply with Rule 25.56.1. Activity Status: NC.
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.,	No mapped Energy Corridor affects the proposed building areas. The existing 33kV line will be undergrounded through the development. Not applicable.	
25.57 Dwelling setbacks - intensive farming activity - aggregate extraction policy area - Tamahere Commercial Area	Not applicable	Not relevant to proposal
25.58 Setbacks - wastewater treatment		
25.58.1 - Construction or alteration of a dwelling is a permitted activity if: (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.	No municipal wastewater-treatment facility has been identified within the specified setback distances of the proposed dwellings. Activity Status: PER.	

25.58.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity .	Compliance with Rule 25.58.1 is anticipated. Rule 25.58.2 therefore does not apply.	
25.58A Setbacks - high voltage electricity transmission lines		
25.58A.1 - Construction or alteration of a building is a permitted activity if: (a) it is set back at least 20m from the centre line of any electricity transmission line designed to operate at 110kV or more.	The existing electricity line crossing the Site operates at 33kV and is not a transmission line designed to operate at 110kV or more. It will also be undergrounded. Not applicable.	
25.58A.2 - Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity .	Rule 25.58A.2 does not apply.	
25.59 Building near a lake or river		
25.59.1 - Construction or alteration of a building is a permitted activity if: (a) the building is set back at least 32m from 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, and 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. Despite the above, a public amenity of up to 25m ² on an esplanade reserve, a public walkway, or a pump shed are not subject to this rule. 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.	The Site does not contain a lake of 8ha or more, a river with an average bed width of 3m or more, or an individual wetland exceeding 1ha. The identified wetlands average approximately 1,063m ² . Rule 25.59.1 is therefore not triggered.	

25.59.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity .	Rule 25.59.2 does not apply.	
25.60 Buildings near the coast	Not applicable	Not relevant to proposal
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).	Parts of the Site are subject to the 1% AEP flood extent. Proposed building platforms will be raised and habitable floors established above the modelled flood level, exceeding the minimum 0.3m freeboard requirement. Stormwater and wastewater systems will be designed to the applicable engineering standards. Activity Status: PER.	
25.61.2 - Any activity that does not comply with a condition for a permitted activity is a non-complying activity .	Compliance with Rule 25.61.1 is anticipated. Rule 25.61.2 therefore does not apply.	
25.61A Aerials		
5.61A.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: (a) the height of aerials or support structures does not exceed i. 20m, or ii. 12.5m in the Landscape Policy Area, or iii. the height of the ridge in a Ridgeline Policy Area, and iv. above 13m high, no support structure exceeds 500mm in any cross-section dimension, and (a) aerials and support structures (except for those on a road) are set back at least: i. 15m from road boundaries, if they exceed 10m high, and	No telecommunications aerial or associated support structure is proposed as part of the Project. Street-lighting and electricity-distribution poles are not aerial support structures under this rule. Not applicable	

ii. in every other case, the setbacks required for buildings, and iii. no dish antenna exceeds 5m diameter, and no panel antenna exceeds 2.5m in any dimension, and iv. it is not attached to an historic heritage item listed in Appendix C1 (Historic Heritage Items), except for a domestic television reception aerial.		
25.61A.2 - Any aerial or support structure that does not comply with a condition for a permitted activity is a restricted discretionary activity .	Rule 25.61A.2 does not apply.	
25.62 Deleted		
25.63 Papakaainga Policy Area		
25.63.1 - Despite rules 25.46 and 25.47, construction or alteration of papakaainga 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.	The Project is not papakaainga housing within a Papakaainga Policy Area. Not applicable.	
25.63.2 - Any activity that does not comply with a condition for a permitted activity is a discretionary activity .	Rule 25.63.2 does not apply.	
25.63A Papakaainga housing		
25.63A.1 - Despite rules 25.46 and 25.47, construction or alteration of papakaainga 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.	The Project is not papakaainga housing on Maaori Customary Land or Maaori Freehold Land. Not applicable.	

