

Part C: Plan Change 16 Provisions

Throughout this plan change, text underlined is to be inserted in the district plan; text ~~struck through~~ is to be deleted. Only text underlined or struck through is part of the plan change and can be submitted on.

If you are making a submission on this plan change, please use the numbers in the left hand column, prefixed 16 (e.g. 16.3.3), to identify the precise provision you are submitting on.

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16.1 Insert new Chapter 15C after existing Chapter 15B as follows:

Chapter 15C: Tuakau Structure Plan (Stage 1)

15C.1 Introduction

The northern part of the Waikato District has experienced significant growth in recent years, and this is projected to continue. A strategic approach to growth is needed to ensure that critical resources are managed effectively, that infrastructure and services are provided in a timely and economical manner and that growth establishes patterns of development that will be sustainable over the long term. A range of urban lifestyle opportunities should be available so that people can select the lifestyle they consider most appropriate for themselves. This choice contributes towards their wellbeing, which is part of sustainable management.

Tuakau was identified as a strategic growth location in the former Franklin District Council's District Growth Strategy (2007). The 2010 local government reorganisation in the Auckland Region resulted in Tuakau becoming part of the Waikato District. Waikato District Council also acknowledges the need to strategically plan for the growth of Tuakau. This outcome has been supported by the adoption of the Waikato District Development Strategy in September 2015 as well as relationships with all Future Proof partners who seek to sustainably manage the various resource management issues relevant to this sub-region.

Tuakau's population is anticipated to grow substantially from an approximate population of 4766 in 2016 to approximately 8666 in 2045. The pressure on Tuakau's growth is heavily influenced by its close proximity to Auckland and major transportation networks. The Auckland Plan (2012) anticipated that the population of Auckland would reach two million by the year 2042. Of this, approximately 100,000 people are expected to be accommodated in the south between Papakura and the Waikato District's northern boundary.

Significant growth continues to occur in Pukekohe with an expected population of 50,000 in the year 2042 (double that which existed in 2014). Pukekohe is only 8 kilometres from Tuakau. Similarly, Pokeno which is only 10 kilometres from Tuakau, has experienced unprecedented growth which is also influenced by Auckland. The combination of these current trends has resulted in significant demands for an increased housing supply in Tuakau and well beyond what was predicted by the former Franklin District Growth Strategy in 2007.

To sustainably manage the growth in Tuakau, Stage 1 seeks to provide short to medium term growth opportunities in the next decade for residential and industrial development that use well planned and integrated infrastructure to take advantage of Tuakau's strategic location in the northern part of the Waikato district and its close proximity to Auckland and major transportation networks. The rezoning for residential purposes in Stage 1 is expected to provide a conservative estimate of 1250 additional dwellings. Council will continue to monitor Tuakau's population growth and housing demand to ensure that there is a sufficient supply of residential land to comfortably meet existing and projected demands as contemplated by the draft National Policy Statement on Urban Development Capacity.

Stage 1 comprises areas of greenfield residential growth on the northern side of Buckland Road and on both sides of Dominion Road (immediately to the west and east of the existing residential areas respectively). It provides for the intensification of existing blocks of land at the southern end of Tuakau township which are already developed to some extent and well served by a public roading network, some of which is presently unformed.

Stage 1 also addresses the managed development of the existing Tuakau Industrial Zone and provides for a minor extension to this area.

The implementation of these provisions will ensure the orderly development of these identified areas in Stage 1 to achieve a number of integrated objectives.

This chapter contains provisions that are specific to selected areas that generally comprise Stage I of the Tuakau Structure Plan adopted by Council in December 2014. This chapter is to be read in conjunction with:

3.1.1, 3.3A, 3.3A.1 3.3A.2 and 3.3A.3 which relate to the Vision and Strategy for the Waikato River
Schedule 21E (Tuakau Living Zone (New Residential))
Schedule 24G (Tuakau Industrial Zone)
Schedule 27B (Tuakau Country Living Zone)

15C.2 Issue – Planned and Sustainable Growth of Tuakau

The unplanned growth of Tuakau can adversely affect the quality, character and vitality of its urban environment and undermine the efficient provision and use of infrastructure and services.

OBJECTIVES	POLICIES
<p><u>15C.2.1</u> <u>Residential, rural residential and industrial development in Tuakau results in a high quality urban environment.</u></p>	<p><u>15C.2.2</u> <u>Subdivision, land use and development in Tuakau’s new residential areas are to occur in a manner that incorporates the principles of the Tuakau Urban Design Guide to promote the development of high quality living environments.</u></p> <p><u>15C.2.3</u> <u>Subdivision, land use and development in Tuakau’s new residential areas are to provide or maintain a transport network that:</u></p> <ul style="list-style-type: none"> <u>(a) is designed to achieve a high standard of connectivity, walkability, safety and amenity;</u> <u>(b) incorporates new roads identified in the Tuakau Urban Design Guide to achieve an interconnected grid of local roads;</u> <u>(c) utilises parcels of land identified as indicative roads on the planning maps by vesting them as public roads to achieve a high level of connectivity;</u> <u>(d) utilises the existing grid layout to achieve a high level of connectivity between and within neighbourhood blocks;</u> <u>(e) incorporates connections between existing and future urban development; and</u> <u>(f) incorporates convenient and high amenity walking and cycling routes that link to transport networks, community focal points, including schools, local neighbourhood centres, the town centre and public open space.</u> <p><u>15C.2.4</u> <u>Subdivision in Tuakau’s new residential areas is designed to result in a transport network that:</u></p> <ul style="list-style-type: none"> <u>(a) achieves an attractive streetscape;</u> <u>(b) minimises the number of rear lots;</u> <u>(c) minimises the number of access points onto roads by pairing entranceways;</u> <u>(d) results in appropriate road widths that reflect the function of the road;</u> <u>(e) provides safe intersections for pedestrians, cyclists and vehicles; and</u> <u>(f) limits the number of cul-de-sacs and unconnected road networks except where topographical and environmental constraints prevent connectivity.</u> <p><u>15C.2.5</u> <u>Subdivision is designed to achieve a high level of amenity and efficiency for future residents by:</u></p> <ul style="list-style-type: none"> <u>(a) aligning roads, neighbourhood blocks and allotments for maximum sunlight access;</u> <u>(b) maximising the number of front allotments;</u>

- (c) limiting rear allotments except where topography, existing boundaries or natural features prevent the development of front allotments;
- (d) providing for a range of allotment sizes and densities to allow for a variety of living environments; and
- (e) allowing for higher housing densities in locations where they are supported by walking and cycling networks and public transport and are in close proximity to the town centre or a neighbourhood centre and public recreation reserves.

15C.2.6

Medium density housing is designed to:

- (a) be associated with areas being retained as open space;
- (b) be in close proximity to public transport nodes and the town centre;
- (c) provide attractive streetscape; and
- (d) provide high quality private outdoor living areas.

15C.2.7

Infill residential subdivision and development are designed to achieve a high level of amenity through:

- (a) the maintenance or enhancement of the streetscape;
- (b) the appropriate placement of additional dwellings; and
- (c) the appropriate location of high quality private outdoor living areas

15C.2.8

Subdivision, land use and development are designed to:

- (a) provide quality public open spaces (including esplanade reserves and strips and neighbourhood parks);
- (b) ensure reserves and esplanade reserves are designed to provide opportunities for passive surveillance, with the majority of their boundaries adjacent to roads, rather than directly adjoining the rear of allotments;
- (c) incorporate ecological and pedestrian and cycle trails within esplanade reserves which should be fronted by park edge roads; and
- (d) protect trees that have special amenity value.

15C.2.9

Network utilities are designed, located and operated to avoid any adverse effects on the environment, community health and amenity.

15C.2.10

Network utilities should, where technically practicable, be located underground and share locations or facilities where visual, landscape or other positive effects will be achieved.

OBJECTIVES	POLICIES
<p><u>15C.2.11</u> <u>Urban expansion and development is integrated with the development of infrastructure.</u></p>	<p><u>15C.2.12</u> <u>The location, type and density of subdivision, land use and development are to ensure infrastructure and services can be provided and used efficiently, and facilitate the safe, efficient and effective operation of infrastructure.</u></p> <p><u>15C.2.13</u> <u>Subdivision, land use and development are to be located, designed and staged to ensure that it is adequately supported by existing or planned infrastructure, community facilities and local services.</u></p> <p><u>15C.2.14</u> <u>Rural residential subdivision, land use and development are to be designed and located so that they do not rely on the provision of urban infrastructure.</u></p>
<p><u>15C.2.15</u> <u>Adverse effects of use and development are avoided by the provision of water, energy and telecommunication supplies and wastewater and stormwater disposal systems.</u></p>	<p><u>15C.2.16</u> <u>Where land is subdivided or its use intensified, then adequate water supply, wastewater treatment and land and stormwater drainage must be provided to each allotment, by connection to available reticulated services, or by on-site facilities where reticulated services are not available.</u></p> <p><u>15C.2.17</u> <u>Every allotment in a subdivision should be connected to reticulated services for telecommunications and electricity supply where these are reasonably available.</u></p>

15C.3 Reasons and Explanations

15C.3.1 Urban Amenity and Local Character

Local identity and character promote a sense of belonging and are important to the wellbeing of communities. Recognising significant local character and promoting growth of settlements sympathetic to the area will provide residents with opportunities to “live, work and play” in their local area, minimise the necessity to travel and support public transport opportunities, public recreational facilities and services.

Significant growth of a settlement inevitably results in changes to its character. Development must be well managed so that emphasis is placed on achieving high amenity standards, while retaining locally valued characteristics as far as practicable. Development which occurs in general accordance with the Tuakau Structure Plan (which is the result of consultation with the local community) is one way of ensuring that valued elements are respected as growth occurs. Ensuring that the planned expansion of Tuakau provides for a variety of housing types will promote wellbeing.

15C.3.2 Infrastructure and Service Provision

Infrastructure and services are costly to provide, and the cost of their continued maintenance and renewal is often borne by the wider community. Development patterns that promote the efficient use of new and existing infrastructure and services contribute significantly to the wellbeing of communities and safeguard the environment.

