

20.2.6.1 Signs – General

P1	A public information sign erected by a government agency.
P2	<p>(a) A sign that:</p> <ul style="list-style-type: none"> <li>(i) does not exceed a sign height of 10metres</li> <li>(ii) is contained wholly within the site</li> <li>(iii) relates to goods and services available on the site or the property name</li> <li>(iv) is set back at least 15 metres from a state highway or Waikato Expressway</li> <li>(v) if illuminated: <ul style="list-style-type: none"> <li>a. does not have a light source that flashes or moves</li> <li>b. does not contain moving parts or reflective materials</li> </ul> </li> </ul> <p>(b) A sign attached to a building that:</p> <ul style="list-style-type: none"> <li>(i) does not extend more than 300mm from the building wall</li> <li>(ii) does not exceed the height of the building.</li> </ul> <p>(c) Freestanding signs that:</p> <ul style="list-style-type: none"> <li>(i) do not exceed an area of 315m<sup>2</sup> for one sign per site, and 42m<sup>2</sup> for any other one additional freestanding sign on the site</li> <li>(ii) are set back at least 5 metres from the boundary of any site in a Residential, Village or Country Living Zone</li> <li>(iii) are set back at least 15 metres from a state highway or Waikato Expressway.</li> </ul> <p>(d) A sign attached to a heritage item listed in Schedule 2 of the Resource Management Act for the express purpose of identification and interpretation.</p>
P3	<p>(a) A real estate sign that:</p> <ul style="list-style-type: none"> <li>(i) relates to the sale of the site on which it is located</li> <li>(ii) does not result in more than 3 signs per site</li> <li>(iii) is not illuminated</li> <li>(iv) does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials</li> <li>(v) does not exceed dimensions of 1800mm x 1200mm.</li> </ul>
RD1	<p>(a) A sign that does not comply with Rule 22.1.1 or 22.1.2</p> <p>(b) Council's discretion s restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) visual amenity</li> <li>(ii) effects on traffic safety</li> <li>(iii) glare and artificial light spill</li> <li>(iv) content, colour and location of the sign</li> <li>(v) effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign</li> <li>(vi) effects on notable architectural features of a heritage item.</li> </ul>

**Comment [MA1]:** A freestanding sign with an area of 15m<sup>2</sup> is not large in the context of an Industrial Zone. Freestanding signs typically have a width of between 1.5 and 2 metres, which would result in a height of between 7.5 and 10 metres. In the context of a zone that permits buildings with heights of 15 metres (and above), such a freestanding sign would not appear out context with the balance of development on the site and will still appropriately manage the visual impact of development at the interface with the Residential Zone.

## 20.2.6.2 Signs – effects on traffic

P1	<p>(a) Any sign directed at users that:</p> <ul style="list-style-type: none"> <li>(i) does not imitate the content, colour or appearance of any traffic control sign</li> <li>(ii) is located at least 60m from controlled intersections, pedestrian crossings and another advertising sign</li> <li>(iii) does not obstruct sight lines of drivers turning into or out of a site entrance and intersections or at a level railway crossing</li> <li>(iv) does not contain more than 40 characters and no more than 6 symbols</li> <li>(v) has lettering that is at least 150mm high</li> <li>(vi) is at least 130m from a site entrance, where the sign directs traffic to that entrance.</li> </ul>
RD1	<p>(a) Any sign that does not comply with Rule 20.2.6.2 P1.</p> <p>(b) Council's discretion is restricted to the following matter:</p> <ul style="list-style-type: none"> <li>(i) the extent to which the safety of road users is maintained.</li> </ul>