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 .	Rule 25.63A.2 does not apply.	
25.68 Acoustic insulation of buildings - Airport Noise Outer Control Boundary - Gun Club - Huntly Power Station	Not applicable	Not relevant to proposal
25.69 Huntly East Mine Subsidence Area	Not applicable	Not relevant to proposal
25.69A Relocated building		
25.69A.1 - Relocation of a used building to a new site is a controlled activity if: (a) the building is delivered to its final position on the site, and connected to its new foundations within 7 days of arrival.	No used building is proposed to be relocated to the Site. Not applicable.	
25.69A.2 Any activity that does not comply with conditions for a controlled activity is a restricted discretionary activity .	Rule 25.69A.2 does not apply.	
25.69B Wind measurement system	Not applicable	Not relevant to proposal
25.69C Land Stability Policy Area	Not applicable	Not relevant to proposal
25.70A to 25.83 Subdivision		
25.70A Subdivision generally		
25.70A.1 - Subdivision is a restricted discretionary activity if: (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 (b) the land being subdivided comprises land with each certificate of title issued i. prior to 6 December 1997, or ii. after 6 December 1997 if it was created by: - a process other than subdivision under the Resource Management Act 1991, or	The subdivision will create approximately 782 fee-simple lots, together with superlots, roads, reserves and utility allotments. It creates substantially more than one additional certificate of title from each existing title and does not comply with Rule 25.70A.1. Does not comply.	

- 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.		
25.70A.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a non-complying activity .		Non-complying activity consent is required under Rule 25.70A.2. Activity Status: NC.
25.70A.3 - Subdivision that creates an additional certificate of title through separating amalgamated allotments is a non-complying activity . Note: some subdivision is a prohibited activity. See rule 25.5. Conservation and reserve allotments are governed by rules 25.73 and 25.73B.	The proposal does not rely on separating amalgamated allotments. Not applicable.	
25.70B Subdivision: Policy Areas - Utility and Access Allotments		
25.70B.1 - Subdivision is a restricted discretionary activity if: (a) the subdivision creates no more than i. one utility allotment, and ii. one access allotment, and (b) the land being subdivided is not within 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.	The Project creates multiple access and utility allotments rather than no more than one of each. Rule 25.70B.1 is not met. Does not comply.	
25.70B.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity . Note: Subdivision under Rule 25.70B is also subject to other applicable rules, including Rule 25.70A.		Discretionary activity consent is required under Rule 25.70B.2 for the access and utility allotments not meeting Rule 25.70B.1. Activity Status: DIS.
25.71 Boundary adjustment		

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: (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.	The Project is not a boundary adjustment and creates numerous additional titles. Not applicable.	
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.	The subdivision is assessed under the general subdivision rules rather than as a boundary adjustment.	
25.71A Boundary relocation		
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: (a) the boundary relocation is between a maximum of five viable certificates of title forming a continuous landholding in the same ownership, and (b) the result of the boundary relocation is to relocate a common boundary or boundaries, and (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 (d) the boundary relocation creates: i. one certificate of title of at least 20ha, and ii. the remaining certificates of title each having an area no less than 8000m² and no more than 1.6ha	The Project is not a boundary relocation and creates substantial additional dwelling and subdivision potential. Not applicable.	
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.	Rule 25.71A.2 does not apply.	

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.	The subdivision is assessed under Rule 25.70A and the other applicable subdivision rules.	
25.72 Allotment boundaries		
25.72.1 - Subdivision is a restricted discretionary activity if the boundary of every allotment is drawn so that: (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 (ca) the largest new allotment contains all land within: 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.	Existing buildings will be removed or accommodated appropriately and no Appendix F Notable Tree is affected. However, the subdivision creates numerous allotments across land subject to flood hazards and the layout does not demonstrate compliance with all requirements of Rule 25.72.1. Does not comply	
25.72.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.		Discretionary activity consent is required under Rule 25.72.2. Activity Status: DIS.
25.73 Conservation house allotment		
25.73.1 - Despite rule 25.70A.1 and rule 25.74.1, subdivision for a conservation allotment is a restricted discretionary activity if: (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	The Project does not rely on conservation-house-allotment entitlements under this rule. Ecological protection, restoration and offset areas are provided as	