Inappropriate subdivision, use and development of land can adversely affect the efficient provision and use of existing and planned infrastructure and services due to unanticipated demands arising and reverse sensitivity issues. Costs can be minimised, and better performance of infrastructure and services achieved, where infrastructure provision is timely in relation to demand, and optimally sized and located. This may

mean staging of infrastructure provision is necessary relative to the demand of growth. Costs and inefficiencies can increase significantly where development patterns are dispersed.

Utilities are necessary for the wellbeing and health and safety of people and communities. They include the distribution of water, electricity and gas, stormwater drainage or waste disposal and telecommunication. The provision of utilities can entail some environmental impacts, and adverse effects from the establishment, operation and improvement of utilities must be evaluated. Where practical, and where utilities are compatible, the district plan encourages utility providers to share facilities or locations. This can result in more efficient use of land and reduce the impact of the utility on the surrounding environment.

15C.4 Issue – Impact on Water Quality, Biodiversity, Ecosystems and Habitats

Subdivision, land use and development can degrade the quality of fresh water and ecosystems, fragment and isolate habitats and reduce biodiversity.

<u>OBJECTIVES</u>	<u>POLICIES</u>
<p><u>15C.4.1</u> <u>Wetlands, lakes and rivers are protected from the adverse effects of subdivision and land disturbance.</u></p>	<p><u>15C.4.2</u> <u>Margins of fresh water bodies, significant indigenous vegetation, habitats and other sensitive areas should be protected from the adverse effects of soil removal and disturbance, earthworks, vegetation clearance, and disposal of waste to land. If disturbed, they must be reinstated to an equivalent or better condition than prior to disturbance.</u></p> <p><u>15C.4.3</u> <u>Subdivision, land use and development along the margins of water bodies are to be managed to avoid, remedy or mitigate adverse effects, including sediment and nutrient runoff and the removal of soil.</u></p> <p><u>15C.4.4</u> <u>Subdivision, land use and development are designed to:</u></p> <ul style="list-style-type: none"> <u>(a) result in the planting of riparian margins of streams with native vegetation;</u> <u>(b) be consistent with a Catchment Management Plan (and/or an approved discharge consent) and Iwi Management Plan;</u> <u>(c) ensure that stormwater is managed as close to its source as practicable;</u> <u>(d) ensure that stormwater management practices and devices are in accordance with low impact design principles; and</u> <u>(e) create public drainage reserves along water bodies where necessary in order to manage stormwater drainage</u>
<p><u>15C.4.5</u> <u>Indigenous biodiversity and the life-supporting capacity of indigenous ecosystems are maintained or enhanced.</u></p>	<p><u>15C.4.6</u> <u>Areas of indigenous vegetation and habitats of indigenous fauna, as well as the life-supporting capacity of indigenous ecosystems, are to be maintained or enhanced through on-site works and the creation of ecological buffers and linkages using eco-sourced plants.</u></p> <p><u>15C.4.7</u> <u>Subdivision, land use and development must give priority to protecting and restoring threatened habitats and habitats of threatened species such as riparian areas and wetlands.</u></p>

15C.5 Reasons and Explanations

Waikato Regional Council has primary responsibility for managing water quality. The district plan has a role in managing land use that can indirectly affect water quality. Activities such as soil disturbance, sediment and nutrient runoff, cultivation, vegetation clearance or discharge of contaminants around fresh water bodies can adversely affect water quality. Subdivision, land use or development near the margins of freshwater bodies is likely to involve such activities.

The management of adverse effects within the catchment of the Waikato River is necessary as Council has a legal obligation to give effect to the Vision and Strategy for the Waikato River and ensure that district's natural and physical resources are sustainably managed. Where the effects on the margins of fresh water bodies cannot be avoided, then the actual and potential effects of the activity should be remedied or mitigated.

Landowners generally value indigenous vegetation and habitat on their properties. However, the range and extent of indigenous habitats has been severely reduced in parts of the district. Incentives to clear land can arise through the landowner adopting an alternative land use such as subdivision and development.

15C.6 Issue – Health, Safety and Property

Health, safety and property can be at risk and compromised by changes to land use and development (including land protection works), particularly in areas subject to natural hazards and by the use, storage, transportation and disposal of hazardous substances or radioactive material. The use or redevelopment of contaminated land can also pose a risk to human health, or increase contaminant discharges to the environment.

<u>OBJECTIVES</u>	<u>POLICIES</u>
<p><u>15C.6.1</u> <u>Risks to health, safety and property as a result of change in land use and development are managed.</u></p>	<p><u>15C.6.2</u> <u>Land use or development of land subject to significant natural hazards, particularly flooding, must be avoided.</u></p> <p><u>15C.6.3</u> <u>Land use or development must not increase the adverse effects of natural hazards or compromise natural processes.</u></p> <p><u>15C.6.4</u> <u>Natural buffers, such as esplanade reserves and strips and riparian strips, are to be used, maintained or enhanced to manage the effects of natural hazards.</u></p> <p><u>15C.6.5</u> <u>Development is required to manage the extent of impervious surfaces, provide adequate stormwater drainage, and mitigate the off-site effects of stormwater drainage from the site.</u></p> <p><u>15C.6.6</u> <u>Stormwater management practices and devices are to be in accordance with low impact design principles.</u></p>
<p><u>15C.6.7</u> <u>Human health or the environment are not harmed by the use or development of contaminated land.</u></p>	<p><u>15C.6.8</u> <u>Sensitive activities, such as residential, educational, recreational or childcare activities must not locate on contaminated land unless that land is remediated.</u></p> <p><u>15C.6.9</u> <u>Prior to the change of use or redevelopment of contaminated land, remediation must be undertaken to make the site suitable for the proposed use or redevelopment.</u></p>

<p><u>15C.6.10</u> <u>People, property and the environment are protected from the adverse effects of hazardous substances or radioactive material.</u></p>	<p><u>15C.6.11</u> <u>Activities that use, store, transport and dispose of hazardous substances or radioactive materials must avoid risk to human health, safety and property by:</u></p> <ul style="list-style-type: none"> (a) <u>being separated from sensitive natural environments, schools, recreational venues and residential areas;</u> (b) <u>being located away from incompatible activities;</u> (c) <u>being designed and constructed to contain any hazardous substances or radioactive materials that may be accidentally released;</u> (d) <u>disposing of hazardous substances or radioactive materials in an environmentally safe manner;</u> (e) <u>not causing contamination of land, its soil resource, or bio-accumulation of toxic substances in plants, animals and ecosystems;</u> (f) <u>containing all accidental or uncontrolled releases of hazardous substances or radioactive materials on-site;</u> (g) <u>having procedures for storing and handling hazardous substances or radioactive materials;</u> (h) <u>having a management plan for hazardous substances or radioactive materials to deal with accidental or uncontrolled released; and</u> (i) <u>using non-hazardous substances and non-radioactive material and technologies where possible.</u> <p><u>15C.6.12</u> <u>Sensitive land uses must avoid locations if adversely affected by transportation of hazardous substances or radioactive materials, particularly along energy corridors, railway lines or major transport routes.</u></p>
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15C.7 Reasons and Explanations

Avoidance of development in natural hazard-prone areas is preferable to attempting to mitigate the effects, because natural hazard events are not always controllable or predictable. Development in a hazard-prone area not only puts people and property in harm's way, it may worsen the effects.

Detailed site investigations will be required to accurately assess the hazard, and resource consent will require the appropriate avoidance or mitigation measures to be undertaken. Rules contained in Schedules 21E, 24G and 27B are supplemented by building controls in the Building Act 2004.

Land that is vulnerable to any significant natural hazard should either remain open space or be developed in a way that takes the potential hazard fully into account. This will be particularly important with the development of land adjoining the Tutaenui Stream, parts of which have been identified as being subject to high flood risk.

15C.8 Issue – Amenity Values for Urban Subdivision, Building and Development

Poorly designed and located urban subdivision, building and development can have adverse effects on amenity values, affecting the natural and physical qualities of the environment.

OBJECTIVES	POLICIES
<p><u>15C.8.1</u> <u>Adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</u></p>	<p><u>15C.8.2</u> <u>Subdivision, building and development are to be located and designed to:</u> <u>reflect the natural and physical qualities and characteristics of the local area;</u> <u>achieve an attractive streetscape;</u> <u>ensure buildings have bulk and location consistent with the overall form of the settlement;</u> <u>avoid buildings and structures dominating adjoining land, public places or freshwater bodies;</u> <u>provide private open space for residents;</u> <u>encourage retention and provision of trees, vegetation and landscaping;</u> <u>provide adequate road access, vehicle manoeuvring and parking and loading spaces on site;</u> <u>manage the number of daily vehicle movements generated by the land use activity;</u> <u>promote security and safety of public land, buildings and places;</u> <u>mitigate adverse foreseeable effects (including reverse sensitivity effects) on, and from, nearby land use, particularly existing lawfully established activities;</u> <u>maintain adequate daylight and direct sunlight to buildings, outdoor living areas and public places;</u> <u>contain adverse effects within the site where they are generated including, but not limited to, glare, lighting, litter, electromagnetic radiation, vibration, vermin, traffic, spray drift and noise;</u> <u>contain adverse effects within the site where they are associated with offensive or objectionable dust, smoke, odour and fumes; and</u> <u>remedy or mitigate adverse effects where they cannot be contained within the site where they are generated.</u></p> <p><u>15C.8.3</u> <u>Activities with similar effects or a similar expectation of amenity should be located together.</u></p> <p><u>15C.8.4</u> <u>Activities with dissimilar effects or a dissimilar expectation of amenity should be separated where possible.</u></p> <p><u>15C.8.5</u> <u>Scale, intensity, timing and duration of effects of activities are to be managed to be compatible with the amenity and character of the locality.</u></p>
<p><u>15C.8.6</u> <u>Signs visible from public places do not compromise visual amenity or road safety.</u></p>	<p><u>15C.8.7</u> <u>The number, size, location and appearance of signs visible from public places are to be compatible with the character and sensitivity of localities.</u></p> <p><u>15C.8.8</u> <u>Signs visible from public places do not create adverse effects from illumination, light spill, flashing or reflection.</u></p> <p><u>15C.8.9</u> <u>Messages or images on signs visible from roads must not confuse or distract road users.</u></p>

15C.9 Reasons and Explanations

Subdivision design, including allotment location, size and shape, is the starting point for management of amenity issues. Subdivision often dictates the location of buildings that will subsequently be built and the open space that can be provided around them. The size and dimensions of allotments can have cumulative effects on the amenity of neighbourhoods and localities, especially where the density of development is higher than in the locality generally.