## 20.2.7 Indigenous vegetation clearance within a Significant Natural Area

P1	<p>(a) Indigenous vegetation clearance within a Significant Natural Area for any of the following purposes:</p> <ul style="list-style-type: none"> <li>(i) clearance of indigenous vegetation that endangers human life or any existing building or structure</li> <li>(ii) conservation fencing to exclude stock or pests</li> <li>(iii) maintenance of existing farm drains</li> <li>(iv) maintenance of existing tracks and fences</li> <li>(v) gathering of plants in accordance with Maaori customs and values.</li> </ul>
P2	<p>(a) Removal of up to 5m<sup>3</sup> of manuka and/or kanuka per 12 month period per property for domestic firewood purposes or arts and crafts, provided the removal will not directly result in the death, destruction or irreparable damage of any other vegetation.</p>
P3	<p>(a) Indigenous vegetation clearance for building, access, parking and manoeuvring areas within a Significant Natural Area where:</p> <ul style="list-style-type: none"> <li>(i) there is no alternative development area on the site outside the Significant Natural Area</li> <li>(ii) the area of indigenous vegetation clearance does not exceed 250m<sup>2</sup>.</li> </ul>
P4	<p>(a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance within a Significant Natural Area where:</p> <ul style="list-style-type: none"> <li>(i) there is no alternative development area on the site outside the Significant Natural Area;</li> <li>(ii) the following areas of indigenous vegetation clearance are not exceeded: <ul style="list-style-type: none"> <li>A. 1500m<sup>2</sup> for a Marae complex, including areas associated with access, parking and manoeuvring</li> <li>B. 500m<sup>2</sup> per residential unit, including areas associated with access, parking and manoeuvring</li> <li>C. 500m<sup>2</sup> for a papakainga building including areas associated with access, parking and manoeuvring.</li> </ul> </li> </ul>
P5	<p>(a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance within a Significant Natural Area for any of the following purposes:</p> <ul style="list-style-type: none"> <li>(i) clearance of indigenous vegetation that endangers human life or any existing building or structure</li> <li>(ii) conservation fencing to exclude stock or pests</li> <li>(iii) maintenance of existing farm drains</li> <li>(iv) maintenance of existing tracks and fences</li> <li>(v) gathering of plants in accordance with Maaori customs and values.</li> </ul>

D1 Indigenous vegetation clearance within a Significant Natural Area that does not comply with Rule 20.2.7 P1, P2, P3, P4 or P5.

## 20.3 Land Use - Building

- (1) Rule 20.3 provides permitted heights for buildings.
- (2) Rule 20.3.2 provides permitted heights for a building in an Outstanding Natural Feature, Outstanding Natural Landscape or Significant Amenity Landscape.
- (3) Rule 20.3.3 Height - Buildings, structures and vegetation within an airport obstacle limitation surface, provides permitted heights for buildings within this area.

### 20.3.1 Building height

P1	(a) A building that does not exceed a height of: <ol style="list-style-type: none"> <li>(i) 15 metres; or</li> <li>(ii) 18 metres if located on Whangarata and Bollard Road in Tuakau; or</li> <li>(iii) 10 metres if located on Tregoweth Lane and within 50m of the Residential Zone in Huntly.</li> </ol>
RD1	(a) A building that does not comply with Rule 20.3.1 P1 (b) Council's discretion is restricted to the following matter: <ol style="list-style-type: none"> <li>(i) the extent to which amenity is maintained</li> </ol>

### 20.3.2 Building height in an Outstanding Natural Feature, Outstanding Natural Landscape or Significant Amenity Landscape

P1	(a) A building that does not exceed a height of: <ol style="list-style-type: none"> <li>(i) 5 metres in an Outstanding Natural Feature or Outstanding Natural Landscape</li> <li>(ii) 7.5 metres in a Significant Amenity Landscape.</li> </ol>
RD1	(a) A building that does not comply with Rule 20.3.2 P1 (b) Council's discretion is restricted to the following matter: <ol style="list-style-type: none"> <li>(i) the extent to which the aesthetic value of the identified feature or landscape is maintained.</li> </ol>

### 20.3.3 Height in relation to boundary

P1	(a) A building that does not project beyond a 45 degree height control plane measured from a point 3 metres above natural ground level along the boundary of a site located outside of a General Industrial Zone or Heavy Industrial Zone.
RD1	(a) A building that does not comply with Rule 20.3.3 P1 (b) Council's discretion is restricted to the following matter: <ol style="list-style-type: none"> <li>(i) effect on amenity</li> </ol>

### 20.3.4 Building setbacks

- (1) Rule 20.3.4 provides the permitted building setbacks from boundaries.
- (2) Rule 20.3.4 provides the permitted building setbacks from water bodies.