(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 (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 (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 (b) this rule or its equivalent in a previous district plan has not previously been used to gain an additional subdivision entitlement, and (c) the number of allotments created does not exceed the number in the table below: <table><tr><td>Area protected (ha)</td><td>No. of allotments</td></tr><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></table>	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	part of the comprehensive development. Not applicable.	
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											
25.73.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a non-complying activity .	Rule 25.73.2 does not apply.											
25.73B Reserve allotment												
25.73B.1 - Despite rules 25.5(e), 25.70A.1, and 25.74.1 subdivision is a restricted discretionary activity if:	Although reserve allotments are proposed, the Project does not rely on the reserve incentive-lot mechanism in Rule 25.73B.1. The reserve lots form part of the comprehensive subdivision. Not applicable.											
(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 (b) the area referred in (a) is vested in Council or public access is permanently secured by way of easement, and (c) no more than one additional certificate of title, excluding any land vested in Council, is created.												
25.73B.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity .	Rule 25.73B.2 is not relied upon.											

25.74 Allotment size - minimum - maximum		
25.74.1 - Subdivision is a restricted discretionary activity if: (a) the parent certificate of title is at least 20ha and (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 (c) no more than one certificate of title produced by the subdivision has an area greater than 1.6ha, and (d) a utility allotment for a network utility does not exceed 50m².	Most proposed residential allotments are substantially smaller than 8,000m², and the subdivision creates more than one allotment exceeding 1.6ha for roads, reserves and development superlots. Rule 25.74.1 is not met. Does not comply.	
25.74.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a non-complying activity.		Non-complying activity consent is required under Rule 25.74.2. Activity Status: NC.
25.75 Frontage		
25.75.1 - Subdivision is a restricted discretionary activity if: (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.	Many proposed urban allotments with road boundaries have frontages of less than 60m. Does not comply	
25.75.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.		Discretionary activity consent is required under Rule 25.75.2 for the road-frontage infringements. Activity Status: DIS.
25.76 Road access		
25.76.1 - Subdivision is a restricted discretionary activity if: (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 Māori.		Every developable allotment will have legal and physical vehicle access to a public road or approved access lot. Accesses will be designed to the applicable traffic and engineering standards, and no Appendix F Notable Tree or identified site of significance

		to Māori is affected. Activity Status: RDIS
25.75.2 - 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.	Compliance with the access standards is anticipated. No additional consent trigger is identified under this rule.	
25.77 Building platform		
25.77.1 - Subdivision is a restricted discretionary activity if every allotment, other than a utility or access allotment, is capable of containing: (a) deleted (b) a shape factor, being either 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.	Most proposed urban residential allotments cannot contain a 30m-diameter shape factor or a 1,000m ² rectangle exclusive of setbacks. Although suitable urban building platforms are provided, they do not satisfy the Rural Zone dimensional requirements. Does not comply	
25.77.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity if: (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.	The non-compliant lots also cannot each provide at least 1,000m ² of land outside the 2% AEP flood extent. The discretionary pathway in Rule 25.77.2 is not met.	

25.77.3 - Subdivision that does not comply with a condition for a discretionary activity is a non-complying activity .		Non-complying activity consent is required under Rule 25.77.3. Activity Status: NC.
25.78 Earthworks		
25.78.1 - Subdivision is a restricted discretionary activity if: (a) earthworks comply with Appendix B (Engineering Standards).		Subdivision earthworks will be undertaken in accordance with the applicable engineering standards, erosion and sediment controls and the approved earthworks methodology. Activity Status: RDIS.
25.78.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity .	Compliance with Rule 25.78.1 is anticipated. Rule 25.78.2 therefore does not apply.	
25.79 On-site services		
25.79.1 - Subdivision is a restricted discretionary activity if, for every allotment other than a utility or access allotment: (a) stormwater, land drainage, water supply and wastewater disposal on every allotment is managed in accordance with Appendix B (Engineering Standards), and (aa) provision is made to connect to a telecommunications network and energy supply network, and (b) services are placed underground where i. a new road is required as part of the subdivision, or ii. existing services to the land are already placed underground, and (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.		All developable allotments will be serviced by reticulated stormwater, wastewater and water-supply systems and provided with underground electricity and telecommunications connections. The systems will be designed and constructed in accordance with the applicable engineering standards. Activity Status: RDIS.
25.79.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity .	Compliance with Rule 25.79.1 is anticipated. Rule 25.79.2 therefore does not apply.	
25.80 Hazard risks		