15C.10 Issue – Functionality and Integrated Development within the Tuakau Industrial Zone

Poorly designed and managed industrial development within the Tuakau Industrial Zone has the potential to compromise the functionality of this industrial hub and cause adverse effects on amenity and the environment.

<u>OBJECTIVES</u>	<u>POLICIES</u>
<u>15C.10.1</u> <u>Industrial development to occur in an integrated, efficient and coordinated manner while managing adverse effects.</u>	<u>15C.10.2</u> <u>Subdivision and development are to achieve internal road connectivity as well as connections with adjoining properties where thoroughfare routes are necessary.</u> <u>15C.10.3</u> <u>Subdivision and development are to be designed to ensure:</u> (a) <u>the coordinated provision of infrastructure; and</u> (b) <u>the efficient, effective and safe development and use of infrastructure.</u> <u>15C.10.4</u> <u>Activities are to be appropriately located and managed to mitigate adverse effects at any zone boundary, including visual, acoustic, vibration, lighting, glare, litter, electromagnetic radiation, vermin, traffic, spray drift, dust, smoke, odour and fume effects.</u> <u>15C.10.5</u> <u>Sensitive land uses must not be located within the Tuakau Industrial Zone.</u> <u>15C.10.6</u> <u>Convenience retail activities are only to be accommodated within the Tuakau Industrial Zone if:</u> (a) <u>they cater for the daily needs of workers within the Tuakau Industrial Zone; and</u> (b) <u>they are not of a scale and character that would undermine the function of the Tuakau town centre; and</u> (c) <u>they are not of a scale and character that would undermine the primary role of the Tuakau Industrial Zone, which is to accommodate industry and employment.</u>

15C.11 Reasons and Explanations

In Tuakau, the key industrial hub is the Tuakau Industrial Zone served by Whangarata and Bollard Roads. This area contains a wide range of well-established industries as well as opportunities for new industries to locate. It is important to cater for these activities to facilitate the 'live, work, play' principle and to recognise that these complement the residential growth of Tuakau, both of which are important to the role of Tuakau within the north of the Waikato District.

At the same time, it is important that industrial development occurs in an integrated manner to ensure the efficient and effective provision and use of infrastructure, and that adverse effects on surrounding sensitive environments are appropriately managed.

15C.12 Methods of Implementation

15C.12.1 Regulatory Methods

- (a) Rules to manage location, density and character of subdivision and development.
- (b) Rules that provide for low impact solutions to stormwater management.
- (c) Appendix Oh: Tuakau Design Guide

15C.12.2 Council Works and Services

- (a) New reserves acquired and facilities developed as and when required.
- (b) Low impact design and devices adopted to protect sensitive environments.
- (c) Compliance with a stormwater Catchment Management Plan and Iwi Management Plan.
- (d) Community facilities conveniently located and provided, as and when required.
- (e) Works to improve townscape and services.
- (f) Development of footpaths and cycleways into integrated transport network.

15C.12.3 Information, Education and Advocacy

- (a) Promote low impact design and use of devices.
- (b) Promote and encourage ecological enhancement of water bodies.
- (c) Work with external agencies to provide enhancement of the natural features.
- (d) Promote good design features in development.
- (e) Recognise heritage through road names in accordance with the road naming policy of Council.

15C.13 Anticipated Environmental Results

<u>ISSUES</u>	<u>ANTICIPATED ENVIRONMENTAL RESULTS</u>
<p><u>15C.13.1</u> <u>Planned and sustainable growth in new urban areas of Tuakau.</u></p> <p><u>Urban amenity and local character.</u></p> <p><u>Biodiversity in indigenous ecosystems and threatened habitats.</u></p> <p><u>Risks to health, safety and property.</u></p> <p><u>Location, scale and operation of network utilities.</u></p>	<p><u>15C.13.2 Residential and industrial growth in Tuakau that results in:</u></p> <ul style="list-style-type: none"> (a) <u>Efficient provision and use of infrastructure.</u> (b) <u>High quality urban environments.</u> (c) <u>Incorporation of low impact design principles</u> (d) <u>Functional and complementary urban living and industrial environments.</u> (e) <u>Integrated and well-connected transport networks including walkway and cycleway linkages.</u> (f) <u>Minimal conflicts between land uses.</u> (g) <u>Maintenance or enhancement of indigenous ecosystems and creation of linkages between them.</u> (h) <u>Managed risk to health, safety and property from natural hazards.</u> (i) <u>Managed location, scale and operation of network utilities and managed impact of adjoining land uses on them.</u> (j) <u>An integrated and well-connected transport network, including walkway and cycleway linkages and access to natural features.</u>

16.2 Insert new Schedule 21E after existing Schedule 21D as follows:

Schedule 21E: Tuakau Living Zone Rules (New Residential)

21E.1 Application of the Schedule

The rules in this schedule apply to the Tuakau Living Zone (New Residential) as shown on the planning maps.

The Schedule 21E rules shall also be read in conjunction with Chapters 16, 17, 18, 19, 20 and 29.

21E.2 Prohibited Activities

21E.2 The following activities are prohibited activities, for which no resource consent shall be granted:

Land Use

- (a) an industrial activity
- (b) on-site storage or disposal of solid waste, other than remediation of contaminated land
- (c) hazardous waste storage, reprocessing or disposal

Building

- (a) construction of a building valued at \$15,000 or more on the route of an Indicative Road on the planning maps except where a resource consent has been granted for activities within that area and that resource consent has authorised an alternative roading layout, such that the need for the indicative road has become redundant.

21E.3 Other Activities

Editorial Note:

For rules for Telecommunication Facilities on Road Reserves see the National Environmental Standards in Appendix Od.

For rules for Electricity Transmission Activities see the National Environmental Standards in Appendix Oe.

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

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

Land Use – Activities

ITEM	PERMITTED	RESOURCE CONSENT
<p><u>21E.10</u> <u>Type of activity</u></p>	<p><u>21E.10.1</u> <u>Any activity that complies with all the effects and building rules is a permitted activity if it is a:</u></p> <ul style="list-style-type: none"> (a) <u>residential activity, or</u> (b) <u>home occupation that meets the conditions for a permitted activity, or</u> (c) <u>temporary event that meets the conditions for a permitted activity, or</u> (d) <u>neighbourhood park or</u> (e) <u>network utility, or</u> (f) <u>home stay that provides accommodation for no more than 4 temporary residents, and meets the conditions for a home occupation.</u> 	<p><u>21E.10.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity, except:</u></p> <ul style="list-style-type: none"> (a) <u>an extractive industry.</u> (b) <u>a wind energy facility</u> <p><u>21E.10.3</u> <u>Any activity that does not comply with a condition for a discretionary activity is a non-complying activity.</u></p>
<p><u>21E.11</u> <u>Home occupation</u></p>	<p><u>21E11.1</u> <u>A home occupation is a permitted activity if:</u></p> <ul style="list-style-type: none"> (a) <u>no more than two people who are not permanent residents of the site are employed at any one time, and</u> (b) <u>the activity does not interfere with neighbours' televisions, radios, telephones or electronic equipment, and</u> (c) <u>the activity does not operate machinery, load or unload vehicles or receive customers or deliveries before 7.30am or after 7.00pm on any day, and</u> (d) <u>storage of materials or machinery associated with the non-residential activity is not visible from a public road or neighbouring residential property.</u> 	<p><u>21E.11.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.12</u> <u>Temporary event</u></p>	<p><u>21E.12.1</u> <u>A temporary event is a permitted activity if:</u></p> <ul style="list-style-type: none"> (a) <u>the event takes place within a public park, school or community centre, and</u> (b) <u>the event occurs no more than 3 times per year, and it does not involve the assembly of more than 500 people per event, and</u> (c) <u>it operates within the hours of</u> <ul style="list-style-type: none"> (i) <u>7.30am to 10pm Monday to Saturday, and</u> (ii) <u>7.30am to 6pm Sunday, and</u> (d) <u>temporary structures are</u> <ul style="list-style-type: none"> (i) <u>erected no more than 2 days before the event occurs, and</u> (ii) <u>removed no more than 3 days after the end of the event, and</u> (e) <u>the site is returned to its original condition no more than 3 days after the end of the event, and</u> (f) <u>there is no direct site access from an arterial road.</u> 	<p><u>21E.12.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>

Land Use – Effects

<u>ITEM</u>	<u>PERMITTED</u>	<u>RESOURCE CONSENT</u>
<p><u>21E.13</u> <u>On-site services</u></p>	<p><u>21E.13.1</u> <u>Any activity is a permitted activity if:</u></p> <p>(a) <u>the site is connected to a telecommunications network and energy supply network, or has a stand-alone energy supply, and</u></p> <p>(b) <u>the site is</u></p> <p>(i) <u>connected to reticulated water supply, stormwater and wastewater disposal networks where available, that complies with Appendix B (Engineering Standards), or</u></p> <p>(ii) <u>provided with an alternative method of water supply, stormwater and wastewater disposal that complies with Appendix B (Engineering Standards) where reticulation for such on-site services is not available, and</u></p> <p>(c) <u>services are placed underground where reticulated services are already underground.</u></p>	<p><u>21E.13.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.14</u> <u>Network utility (excluding aerials)</u></p>	<p><u>21E.14.1</u> <u>Any activity is a permitted activity if:</u></p> <p>(a) <u>it is not a high-pressure gas line with a gauge pressure of 2000 kilopascals or more, and</u></p> <p>(b) <u>it is not an electricity line of 110kV or more, and</u></p> <p>(c) <u>either</u></p> <p>(i) <u>pipes and cables are located underground, or</u></p> <p>(ii) <u>above ground structures for electricity, gas and telecommunications (excluding aerials):</u></p> <ul style="list-style-type: none"> • <u>do not exceed 10m² in area, and</u> • <u>in road reserves, do not exceed 2.4m in height, and</u> • <u>outside road reserves, do not exceed 2.8m in height, and</u> • <u>are set back at least 1.5m from all boundaries, except for structures on the road reserve or structures that comply with rule 21E.46.1(b), and</u> • <u>do not compromise road or pedestrian safety, and</u> <p>(d) <u>construction of a road complies with the conditions in Appendix A (Traffic) and the conditions in Appendix B (Engineering Standards).</u></p>	<p><u>21E.14.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.15</u> <u>Existing electricity and telecommunications lines</u></p>	<p><u>21E.15.1</u> <u>Despite rules 21E.14.1(b), 21E.37.1(a) 21E.38, 21E.43 and 21E.46, the operation, maintenance, minor upgrading and removal of existing electricity and telecommunications lines is a permitted activity if:</u></p> <p>(a) <u>the existing voltage is not increased, and</u></p> <p>(b) <u>the height of support structures (excluding earthwires, earthpeaks and lightning rods) is</u></p>	<p><u>21E.15.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>