**20.3.4.1 Building setbacks – All boundaries**

P1	(a) A building that is set back at least: (i) 5 metres from a road boundary (ii) 3 metres from any other boundary where the site adjoins another zone, other than the Heavy Industrial Zone.
RD1	(a) A building that does not comply with Rule 20.3.4.1 P1 (b) Council's discretion is restricted to the following matters: (i) effect on amenity (ii) effect on streetscape (iii) traffic and road safety

**20.3.4.2 Building setback – water bodies**

P1	(a) A building that is set back a minimum of 30 metres from: (i) the margin of any: A. lake B. wetland C. river bank, other than the Waikato River and Waipa River or a perennial or intermittent stream.
P2	A building that is set back at least 50 metres from a bank of the Waikato River and Waipa River.
P3	A building that is set back at least 10 metres from the bank of a perennial or intermittent stream whose bed has an average width of 3m or more.
P4	A pump shed, or a public amenity not exceeding an area of 25m <sup>2</sup> , that is located within the building setbacks identified in Rule 20.3.4.2 P1, P2, P3 or P4.
RD1	(a) Any building that does not comply with Rule 20.3.4.2 P1, P2, P3 or P4. (b) Council's discretion is restricted to the following matters: (i) the extent to which the natural character values of the water body are maintained.

**Comment [MA2]:** I do not consider the relationship between Rule 20.3.4.2(P1) and (P3) to be as clear as it could be.

The RMA definition of a "river" includes a continually or intermittently flowing body of fresh water.

While it appears that Rule P3 is intended to apply only to perennial or intermittent streams, and that Rule P1 applies to all other streams that are not perennial or intermittent streams, it is not explicit (and has the potential to be interpreted as requiring both a 30 metre and a 10 metre building setback to perennial or intermittent streams).

**Comment [MA3]:** The submission of POAL is essentially seeking to retain the status quo in respect of the type of river where a setback is required to be provided.

**20.3.5 Historic Heritage**

- (1) The following rules manage heritage items (buildings and monuments):
- (a) Rule 20.3.5.1 – Group A heritage item – demolition, removal or relocation
  - (b) Rule 20.3.5.2 – Group B heritage item – demolition, removal or relocation
  - (c) Rule 20.3.5.3 – All heritage items – alteration or addition
  - (d) Rule 20.3.5.4 – All heritage items – maintenance or repair
  - (e) Rule 20.3.5.5 – All heritage items – all site development

**20.3.5.1 Group A heritage item - demolition, removal or relocation**

NC1	Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items).
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**20.3.5.2 Group B heritage item - demolition, removal or relocation**

D1	Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items).
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**20.3.5.3 All heritage items – alteration or addition**



P1	(a) Any alteration or addition to a heritage item listed in Schedule 30.1 (Heritage Items) where:
	(i) no significant feature of interest is removed, destroyed or damaged (ii) alterations or additions are not visible from a public place.
RD1	(a) Any activity that does not comply with Rule 20.3.5.3 P1. (b) Council's discretion is restricted to the following matters: (i) form, style, materials and appearance; and (ii) effect on heritage values.

#### 20.3.5.4 All heritage items – maintenance or repair

P1	(a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) where: (i) no significant feature of interest is destroyed or damaged (ii) replacement materials are the same as, or similar to, the original in terms of form, style and appearance.
RD1	(a) Any activity that does not comply with Rule 20.3.5.4 P1. (b) Council's discretion is restricted to the following matters: (i) form, style, materials and appearance (ii) effect on heritage values.

#### 20.3.5.5 All heritage items – all site development

P1	(i) Development on a site of a heritage item listed in Schedule 30.1 (Heritage Items) that: (ii) is set back at least 10 metres from the heritage item (iii) does not involve locating a building between the front of the heritage item and the road.
RD1	(a) Any activity that does not comply with Rule 20.3.5.5 P1. (b) Council's discretion is restricted to the following matters: (i) effects on the values, context and setting of the heritage item (ii) location, design, size, materials and finish (iii) landscaping (iv) the relationship of the heritage item with the setting, including the area between the front of the heritage item and the road.