25.80.1 - Subdivision is a restricted discretionary activity if: (a) the land is not in the Huntly South Assessment Area, Huntly East Mine Subsidence Area or Flood Risk Area.	Parts of the Site are within the mapped Flood Risk Area or are otherwise subject to flood hazards. Rule 25.80.1 is not met.	
25.80.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.		Discretionary activity consent is required under Rule 25.80.2. Activity Status: DIS.
25.81 Esplanade reserves and esplanade strips		
25.81.1 - 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: (a) less than 4ha and within 20m of 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 (b) 4ha or more within 20m of mean high water springs or a water body identified in Appendix G (Esplanade Priority Areas).	The Site does not adjoin mean high water springs, a river with an average bed width of 3m or more, or a lake of 8ha or more. No esplanade reserve or strip is required under this rule. Not applicable.	
25.81.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.	Rule 25.81.2 does not apply.	
25.83 Traffic generation		
25.83.1 - Subdivision is a restricted discretionary activity if: (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).	The subdivision will generate substantial traffic and establish a new collector connection between State Highway 23 and Grandview Road. This materially changes the use and function of parts of the surrounding road network and does not meet Rule 25.83.1.	

25.83.2 - Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity .		Discretionary activity consent is required under Rule 25.83.2. Activity Status: DIS.
--	--	---

1.3 Hamilton City Council Operative District Plan

Subdivision, Transport and Earthworks Rules (For proposed Road, vesting and earthworks within Harrogate Pace Title)

Rule	Compliance	Non-Compliance
25.2.3 and 24.2.4.1 Earthworks		
Earthworks are permitted subject to the general standards in Rule 25.2.4.1. Under 25.2.4.1(h), earthworks associated with subdivision in “all other zones” must not exceed 1,000m ³ per calendar year. The volume limits do not apply within the Transport Corridor Zone. Fill must be cleanfill; inactive areas must be stabilised; sediment must be retained on site; material must not be deposited on public roads; overland-flow paths and drainage patterns must not be adversely altered; earthworks must not cause instability or damage network utilities.		Earthworks to construct the proposed Road Connection to Harrogate Place will exceed these volumes in Rule 25.2.4.1(h). Activity Status: RDA
25.14 Transportation		
25.14.3 - Construction of new transport corridor		The construction of the proposed road connection within Hamilton City constitutes a new transport corridor and is a restricted discretionary activity under Rule 25.14.3(b). Under Rule 25.14.6, Council’s discretion is restricted to the transportation matters identified in Appendix 1.3, including the corridor’s design, function, safety, accessibility and

		integration with the surrounding transport network. Activity Status: RDA
23.3 – Subdivision		
Table 23.3a(iv) Subdivision to accommodate a transport corridor is a restricted discretionary activity in the relevant zones, including the Transport Corridor Zone.		Creation and vesting of the proposed road allotment requires restricted discretionary subdivision consent. Activity Status: RDA
23.7.1 – Subdivision suitability Road allotments are excluded from the general requirement that fee-simple allotments be capable of accommodating activities anticipated by the zone. Existing development on the balance land must generally continue to comply or be addressed through concurrent land-use consent.	No conventional minimum lot area or shape factor applies to the road allotment. The balance allotment and any existing development should nevertheless be checked for consequential non-compliances caused by the new boundary. Not applicable.	
23.7.3 – General Residential Zone A road serving 10–20 lots must generally be at least 16.8m wide. For more than 20 lots, the minimum widths are generally 20m for a local road, 24.2m for a collector road without a public-transport function, or 24.6m for a collector road with a public-transport function. Maximum block, cul-de-sac and access standards may also apply.	The road will serve over 20 lots and will achieve compliance with the required widths. Refer to Transport Assessment.	