ITEM	PERMITTED	RESOURCE CONSENT
	<p><u>not increased, and</u></p> <p>(c) <u>the ground is reinstated on completion of works.</u></p>	
<p><u>21E.16</u> <u>Access, vehicle entrance, parking, loading and manoeuvring space</u></p>	<p><u>21E.16.1</u> <u>Any activity is a permitted activity if:</u></p> <p>(a) <u>access, vehicle entrance, parking, loading, queuing, and manoeuvring space is provided in accordance with Appendix A (Traffic), and</u></p> <p>(b) <u>any carparks for non-residential activities are set back at least 3m from the road boundary of the site and screened by planting.</u></p>	<p><u>21E.16.2</u> <u>Any activity that does not comply with a condition for a permitted activity requires resource consent as stated in the appendix, or is a discretionary activity if not otherwise specified.</u></p>
<p><u>21E.17</u> <u>Vehicle movements</u></p>	<p><u>21E.17.1</u> <u>Any activity is a permitted activity if:</u></p> <p>(a) <u>it does not involve more than 30 vehicle movements per day, and</u></p> <p>(b) <u>no more than 4 of these vehicle movements are heavy vehicle movements.</u></p>	<p><u>21E.17.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.18</u> <u>Noise</u></p>	<p><u>21E.18.1</u> <u>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:</u></p> <p>(a) <u>50dBA (L10), 7am to 7pm, Monday to Saturday, and</u></p> <p>(b) <u>45dBA (L10), 7pm to 10pm, Monday to Saturday, and</u></p> <p>(c) <u>40dBA (L10), and 65dBA (L_{max}) all other times and public holidays.</u></p> <p><u>Despite the above, construction noise and emergency sirens are not subject to this rule.</u></p>	<p><u>21E.18.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.19</u> <u>Construction noise</u></p>	<p><u>21E.19.1</u> <u>Any activity is a permitted activity if:</u></p> <p>(a) <u>it is designed and conducted so that construction noise from the activity complies with Appendix N (Construction Noise).</u></p>	<p><u>21E.19.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.20</u> <u>Vibration</u></p>	<p><u>21E.20.1</u> <u>Any activity is a permitted activity if:</u></p> <p>(a) <u>vibration arising from the activity complies with Appendix I (Ground Vibration).</u></p>	<p><u>21E.20.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.21</u> <u>Glare and lighting</u></p>	<p><u>21E.21.1</u> <u>Any activity is a permitted activity if light spill from artificial lighting, other than a streetlight, navigation light or traffic signal, does not exceed:</u></p> <p>(a) <u>10 lux measured vertically at any other site.</u></p>	<p><u>21E.21.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.22</u> <u>Dust, smoke, fumes, odour or ground level</u></p>	<p><u>21E.22.1</u> <u>Any activity is a permitted activity if:</u></p> <p>(a) <u>there is no objectionable or offensive dust, smoke, fumes or odour having adverse effects at any other site, and</u></p> <p>(b) <u>stockpiles of loose material are contained or</u></p>	<p><u>21E.22.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>

ITEM	PERMITTED	RESOURCE CONSENT
	<p><u>maintained to prevent dispersal of the material into the air, and</u></p> <p>(c) <u>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.</u></p>	
<p><u>21E.23</u> <u>High frequency electromagnetic field</u></p>	<p><u>21E.23.1</u> <u>Any activity is a permitted activity if:</u></p> <p>(a) <u>any electromagnetic field does not exceed the maximum exposure level in NZS2772.1:1999 Radiofrequency Fields Part 1: Maximum exposure levels 3kHz - 300GHz when measured in accordance with NZS6609.2:1990.</u></p>	<p><u>21E.23.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.24</u> <u>Earthworks</u></p> <ul style="list-style-type: none"> • <u>general</u> 	<p><u>21E.24.1</u> <u>Any earthworks activity is a permitted activity if:</u></p> <p>(a) <u>it complies with Appendix B (Engineering Standards), and</u></p> <p>(b) <u>exposed earth, including cut and batter faces or filled areas, is revegetated to achieve 80% ground cover within 12 months of the earthworks being commenced, and</u></p> <p>(c) <u>it retains sediment on the site through implementation and maintenance of sediment controls, and</u></p> <p>(d) <u>it does not adversely affect other land through changes in natural water flows or established drainage paths, and</u></p> <p>(e) <u>it does not disturb archaeological sites or items.</u></p>	<p><u>21E.24.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.25</u> <u>Earthworks</u></p> <ul style="list-style-type: none"> • <u>location and scale</u> 	<p><u>21E.25.1</u> <u>Any earthworks is a permitted activity if:</u></p> <p>(a) <u>there is a separation distance of at least 3m between retaining walls and any retaining wall is at least 3m from any existing building, structure or any other fill or cut batter, and retaining walls that are not part of a building foundation:</u></p> <p>(i) <u>do not exceed 0.5m in height within 3m of a road boundary, and</u></p> <p>(ii) <u>do not exceed 1.5m in height elsewhere on the allotment and are at least 1.5m from the boundary, and</u></p> <p>(c) <u>retaining walls that are part of a building foundation do not exceed 2.4m in height, and</u></p> <p>(d) <u>earthworks do not disturb or move more than 100m³ within a site in a single calendar year, and</u></p> <p>(e) <u>earthworks do not cause the height of any cut or batter face to exceed 2m, and</u></p> <p>(f) <u>earthworks do not exceed 1000m² in area.</u></p> <p><u>Despite the above, this rule does not apply to earthworks that:</u></p> <p>(g) <u>are consented as part of an approved</u></p>	<p><u>21E.25.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>

ITEM	PERMITTED	RESOURCE CONSENT
	<p><u>subdivision, or</u></p> <p>(h) <u>involve a backfill trench for network utilities and original ground levels are reinstated, or</u></p> <p>(i) <u>are for construction or maintenance of existing public roads, or</u></p> <p>(j) <u>are necessary for building works authorised by a building consent, and:</u></p> <p><u>(i) the area of earthworks is no more than 150% of the area of those building works; or</u></p> <p><u>(ii) the earthworks occur on land with an average gradient no steeper than 1:8.</u></p>	
<p><u>21E.26</u> <u>Impervious surfaces</u></p>	<p><u>21E.26.1</u> <u>Any activity is a permitted activity if:</u></p> <p>(a) <u>it does not result in more than 70% of the site having an impervious surface, and</u></p> <p>(b) <u>stormwater is managed in accordance with Appendix B (Engineering Standards).</u></p>	<p><u>21E.26.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>stormwater runoff effects</u> • <u>mitigation including on-site water storage</u> • <u>matters referred to in Appendix B (Engineering Standards).</u>
<p><u>21E.27</u> <u>Contaminated land remediation</u></p>	<p><u>21E.27.1</u> <u>Any activity is a permitted activity if:</u></p> <p>(a) <u>remediation of contaminated land</u></p> <p>(i) <u>does not cause a greater risk to the environment than if the work was not done, and</u></p> <p>(ii) <u>is not within</u></p> <ul style="list-style-type: none"> • <u>a significant indigenous vegetation or habitat area, or</u> • <u>50m of a water body, and</u> <p>(iii) <u>disposes of removed material in a location approved for the receipt of such material, and</u></p> <p>(iv) <u>is reported to the Council by the landowner at the completion of the work detailing</u></p> <ul style="list-style-type: none"> • <u>the work done and the results obtained, and</u> • <u>the nature and location of remaining contaminated material on-site, and</u> • <u>as-built plans and specifications of any permanent containment structure, and</u> <p>(b) <u>the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 in Appendix Of</u></p> <p>(i) <u>do not apply to the activity, or</u></p> <p>(ii) <u>do apply and the activity meets the permitted activity requirements set out in Regulation 8 of the NES.</u></p>	<p><u>21E.27.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity except:</u></p> <p>(a) <u>where compliance with 21E.27.1(b)(ii) is not achieved the activity status is determined by the NES.</u></p>