## 20.4 Subdivision

- (1) Rule 20.4.1 General, provides for subdivision density within the General Industrial Zone.
- (2) Rule 20.4 is also subject to compliance with the following rules:
  - (a) Rule 20.4.2 – Boundaries for Records of Title
  - (b) Rule 20.4.3 – Road Frontage
  - (c) Rule 20.4.4 – Esplanade Reserves and Esplanade Strips
  - (d) Rule 20.4.5 - Subdivision of land containing a heritage item
  - (e) Rule 20.4.6 – Subdivision of land containing a Significant Natural Area

### 20.4.1 Subdivision - General

RD1	<p>(a) Proposed lots in a subdivision must:</p> <ul style="list-style-type: none"> <li>(i) have a minimum net site area of 1000m<sup>2</sup></li> <li>(ii) be connected to public-reticulated water supply and wastewater.</li> </ul> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) the extent to which a range of future industrial activities can be accommodated</li> </ul>
	<ul style="list-style-type: none"> <li>(ii) provision of infrastructure</li> <li>(iii) provision of water supply for firefighting where practicable</li> <li>(iv) the extent to which the subdivision design impacts on the operation, maintenance, upgrade and development of existing infrastructure.</li> </ul>
D1	Subdivision that does not comply with <a href="#">Rule 20.4.1(2)(1)</a>

#### 20.4.2 Subdivision – Boundaries for Records of Title

RD1	<p>(a) Any boundary of a proposed lot must be located so that:</p> <ul style="list-style-type: none"> <li>(i) any existing building complies with the permitted activity rules relating to setbacks and height in relation to boundary, except to the extent of any non-compliance that existed lawfully prior to the subdivision</li> <li>(ii) no contaminated land, archaeological site, or wetland is divided between any proposed lots.</li> </ul> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) amenity</li> <li>(ii) effects on contaminated land</li> <li>(iii) effects on any wetland</li> <li>(iv) effects on any archaeological site</li> <li>(v) the extent to which a range of future activities can be accommodated.</li> </ul>
D1	Subdivision that does not comply with <a href="#">Rule 20.4.2(2)(1)</a>

#### 20.4.3 Subdivision - Road Frontage

RD1	<p>(a) Any proposed lot must have a road frontage of least 15 metres.</p> <p>(b) Rule 20.4.3(a) does not apply to any proposed rear lot or to a proposed access allotment.</p> <p>(c) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) traffic effects</li> <li>(ii) amenity and streetscape.</li> </ul>
D1	Subdivision that does not comply with <a href="#">Rule 20.4.3(2)(1)</a>

#### 20.4.4 Subdivision - Esplanade Reserves and Esplanade Strips

RD1	<p>(a) A 20 metre wide esplanade reserve or esplanade strip (or other width stated in <a href="#">Appendix B</a>) must be created and vested in Council where the land being subdivided is within 20 metres of:</p> <ul style="list-style-type: none"> <li>A. mean high water springs</li> <li>B. the bank of any river whose bed has an average width of 3 metres or more</li> <li>C. a lake whose bed has an area of 8ha or more.</li> </ul> <p>b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) the type of esplanade provided - reserve or strip</li> <li>(ii) width of the esplanade reserve or esplanade strip</li> <li>(iii) provision of legal access to the esplanade reserve or esplanade strip</li> <li>(iv) matters provided for in an instrument creating an esplanade strip or access strip</li> <li>(v) works required prior to vesting any esplanade reserve in the Council, including pest plant control, boundary fencing and the removal of any structure or debris</li> <li>(vi) layout and design in regard to the effects on the operation, maintenance, upgrading and development of existing infrastructure assets</li> </ul>
	<p>(vii) topography, the location of any existing building, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or esplanade strips to be taken.</p>
D1	<p>Subdivision that does not comply with <a href="#">Rule 20.4.4 RD1</a></p>

#### 20.4.5 Subdivision of land containing a heritage item

RD1	<p>(a) Subdivision of a site containing a heritage item listed in <a href="#">Schedule 30.1 (Heritage Items)</a> where the heritage item is wholly contained within one lot.</p> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) effects on heritage values</li> <li>(ii) context and setting of the heritage item; and</li> <li>(iii) the extent to which the relationship of the heritage item with its setting is maintained.</li> </ul>
D1	<p>Subdivision that does not comply with <a href="#">Rule 20.4.5 RD1</a>.</p>

#### 20.4.6 Subdivision - Significant Natural Areas

RD1	<p>(a) Subdivision of a site that does not involve division of a Significant Natural Area.</p> <p>(b) Council's discretion is restricted to the following matter:</p> <ul style="list-style-type: none"> <li>(i) effects on protection and management of the Significant Natural Area.</li> </ul>
D1	<p>Subdivision that does not comply with <a href="#">Rule 20.4.6 RD1</a>.</p>

## 20.5 Horotiu Industrial Park

### 20.5.1 Application of rules

- (a) The rules in Chapter 20 for the General Industrial Zone and Development Area 20.5 apply to the Horotiu Industrial Park identified on the planning maps, unless otherwise specified below, except for all land use activity rules listed as [Rules 20.11](#), [20.12](#) and [20.13](#).