ITEM	PERMITTED	RESOURCE CONSENT
<p><u>21E.28</u> <u>Hazardous substances</u></p>	<p><u>21E.28.1</u> Any activity is a permitted activity if:</p> <ul style="list-style-type: none"> (a) <u>storage or use of hazardous substances complies with Appendix H (Hazardous Substances), or</u> (b) <u>hazardous substances stored or used on the site are</u> <ul style="list-style-type: none"> (i) <u>trade waste in a wastewater or waste treatment facility that complies with Appendix B (Engineering Standards), or</u> (ii) <u>roading materials within a road reserve, or</u> (iii) <u>domestic storage and use of consumer products for domestic purposes, or</u> (iv) <u>consumer products, held for resale to the public in the manufacturers' packaging, or</u> (v) <u>gas or oil pipelines and ancillary equipment, or</u> (vi) <u>fuel or safety equipment in motor vehicles, aircraft, ships, boats or small engines, or</u> (vii) <u>small fireworks subject to the Hazardous Substances (Fireworks) Regulations 2001, or safety ammunition, in domestic quantities, or</u> (viii) <u>fire-fighting substances on emergency vehicles.</u> 	<p><u>21E.28.2</u> Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
<p><u>21E.29</u> <u>Radioactive materials</u></p>	<p><u>21E.29.1</u> Any activity is a permitted activity if:</p> <ul style="list-style-type: none"> (a) <u>radioactivity is below that specified as an exempt activity in the Radiation Protection Regulations 1982, or</u> (b) <u>radioactive materials are confined to domestic appliances.</u> 	<p><u>21E.29.2</u> Any activity that does not comply with a condition for a permitted activity is a discretionary activity if:</p> <ul style="list-style-type: none"> (a) <u>radioactivity does not exceed 10 terabecquerels.</u> <p><u>21E.29.3</u> Any activity that does not comply with a condition for a discretionary activity is a non-complying activity.</p>
<p><u>21E.30</u> <u>Wastewater treatment</u></p>	<p><u>21E.30.1</u> Any activity is a permitted activity if:</p> <ul style="list-style-type: none"> (a) <u>ponds used for processing or storing wastewater are set back at least</u> <ul style="list-style-type: none"> (i) <u>300m from a dwelling, and</u> (ii) <u>30m from the site boundary, or</u> (b) <u>a wastewater plant serving 3 or more dwellings, where wastewater treatment is fully enclosed, is set back at least</u> <ul style="list-style-type: none"> (i) <u>30m from a dwelling, and</u> (ii) <u>15m from the site boundary.</u> 	<p><u>21E.30.2</u> Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
<p><u>21E.31</u> <u>Plant or animal effluent disposal</u></p>	<p><u>21E31.1</u> Any activity is a permitted activity if:</p> <ul style="list-style-type: none"> (a) <u>treatment and application of whey or liquid effluent derived from plants or animals (including disposal onto land by spray</u> 	<p><u>21E.31.2</u> Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

ITEM	PERMITTED	RESOURCE CONSENT
	<p>irrigation):</p> <p>(i) <u>is set back at least 300m from a habitable building, educational facility, marae or community hall, and</u></p> <p>(ii) <u>is operated at times and in wind conditions so as to mitigate adverse effects.</u></p>	
<p><u>21E.32</u> <u>Signs</u></p> <ul style="list-style-type: none"> <u>advertising signs</u> 	<p><u>21E.32.1</u> <u>Any activity is a permitted activity if an advertising sign visible from a public place:</u></p> <p>(a) <u>relates to goods or services available on the site, or is a property name sign, and</u></p> <p>(b) <u>is the only sign on the site, and</u></p> <p>(c) <u>does not exceed 0.25m², and</u></p> <p>(d) <u>is not illuminated, flashing or moving, and</u></p> <p>(e) <u>does not exceed 2m in height, and</u></p> <p>(f) <u>is not on a road reserve, except for a traffic sign or a safety sign erected by a public authority.</u></p> <p><u>Despite (a), (b) and (c), the following advertising signs are permitted if they comply with (d) to (f):</u></p> <p>(g) <u>real estate 'for sale' signs relating to the site, provided that there are no more than 3 signs per site.</u></p>	<p><u>21E.32.2</u> <u>Any advertising sign that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.33</u> <u>Sign</u></p> <ul style="list-style-type: none"> <u>effects on traffic</u> 	<p><u>21E.33.1</u> <u>Any activity is a permitted activity if an advertising sign directed at drivers:</u></p> <p>(a) <u>does not imitate the content, colour or appearance of traffic control signs, and</u></p> <p>(b) <u>contains no more than 40 characters or 6 symbols, and</u></p> <p>(c) <u>has lettering that is at least 124mm high, and</u></p> <p>(d) <u>is at least 150m from a site entrance, where the sign directs traffic to an entrance, and</u></p> <p>(e) <u>does not obstruct sight lines of drivers turning into or out of entrances on any site.</u></p>	<p><u>21E.33.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>

Land Use - Building

ITEM	PERMITTED	RESOURCE CONSENT
<p><u>21E.34</u> <u>Number of dwellings</u></p>	<p><u>21E.34.1</u> <u>Construction of a dwelling, other than a dependent person's dwelling, is a permitted activity if, after completion:</u></p> <p>(a) <u>there is only one dwelling on the land contained in the certificate of title.</u></p>	<p><u>21E.34.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.35</u> <u>Dependent person's dwelling</u></p>	<p><u>21E.35.1</u> <u>Construction or alteration and occupation of a dependent person's dwelling is a permitted activity if:</u></p>	<p><u>21E.35.2</u> <u>Construction or alteration or occupation of a dependent person's dwelling that does not comply with</u></p>

ITEM	PERMITTED	RESOURCE CONSENT
	<p>(a) <u>there is only one dependent person's dwelling on the site.</u></p> <p>(b) <u>it shares an outdoor living court with the main dwelling on the site.</u></p> <p>(c) <u>the site contains a net site area of at least 900m² and</u></p> <p>(d) <u>the dwelling is removable.</u></p>	<p><u>a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>amenity values</u> • <u>on-site services</u> • <u>structural design and foundations</u> • <u>removability of dwelling</u> • <u>matters referred to in permitted activity conditions.</u>
<p><u>21E.36</u> <u>Minimum site area</u></p> <ul style="list-style-type: none"> • <u>dwelling</u> 	<p><u>21E.36.1</u> <u>Construction or alteration of a dwelling is a permitted activity if:</u></p> <p>(a) <u>the site is connected to a reticulated wastewater system, or</u></p> <p>(b) <u>an effective wastewater disposal area is available within a net site area of at least 2500m².</u></p>	<p><u>21E.36.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects on amenity, health and safety, and the environment</u> • <u>wastewater treatment system.</u>
<p><u>21E.37</u> <u>Building height</u></p>	<p><u>21E.37.1</u> <u>Construction or alteration of a building or structure is a permitted activity if:</u></p> <p>(a) <u>the height does not exceed 7.5m.</u></p>	<p><u>21E.37.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.38</u> <u>Daylight admission</u></p>	<p><u>21E.38.1</u> <u>Construction or alteration of a building is a permitted activity if:</u></p> <p>(a) <u>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.</u></p>	<p><u>21E.38.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>height of building</u> • <u>design and location of the building</u> • <u>admission of daylight and sunlight to the site and other sites</u> • <u>privacy on other sites</u> • <u>amenity values of the locality.</u>
<p><u>21E.39</u> <u>Building coverage</u></p>	<p><u>21E.39.1</u> <u>Construction or alteration of a building is a permitted activity if:</u></p> <p>(a) <u>the total building coverage does not exceed 40%</u></p>	<p><u>21E.39.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a non-complying activity.</u></p>
<p><u>21E.40</u> <u>Non-residential building</u></p>	<p><u>21E.40.1</u> <u>Construction or alteration of a non-residential building is a permitted activity if:</u></p> <p>(a) <u>the gross floor area of the building does not exceed 70m².</u></p>	<p><u>21E.40.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>

ITEM	PERMITTED	RESOURCE CONSENT
<p><u>21E.41</u> <u>Living court</u></p>	<p><u>21E.41.1</u> <u>Construction or alteration of a dwelling is a permitted activity if:</u></p> <ul style="list-style-type: none"> (a) <u>an outdoor living court is provided, and</u> (b) <u>it is for the exclusive use of the occupants of a dwelling, and</u> (c) <u>the living court is readily accessible from a living area of the dwelling, and</u> (d) <u>is located between 45 degrees north east through north to 90 degrees west of the dwelling measured from the southern-most part of the dwelling, and</u> (e) <u>either</u> <ul style="list-style-type: none"> (i) <u>on the ground floor the living court has a minimum area of 80m² capable of containing a circle of 6m diameter, exclusive of parking and manoeuvring areas and buildings, or</u> (ii) <u>a balcony is provided containing at least 15m² and a circle with a diameter of at least 2.4m, if the dwelling does not have a habitable room on the ground floor.</u> 	<p><u>21E.41.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.42</u> <u>Service court</u></p>	<p><u>21E.42.1</u> <u>Construction or alteration of a dwelling is a permitted activity if:</u></p> <ul style="list-style-type: none"> (a) <u>a service court with a minimum area of 15m² containing a circle of at least 3m diameter is provided, exclusive of parking and manoeuvring areas and buildings.</u> 	<p><u>21E.42.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.43</u> <u>Building set back</u></p> <ul style="list-style-type: none"> • <u>road boundary (local and collector).</u> 	<p><u>21E.43.1</u> <u>Construction or alteration of a building is a permitted activity if is set back at least:</u></p> <ul style="list-style-type: none"> (a) <u>3m from the road boundary of the site, and</u> (b) <u>1.3m from the centre line of an indicative road.</u> 	<p><u>21E.43.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.44</u> <u>Building setback</u></p> <ul style="list-style-type: none"> • <u>arterial road</u> 	<p><u>21E.44.1</u> <u>Construction or alteration of a building is a permitted activity if:</u></p> <ul style="list-style-type: none"> (a) <u>it is set back at least 15m from an arterial road boundary, or</u> (b) <u>it is a detached non habitable accessory building or attached non habitable garage and is set back at least 3m from an arterial road boundary.</u> 	<p><u>21E.44.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>21E.45</u> <u>Building setback</u> - <u>minor additions</u></p>	<p><u>21E.45.1</u> <u>Construction or alteration of a building is a permitted activity if it is a minor addition</u></p>	<p><u>21E.45.2</u> <u>Any activity that does not comply with a condition for a permitted</u></p>

ITEM	PERMITTED	RESOURCE CONSENT
<ul style="list-style-type: none"> arterial road 	<p>that is:</p> <ul style="list-style-type: none"> set back at least 3m from an arterial road boundary, and designed and constructed to comply with Appendix M5 (Acoustic Insulation). 	<p>activity is a discretionary activity.</p>
<p>21E.46 Building setbacks</p> <ul style="list-style-type: none"> other boundaries 	<p>21E.46.1 Construction or alteration of a building is a permitted activity if:</p> <ul style="list-style-type: none"> it is set back at least <ul style="list-style-type: none"> 1.5m from every boundary other than a road boundary, and 1.5m from every vehicle access to another site, or it is set back less than 1.5m from a boundary and <ul style="list-style-type: none"> it is a non-habitable building, and the total length of all buildings within 1.5m of the boundary does not exceed 6m, and it does not have any windows or doors on the side of the building facing the boundary. 	<p>21E.46.2 Construction or alteration of a building that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> length of building along any boundary height of building daylight admission to adjoining properties privacy.
<p>21E.47 Garage set back - road boundary</p>	<p>21E.47.1 Construction or alteration of a garage is a permitted activity if it:</p> <ul style="list-style-type: none"> is set back at least 3 metres from the road boundary; and is set further back from a habitable part of the dwelling. 	<p>21E.47.2 Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> amenity and streetscape adequacy of access and on-site parking traffic safety
<p>21E.48 Setbacks wastewater treatment</p>	<p>21E.48.1 Construction or alteration of a dwelling is a permitted activity if:</p> <ul style="list-style-type: none"> it is set back at least 300m from the boundary of a site containing a wastewater treatment plant with oxidation ponds, and it is set back at least 30m from a wastewater treatment plant where the treatment process is fully enclosed, and it is set back at least 15m from the boundary of a site containing a wastewater treatment plant where the treatment process is fully enclosed. 	<p>21E.48.2 Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
<p>21E.49 Setbacks high voltage electricity</p>	<p>21E.49.1 Construction or alteration of a building is a permitted activity if:</p>	<p>21E.49.2 Any activity that does not comply with a condition for a permitted</p>

ITEM	PERMITTED	RESOURCE CONSENT
<u>transmission lines</u>	(a) <u>it is set back at least 20m from the centre line of any electricity transmission line designed to operate at 110kV or more.</u>	<u>activity is a restricted discretionary activity.</u> <u>Discretion restricted to:</u> <ul style="list-style-type: none">• <u>effects of electromagnetic fields</u>• <u>extent to which location and orientation of habitable rooms mitigates effects of the lines</u>• <u>access to transmission lines for maintenance</u>• <u>safety of people and property</u>• <u>amenity values of the site</u>• <u>effects on integrity of electricity supply including</u><ul style="list-style-type: none">- <u>the extent to which compliance will be achieved with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP:34 2001</u>- <u>the nature and location of any landscaped amenity areas.</u>
<u>21E.50</u> <u>Buildings near a stream</u>	<u>21E.50.1</u> <u>Construction or alteration of a building is a permitted activity if:</u> (a) <u>the building is set back at least 27.5m from the bank of any stream whose bed has an average width of 3m or more.</u> <u>Despite the above, a public amenity no more than 25m² in area on an esplanade reserve, a public walkway, or a pump shed are not subject to this rule.</u>	<u>21E.50.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity</u>
<u>21E.51</u> <u>Aerials</u>	<u>21E.51.1</u> <u>Despite rules 21E.37.1(a), 21E.38 and 21E.46, construction or alteration of an aerial and its support structures is a permitted activity if:</u> (a) <u>there are no more than 3 support structures per site, and</u> (b) <u>the height of aerials or support structures does not exceed 15m,</u> (c) <u>and</u> (d) <u>aerials and support structures (except for those on a road) are set back at least:</u> (i) <u>6m from road boundaries, or 15m if they exceed 7.5m high, and</u> (ii) <u>1m from other boundaries, and</u> (e) <u>no dish antenna exceeds 2m diameter, and no panel antenna exceeds 2.5m in any dimension, and</u> (f) <u>above 9.5m high</u> (i) <u>no support structure exceeds 500mm in any cross-section dimension, and</u>	<u>21E.51.2</u> <u>Any aerial or support structure that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u> <u>Discretion restricted to:</u> <ul style="list-style-type: none">• <u>amenity values</u>• <u>effects on landscape and streetscape</u>• <u>height and setback</u>• <u>design, safety and appearance</u>• <u>location within site</u>• <u>admission of daylight and sunlight to the site and other sites</u>• <u>matters mentioned in conditions not complied with</u>• <u>effects on the values, context and setting of a heritage item.</u>

ITEM	PERMITTED	RESOURCE CONSENT
	(ii) <u>no dish antenna exceeds 1m diameter.</u>	
<p><u>21E.52</u> <u>Comprehensive residential development</u></p>	<p><u>21E.52.1</u></p>	<p><u>21E.52.2</u> <u>Construction or alteration of a comprehensive residential development is a discretionary activity if:</u></p> <p>(a) <u>the building height, scale, form and architectural style, and the site layout is consistent with Appendix E (Comprehensive Residential Development Design Guidelines), and</u></p> <p>(b) <u>there is an average net site area of at least 300m² per dwelling, and</u></p> <p>(c) <u>the development includes at least 5 dwellings, and</u></p> <p>(d) <u>total building coverage does not exceed 50%, and</u></p> <p>(e) <u>the site is connected to a reticulated water supply, stormwater and wastewater disposal system.</u></p> <p><u>21E.52.3</u> <u>Any activity that does not comply with a condition for a discretionary activity is a non-complying activity.</u></p>
<p><u>21E.53</u> <u>Relocated building</u></p>	<p><u>21E.53.1</u> <u>Relocation of a used building to a new site is a controlled activity if:</u></p> <p>(a) <u>the building is delivered to its final position on the site and connected to its new foundations within 7 days of arrival.</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>external appearance</u> • <u>effects on amenity values and natural character of locality</u> • <u>visibility from public places and screening</u> • <u>structural integrity and weatherproofing</u> • <u>maintenance, repair, replacement or decoration of cladding, roofing, porches, decks, baseboards, steps, windows, chimney spaces, spouting and stormwater drains</u> • <u>stormwater management on the site</u> • <u>timetable for works</u> • <u>bond to secure compliance</u> • <u>matters referred to in Appendix B (Engineering Standards)</u> 	<p><u>21E.53.2</u> <u>Any activity that does not comply with conditions for a controlled activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>matters referred to in conditions for controlled activities</u> • <u>matters that control is reserved over.</u>

ITEM	PERMITTED	RESOURCE CONSENT
<p><u>21E.54</u> <u>Fences</u></p>	<p><u>21E.54.1</u> <u>Any activity is a permitted activity if:</u> (a) <u>fences along a road frontage, public open space and side boundaries within 3m of the road:</u> (i) <u>do not exceed 1m in height, and</u> (ii) <u>do not exceed 1m in height where a retaining wall and a fence is combined, or</u> (iii) <u>do not exceed 1.8m in height and are of transparent (not close-boarded) construction.</u></p>	<p><u>21E.54.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>building materials and design</u> • <u>height</u> • <u>effects on amenity</u> • <u>public space visibility.</u>
<p><u>21E.55</u> <u>Building involving earthworks</u></p>	<p><u>21E.55.1</u> <u>Construction or alteration of a building and associated site works are a permitted activity if:</u> (a) <u>earthwork requirements for the building are quantified and disclosed to Council when application is made for building consent, and</u> (b) <u>earthworks comply with the earthworks rules in the land use effect rules section and a method of compliance is provided with the building consent documentation.</u></p>	<p><u>21E.55.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>

Subdivision

Editorial Note

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

ITEM	RESTRICTED DISCRETIONARY	DISCRETIONARY
<p><u>21E.56</u> <u>Allotment size</u></p>	<p><u>21E.56.1</u> <u>Subdivision is a restricted discretionary activity if:</u> (a) <u>every allotment, other than a utility allotment or access allotment, has a net site area of at least</u> (i) <u>450m², and</u> (ii) <u>the average net site area of all allotments is at least 600m², and</u> (iii) <u>there is combination of allotments of which:</u> • <u>50% of total allotments are at least 550m², and</u> • <u>25% of total allotments are at least 650m², and</u> (b) <u>a utility allotment does not exceed 50m².</u></p>	<p><u>21E.56.2</u> <u>Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</u></p>

ITEM	<u>RESTRICTED DISCRETIONARY</u>	<u>DISCRETIONARY</u>
	<p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>integration and connectivity with the natural surrounding area</u> • <u>amenity and streetscape</u> • <u>variation in allotment sizes</u> • <u>matters referred to in Appendix B (Engineering Standards)</u> • <u>vehicle and pedestrian networks</u> • <u>location and extent of off road walkways</u> • <u>consistency with the Tuakau Urban Design Guide (Appendix 0h)</u> 	
<p><u>21E.57</u> <u>Allotment boundaries</u></p>	<p><u>21E.57.1</u> <u>Subdivision is a restricted discretionary activity if the boundary of every allotment is drawn so that:</u></p> <p>(a) <u>existing buildings comply with the permitted activity rules relating to building coverage, setbacks, and daylight angles, except to the extent of any non-compliance that existed lawfully prior to the subdivision, and</u></p> <p>(b) <u>no area of significant indigenous vegetation and habitat, hazard area, contaminated land, heritage item, site of significance to Maaori, or wetland is divided between allotments,</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects on amenity values of buildings</u> • <u>effects on sites of significance to Maaori</u> • <u>amenity and residential character</u> • <u>effects on archaeological sites</u> • <u>overall consistency with the Tuakau Urban Design Guide (Appendix 0h)</u> 	<p><u>21E.57.2</u> <u>Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</u></p>
<p><u>21E.58</u> <u>Rear allotments</u></p>	<p><u>21E.58.1</u> <u>Subdivision is a restricted discretionary activity if:</u></p> <p>(a) <u>no more than 10% of allotments per neighbourhood block are rear allotments, and</u></p> <p>(b) <u>accesses to rear allotments do not abut more than one side boundary of a front allotment, and</u></p> <p>(c) <u>all rear allotments are provided with a separate vehicle access to a public road, and</u></p> <p>(d) <u>no more than two adjoining allotments can share a vehicle entranceway.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>road efficiency and safety</u> • <u>amenity and streetscape</u> • <u>allotment shape</u> • <u>adequacy of access</u> • <u>consistency with the Tuakau Urban Design Guide (Appendix 0h)</u> 	<p><u>21E.58.2</u> <u>Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</u></p>
<p><u>21E.59</u> <u>Frontage</u></p>	<p><u>21E.59.1</u> <u>Subdivision is a restricted discretionary activity if:</u></p> <p>(a) <u>every allotment with a road boundary, other</u></p>	<p><u>21E.59.2</u> <u>Subdivision that does not comply with a condition for a restricted discretionary</u></p>