### 20.5.2 Land Use – Activities

#### 20.5.2.1 Permitted Activities

Activities	Activity-specific conditions
P1 Industrial activity	Nil
P2 Ancillary activity	Nil
P3 Trade and industry training activity	Nil
P4 Truck stop for refuelling	Nil
P5 Service station	Nil
P6 An office that is ancillary to a permitted activity	Does not exceed 100m <sup>2</sup> or 30% gross floor area of all buildings on the site
P7 A retail activity that is ancillary to a permitted activity	Does not exceed 10% gross floor area of all buildings on the site
P8 Food outlet	Does not exceed 200m <sup>2</sup> gross floor area
P9 Construction or demolition of, or alteration or addition to, a building	Nil

#### 20.5.2.2 Restricted Discretionary Activities

RD1	<p>(a) A permitted activity listed in <a href="#">Rule 20.3.2</a> that does not comply with any activity-specific condition.</p> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) effects on the supply of industrial land within Horotiu Industrial Park</li> <li>(ii) function of the Horotiu Industrial Park as a regionally significant industrial node.</li> </ul>
RD2	<p>(a) A residential unit for a worker, caretaker or security personnel that meets the following condition:</p> <ul style="list-style-type: none"> <li>(i) does not exceed 70m<sup>2</sup> gross floor area.</li> </ul> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) reverse sensitivity effects including noise, odour, dust, glare and light spill</li> <li>(ii) the extent to which residential accommodation is necessary to support the on-site industrial activity.</li> </ul>

#### 20.5.2.3 Discretionary Activities

D1	Any activity that is not listed in <a href="#">Rule 20.3.2</a> or <a href="#">Rule 20.2.2</a> .
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**20.5.2.4 Non-complying Activities**

NC1	A noise-sensitive activity, except for a residential unit provided by <a href="#">Rule 20.3.2.2 RV</a> .
NC2	A sensitive land use, except for a residential unit provided by <a href="#">Rule 20.3.2.2 RV</a> .

**20.5.3 Land Use Effects**

**20.5.3.1 Noise – General**

P1	Noise generated by emergency generators and emergency sirens.
P2	<p>(a) Noise from an activity in the Horotiu Industrial Park that does not exceed:</p> <p>(i) 75dBA (LAeq) at any time measured within any other site at any time.</p> <p>(b) Noise from an activity in the Horotiu Industrial Park that does not exceed the following limits when measured within a Residential Zone:</p> <p>(i) 55dBA (LAeq) 7am to 10pm</p> <p>(ii) 45dBA (LAeq) and 70dBA (LAm<sub>ax</sub>) 10pm to 7am the following day.</p> <p>(c) Noise from an activity in the Horotiu Industrial Park that does not exceed the following limits when measured within the notional boundary of any building containing a noise-sensitive activity existing at [date when Plan will become operative] within any zone outside of the Horotiu Industrial Park and Heavy Industrial Zone (except the Residential Zone):</p> <p>(i) 55dBA (LAeq) 7am to 10pm</p> <p>(ii) 45dBA (LAeq) and 70dBA (LAm<sub>ax</sub>) 10pm to 7am the following day.</p> <p>(d) Noise levels that is measured in accordance with the requirements of <a href="#">New Zealand Standard NZS 6801:2008 "Acoustics - Measurement of Environmental Sound"</a>.</p> <p>(e) Noise levels that is assessed in accordance with the requirements of <a href="#">New Zealand Standard NZS 6802:2008 "Acoustics- Environmental noise"</a>.</p>
RD1	<p>(a) Noise generated by any activity that does not comply with <a href="#">Rule 20.3.2.2 RV</a>.</p> <p>(b) Council's discretion is restricted to the following matters:</p> <p>(i) effects on amenity values</p> <p>(ii) hours of operation</p> <p>(iii) location of noise sources in relation to boundaries</p> <p>(iv) frequency or other special characteristics of noise</p> <p>(v) noise levels and duration</p> <p>(vi) mitigation measures.</p>

**Comment [MA4]:** Refer to Chris Day's evidence (para. 5.4 – 5.5). Clause 8.4.8 addresses the issue of 'reverse sensitivity' caused by a potential future change in land use where a noise sensitive activity could be built much closer to the industrial activity and the 'notional boundary' could cause a significant restriction to the industrial activity. For rural zones, it is important to ensure that the 'notional boundary' concept applies to existing noise sensitivity receivers only.