ITEM	RESTRICTED DISCRETIONARY	DISCRETIONARY
	<p><u>than an access allotment, access leg or utility allotment, has a width along the road boundary of at least 15m.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>road efficiency and safety</u> • <u>amenity and streetscape</u> • <u>consistency with the Tuakau Urban Design Guide (Appendix 0h)</u> 	<p><u>activity is a discretionary activity.</u></p>
<p><u>21E.60</u> <u>Road access</u></p>	<p><u>21E.60.1</u> <u>Subdivision is a restricted discretionary activity if:</u></p> <p>(a) <u>every allotment is provided with vehicle access to a public road, and</u> (b) <u>the vehicle access complies with Appendix A (Traffic) and Appendix B (Engineering Standards).</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>adequacy of the access for its intended use</u> • <u>road efficiency and safety</u> • <u>matters referred to in Appendix A (Traffic) and Appendix B (Engineering Standards)</u> • <u>consistency with the Tuakau Urban Design Guide (Appendix 0h)</u> 	<p><u>21C.60.2</u> <u>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.</u></p>
<p><u>21E.61</u> <u>Building platform</u></p>	<p><u>21E.61.1</u> <u>Subdivision is a restricted discretionary activity if every allotment, other than a utility or access allotment, is capable of containing a building platform which can accommodate:</u></p> <p>(a) <u>a dwelling and living court as a permitted activity, and</u> (b) <u>a circle with:</u></p> <p>(i) <u>a diameter of at least 18m exclusive of yards, or</u> (ii) <u>a rectangle of at least 200m² with a minimum dimension of 12m exclusive of yards.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>subdivision layout</u> • <u>shape of allotments</u> • <u>ability of allotments to accommodate a practical building platform</u> • <u>likely location of future buildings and their potential effects on the environment</u> • <u>avoidance or mitigation of natural hazards</u> • <u>geotechnical suitability for building</u> • <u>consistency with the Tuakau Urban Design Guide (Appendix 0h)</u> 	<p><u>21E.61.2</u> <u>Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</u></p>
<p><u>21E.62</u> <u>Earthworks</u></p>	<p><u>21E.62.1</u> <u>Subdivision is a restricted discretionary activity if:</u></p> <p>(a) <u>earthworks comply with Appendix B (Engineering Standards), and</u> (b) <u>earthworks and filling are not undertaken on the route of any flow path.</u></p>	<p><u>21E.62.2</u> <u>Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</u></p>

ITEM	<u>RESTRICTED DISCRETIONARY</u>	<u>DISCRETIONARY</u>
	<p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>matters referred to in Appendix B (Engineering Standards)</u> • <u>amenity and streetscape</u> • <u>nature and source of fill</u> • <u>location of earthworks and fill</u> • <u>compaction of fill</u> • <u>volume and depth of earthworks and fill</u> • <u>identification of future building platforms</u> • <u>water quality)</u> 	
<p><u>21E.63</u> <u>On-site services</u></p>	<p><u>21E.63.1</u> <u>Subdivision is a restricted discretionary activity if, for every allotment other than a utility or access allotment:</u></p> <p>(a) <u>provision is made to connect to a telecommunications network and energy supply network, and</u></p> <p>(b) <u>either</u></p> <p>(i) <u>provision is made to connect to reticulated water supply, stormwater, land drainage and wastewater disposal networks where available, or</u></p> <p>(ii) <u>an alternative method of water supply, stormwater, land drainage and wastewater disposal that complies with Appendix B (Engineering Standards) where such reticulation is not available, is provided, and</u></p> <p>(c) <u>services are placed underground where</u></p> <p>(i) <u>a new road is required as part of the subdivision, or</u></p> <p>(ii) <u>existing services to the site are already placed underground.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>health and safety</u> • <u>amenity values</u> • <u>matters referred to in Appendix B (Engineering Standards)</u> • <u>easements to facilitate development beyond the site.</u> 	<p><u>21E.63.2</u> <u>Subdivision that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</u></p>
<p><u>21E.64</u> <u>Esplanade reserves and esplanade strips</u></p>	<p><u>21E.64.1</u> <u>Subdivision is a controlled activity if an esplanade reserve or strip 20m wide is created from every allotment:</u></p> <p>(a) <u>less than 4ha within 20m of the bank of any river whose bed has an average width of 3m or more.</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>the type and width of esplanade provided - reserve or strip</u> • <u>access to the esplanade reserve or strip</u> • <u>matters provided for in an instrument</u> 	<p><u>21E.64.2</u> <u>Subdivision that does not comply with a condition for a controlled activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>width of the esplanade reserve or strip</u> • <u>costs and benefits of acquiring the land</u> • <u>matters that control is reserved over.</u>

<u>ITEM</u>	<u>RESTRICTED DISCRETIONARY</u>	<u>DISCRETIONARY</u>
	<ul style="list-style-type: none"> • <u>creating an esplanade strip or access strip</u> • <u>costs and benefits of acquiring the land</u> • <u>works required prior to vesting any reserve in the Council</u> 	

<u>ITEM</u>	<u>CONTROLLED</u>	<u>RESOURCE CONSENT</u>
<u>21E.65</u> <u>Traffic generation</u>	<u>21E.65.1</u> <u>Subdivision is a controlled activity if:</u> (a) <u>traffic generated by likely land uses following the subdivision does not alter the status or function of roads in the road hierarchy (as described in Part 9 of the Franklin Section).</u> <u>Control reserved over:</u> <ul style="list-style-type: none"> • <u>capacity and quality of the road surface</u> • <u>function of the public road</u> • <u>safety and efficiency of the road network</u> • <u>safety of road users.</u> 	<u>21E.65.2</u> <u>Subdivision that does not comply with a condition for a controlled activity is a restricted discretionary activity.</u> <u>Discretion restricted to:</u> <ul style="list-style-type: none"> • <u>function of the public road</u> • <u>safety of road users</u> • <u>capacity and quality of road surface.</u>

16.3 Insert new Schedule 24G after existing Schedule 24F as follows:

Schedule 24G: Tuakau Industrial Zone

24G.1 Application of the Schedule

The rules in this schedule apply to the Tuakau Industrial Zone as shown on the planning maps.

The Schedule 24G rules shall also be read in conjunction with Chapters 16, 17, 18, 19, 20 and 29.

24G.2 Prohibited Activities

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

Land Use

- (a) a residential activity except for a caretaker or security personnel

24G.3 Other Activities

Editorial Note:

For rules for Telecommunication Facilities on Road Reserves see the National Environmental Standards in Appendix Od.

For rules for Electricity Transmission Activities see the National Environmental Standards in Appendix Oe.

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

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

Land Use – Activities

ITEM	PERMITTED	RESOURCE CONSENT
<p><u>24G.10</u></p> <p><u>Type of activity</u></p>	<p><u>24G.10.1</u></p> <p><u>Any activity that complies with all effects and building rules is a permitted activity except:</u></p> <p>(a) <u>hazardous waste reprocessing, disposal or storage, except for temporary storage of waste from commercial activities awaiting collection, or</u></p> <p>(b) <u>an extractive industry, or</u></p> <p>(c) <u>offices, except those that are ancillary to industrial uses, or</u></p> <p>(d) <u>hospitals, day-care facilities, and educational institutions or,</u></p> <p>(e) <u>retail activities, except for food outlets less than 200m².</u></p>	<p><u>24G.10.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>

Land Use – Effects

ITEM	PERMITTED	RESOURCE CONSENT
<p><u>24G.11</u></p> <p><u>On-site services</u></p>	<p><u>24G.11.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>the site is connected to a telecommunications network and energy supply network or has a stand-alone energy supply, and</u></p> <p>(b) <u>the site is</u></p> <p>(i) <u>connected to reticulated water supply, stormwater and wastewater disposal networks where available, or</u></p> <p>(ii) <u>provided with an alternative method of water supply, stormwater and wastewater disposal that complies with Appendix B (Engineering Standards) where reticulation for those on-site services is not available, and</u></p> <p>(c) <u>services are placed underground where reticulated services are already underground.</u></p> <p><u>Despite (a), condition (a) does not apply to stand alone electricity generation infrastructure sites.</u></p>	<p><u>24G.11.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>matters referred to in Appendix B (Engineering Standards)</u> • <u>ability of the site to be self-sufficient in terms of services</u> • <u>ability to provide service connections at a later date</u> • <u>ability to impose encumbrance on the title regarding the site's deficiency in terms of service connections</u> • <u>health and safety effects</u> • <u>amenity values</u>
<p><u>24G.12</u></p> <p><u>Network utility (excluding aerials)</u></p>	<p><u>24G.12.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>it is not a high-pressure gas line with a gauge pressure of 2000 kilopascals or more, and</u></p> <p>(b) <u>it is not an electricity line of 110kV or more, and</u></p> <p>(c) <u>either</u></p> <p>(i) <u>pipes and cables are located underground, or</u></p> <p>(ii) <u>above-ground structures for electricity, gas and</u></p>	<p><u>24G.12.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity if:</u></p> <p>(a) <u>it is an electricity line exceeding 110kV.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>matters referred to in Appendix A (Traffic) and Appendix B (Engineering Standards)</u> • <u>visual effects particularly when</u>