**20.5.3.2 Landscape planting**

P1	<p>(a) Any building or land use activity on a record of title that fronts Horotiu Road that is landscaped along the full frontage of that road, except for access and egress points, to the following minimum standards:</p> <p>(i) a 5 metre depth measured from the road boundary</p> <p>(ii) comprises mixed indigenous vegetation planted a maximum of 1.5 metres apart that achieve a 5 metre height within 5 years.</p>
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RD1	(a) Any building or land use activity that does not comply with Rule 20.5.4.1. (b) Council's discretion is restricted to the following matters:
	(iii) type, density and scale of indigenous vegetation (iv) the extent to which the amenity of the Residential Zone on Horotiu Road is maintained.
P2	(a) Any building or land use activity on a record of title that contains, or adjoins, a river or a permanent or intermittent stream, that is landscaped to the following minimum standards: (i) a 4 metre depth measured from the bank, and extending across the full length, of the water body (ii) comprises mixed indigenous vegetation planted a maximum of 1.5 metres apart.
RD2	(a) Any building or land use activity that does not comply with Rule 20.5.4.1. (b) Council's discretion is restricted to the following matters: (i) type, density and scale of indigenous vegetation (ii) the extent to which the natural character and cultural values of a river or stream are maintained.

## 20.5.4 Land use – building

### 20.5.4.1 Building height

P1	(a) A building or structure that is within 50 metres of Horotiu Road and does not exceed a height of 10 metres.
P2	(a) A building or structure that is 50 to 400 metres from Horotiu Road and does not exceed a height of 15 metres.
P3	(a) A building or structure that is more than 400 metres from Horotiu Road and does not exceed a height of: (i) 25 metres; and (ii) 15 metres over 90% of the site.
RD1	(a) A building or structure that does not comply with Rule 20.5.4.1 or 20.5.4.2. (b) Council's discretion is restricted to the following matter: (i) the extent to which visual amenity in the Residential Zone is maintained.

### 20.5.4.2 Building setback from earth bund

P1	Any building on land that contains the Horotiu Industrial Park earth bund, as shown on the planning maps, that is set back 5 metres from the toe of the bund.
RD1	(a) Any building that does not comply with Rule 20.5.4.1. (b) Council's discretion is restricted to the following matter: (i) effects on the Horotiu Industrial Park earth bund.

### 20.5.4.3 Aerials, antennae and lighting masts

P1	(a) An aerial and support structure that does not exceed a height of: (i) 15 metres, or (ii) 10 metres if located within 50 metres of Horotiu Road, or (iii) 5 metres above the building on which the aerial is mounted, where that building exceeds a height of 20 metres.
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P2	(a) A dish antenna that does not exceed a 5 metre diameter, (b) A panel antenna that does not exceed 2,5 metres in any dimension.
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P3	Lighting masts that are located at least 400 metres from Horotiu Road and not exceeding a height of 25 metres.
RD1	(a) Any aerial, antenna or lighting mast that does not comply with Rule 20.5.4, D1 or D2 (b) Council's discretion is restricted to the following matter: (i) the extent to which visual amenity in the Residential Zone is maintained.

### 20.5.5 Subdivision - General

RD1	(a) Subdivision must comply with the following conditions: (i) proposed lots (excluding access allotments and utility allotments) must have a minimum net site area of 500m <sup>2</sup> (ii) proposed network utility allotments must have a minimum net site area of 100m <sup>2</sup> . (b) Council's discretion is restricted to the following matter: (i) the extent to which a range of future industrial activities can be accommodated.
D1	Subdivision that does not comply with Rule 20.5.5 RD1

### Consequential amendments to planning maps

- a. Deletion of Specific Area 20.5 and 'Effective Building Area' annotations for Nau Mai Business Park.
- b. Annotation of new Development Area 20.5 Horotiu Industrial Park (outlined with dashed black line) as shown below.
- c. Annotation of footprint/toe of existing earth bund within Horotiu Industrial Park (shapefile data to be provided by Northgate).