	<p><u>telecommunications (excluding aeri-als):</u></p> <ul style="list-style-type: none"> • <u>do not exceed 10m² in area and no setback is required, and</u> • <u>in road reserves, do not exceed 2.4m in height, and</u> • <u>outside road reserves, do not exceed 2.8m in height, and</u> • <u>do not compromise road or pedestrian safety, and</u> <p>(d) <u>construction of a road complies with the conditions in Appendix A (Traffic) and the conditions in Appendix B (Engineering Standards)</u></p>	<p><u>viewed from public places</u></p> <ul style="list-style-type: none"> • <u>landscaping</u> • <u>effect on daylight and sunlight to other properties,</u> • <u>road and pedestrian safety</u> • <u>building setbacks</u> • <u>reinstatement</u> • <u>location of utilities</u> • <u>reverse sensitivity and safety</u> <p><u>24G.12.3</u></p> <p><u>Any activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</u></p>
<p><u>24G.13</u></p> <p><u>Existing electricity and telecommunications lines</u></p>	<p><u>24G.13.1</u></p> <p><u>Despite rules 24G.12.1(b), 24G.35, 24G.36 and 24G.38, the operation, maintenance, minor upgrading and removal of existing electricity and telecommunications lines is a permitted activity if:</u></p> <p>(a) <u>the existing voltage is not increased, and</u></p> <p>(b) <u>the height of support structures (excluding earthwires, earthpeaks and lightning rods) is not increased, and</u></p> <p>(c) <u>the ground is reinstated on completion of works.</u></p>	<p><u>24G.13.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>visual effect</u> • <u>degree of increase in voltage</u> • <u>degree of increase in height of support structure</u> • <u>change in visual effect</u> • <u>need for reinstatement</u>
<p><u>24G.14</u></p> <p><u>Access, vehicle entrance, parking, loading and manoeuvring space</u></p>	<p><u>24G.14.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>access, vehicle entrance crossing, parking, loading, queuing, and manoeuvring space is provided in accordance with Appendix A (Traffic), and</u></p> <p>(b) <u>no access, vehicle entrance crossing, parking, loading or manoeuvring space is within 10m of a residential zone.</u></p>	<p><u>24G.14.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity requires resource consent as stated in the appendix, or is a restricted discretionary activity if not otherwise specified.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>safety design for vehicles and pedestrians</u> • <u>means to avoid, remedy or mitigate effects on amenity</u> • <u>number, area, type and location of parking spaces</u> • <u>stormwater management</u> • <u>construction and materials of parking, loading and manoeuvring spaces</u> • <u>type and frequency of use.</u>
<p><u>24G.15</u></p> <p><u>Vehicle movements</u></p>	<p><u>24G.15.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>it does not involve more than 250 vehicle movements per day.</u></p>	<p><u>24G.15.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>In relation to an activity which does not</u></p>

	<p><u>NOTE: please refer to Appendix A for other rules applying to traffic movements.</u></p>	<p>comply with Rule 24G.15.1(a), <u>discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>Effects of traffic movements on amenity including noise, dust, odour and the visual clutter of parked cars.</u> <p><u>24G.15.3</u></p> <p><u>Any activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</u></p>
<p><u>24G.16</u></p> <p><u>Servicing and operation hours</u></p>	<p><u>24G.16.1</u></p> <p><u>Any activity in the Tuakau Industrial Zone that adjoins a Living Zone or Residential Zone (Franklin Section) is a permitted activity if:</u></p> <p>(a) <u>the activity does not load or unload vehicles or receive customers or deliveries before 7.30am or after 6.30pm.</u></p>	<p><u>24G.16.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects on amenity values</u> • <u>distance to nearest habitable dwelling</u> • <u>hours of operation</u> • <u>nature and frequency of after hours activity</u> • <u>noise, lighting and glare</u> • <u>traffic generation and effects</u> • <u>type of vehicles involved</u>
<p><u>24G.17</u></p> <p><u>Landscaping</u></p>	<p><u>24G.17.1</u></p> <p><u>Any activity is permitted if:</u></p> <p>(a) <u>parking areas and storage areas adjacent to roads are separated from the roads by a 2m planted strip of land, and</u></p> <p>(b) <u>land within 5m of any boundary adjoining a residential zone is planted with indigenous species that will achieve an average height of 3m after 5 years and sufficient density to visually screen the activity from a residential zone, and</u></p> <p>(c) <u>land within 2m of an arterial route is planted with a combination of lawn, indigenous groundcover, shrubs and trees.</u></p>	<p><u>24G.17.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects on amenity values</u> • <u>visual effect</u> • <u>alternative ways to achieve screening</u> • <u>vegetation species</u> • <u>safe site ingress and egress</u> • <u>preservation of sight distances</u> • <u>height of landscaping</u> • <u>growth rate of species</u> • <u>planting plan</u>
<p><u>24G.18</u></p> <p><u>Noise</u></p>	<p><u>24G.18.1</u></p> <p><u>Any activity in the Tuakau Industrial Zone is a permitted activity if it is designed and conducted so that noise from the activity measured at any other site:</u></p> <p>(a) <u>in the Tuakau Industrial Zone, does not exceed</u></p> <p>(i) <u>75dBA (L₁₀), 7am to 10pm</u></p> <p>(ii) <u>45dBA (L₁₀), 10pm to 7am the following day</u></p>	<p><u>24G.18.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects on amenity values</u> • <u>hours of operation</u> • <u>location of noise sources in relation</u>

	<p>(iii) <u>75dBA (L_{max}), 10pm to 7am the following day, and</u></p> <p>(b) <u>in another zone, does not exceed</u></p> <p>(i) <u>55dBA (L₁₀), 7am to 10pm</u></p> <p>(ii) <u>40dBA (L₁₀), 10pm to 7am the following day</u></p> <p>(iii) <u>70dBA (L_{max}), 10pm to 7am the following day.</u></p> <p><u>Despite the above, construction noise and emergency sirens are not subject to this rule.</u></p>	<p><u>to boundaries</u></p> <ul style="list-style-type: none"> <u>frequency or other special characteristics of noise</u> <u>mitigation measures</u> <u>noise levels and duration.</u>
<p><u>24G.19</u></p> <p><u>Construction noise</u></p>	<p><u>24G.19.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>it is designed and conducted so that construction noise from the activity complies with Appendix N (Construction Noise).</u></p>	<p><u>24G.19.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> <u>effects on amenity values</u> <u>hours of construction</u> <u>noise levels and duration</u> <u>methods of construction</u> <u>matters listed in Appendix N.</u>
<p><u>24G.20</u></p> <p><u>Vibration</u></p>	<p><u>24G.20.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>vibration arising from the activity complies with Appendix I (Ground Vibration).</u></p>	<p><u>24G.20.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> <u>matters referred to in Appendix I (Ground Vibration)</u> <u>effects on amenity values</u> <u>hours of operation</u> <u>duration and intensity</u> <u>mitigation measures.</u>
<p><u>24G.21</u></p> <p><u>Glare and lighting</u></p>	<p><u>24G.21.1</u></p> <p><u>Any activity is a permitted activity 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:</u></p> <p>(a) <u>does not exceed 10 lux measured vertically at any other site.</u></p>	<p><u>24G.21.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> <u>effects on amenity values</u> <u>light spill levels on other sites</u> <u>road safety</u> <u>duration and frequency.</u>
<p><u>24G.22</u></p> <p><u>Dust, smoke, fumes, or odour or ground level</u></p>	<p><u>24G.22.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>there is no objectionable or offensive dust, smoke, fumes or odour having adverse effects at any other site, and</u></p> <p>(b) <u>stockpiles of loose material are contained or maintained to prevent dispersal of the material into the air, and</u></p> <p>(c) <u>earthworks undertaken within 20m of</u></p>	<p><u>24G.22.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> <u>effects on amenity values of any other zone, particularly sensitive</u>

	<p><u>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.</u></p>	<p><u>activities</u></p> <ul style="list-style-type: none"> • <u>mitigation measures</u> • <u>effects on public safety</u> • <u>effects on the operation of transmission lines greater than 110kV.</u>
<p><u>24G.23</u></p> <p><u>High-frequency electromagnetic field</u></p>	<p><u>24G.23.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>any electromagnetic field does not exceed the maximum exposure level in NZS2772.1:1999 Radiofrequency Fields Part 1: Maximum exposure levels 3kHz - 300GHz when measured in accordance with NZS6609.2:1990.</u></p>	<p><u>24G.23.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>24G.24</u></p> <p><u>Earthworks</u></p> <ul style="list-style-type: none"> • <u>general</u> 	<p><u>24G.24.1</u></p> <p><u>Any activity is a permitted activity if earthworks:</u></p> <p>(a) <u>comply with Appendix B (Engineering Standards), and</u></p> <p>(b) <u>that result in areas of exposed earth within 5m of the site boundary, including cut and batter faces or filled areas, are revegetated to achieve 80% ground cover within 12 months of the earthworks being commenced, and</u></p> <p>(c) <u>retain sediment on the site through implementation and maintenance of sediment controls, and</u></p> <p>(d) <u>do not adversely affect other land through changes in natural water flows or established drainage paths, and</u></p> <p>(e) <u>the area of earthworks does not exceed 1ha.</u></p> <p><u>Despite (e), the following earthworks are permitted if they comply with (a) to (d):</u></p> <p>(f) <u>the work:</u></p> <p>(i) <u>is part of an approved subdivision, or</u></p> <p>(ii) <u>is necessary for building works authorised by a building consent, and:</u></p> <ul style="list-style-type: none"> • <u>the area of earthworks is no more than 150% of the area of those building works; or</u> • <u>occurs on land with an average gradient no steeper than 1:8; or</u> <p>(iii) <u>is a backfilled trench for network utilities and original ground levels are reinstated; or</u></p> <p>(iv) <u>is for construction and maintenance of existing public roads.</u></p>	<p><u>24G.24.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity if it:</u></p> <p>(a) <u>does not comply with Appendix B, and</u></p> <p>(b) <u>within 5m of site boundary including cut and batter faces or filled areas are revegetated to achieve less than 80% ground cover within 12 months of earthworks commencement; and</u></p> <p>(c) <u>removes material from the site</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects on amenity values</u> • <u>visual effects</u> • <u>mitigation measures including sediment control</u> • <u>matters listed in Appendix B</u> • <u>effects on land utilisation</u> • <u>effects on erosion</u> • <u>effects on cultural values</u> <p><u>24G.24.3</u></p> <p><u>Any activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</u></p>
<p><u>24G.25</u></p> <p><u>Earthworks</u></p> <ul style="list-style-type: none"> • <u>filling using</u> 	<p><u>24G.25.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>all material for filling is clean fill, and</u></p>	<p><u>24G.25.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity except</u></p>

<p><u>imported fill</u></p>	<p>(b) <u>filling:</u></p> <p>(i) <u>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</u></p> <p>(ii) <u>that is not part of building work does not include a building platform, and</u></p> <p>(iii) <u>does not include placing fill into an area of significant indigenous vegetation or habitat, and</u></p> <p>(iv) <u>that is for minor upgrading of existing electricity lines that does not exceed 50m³.</u></p>	<p><u>where:</u></p> <p>(a) <u>any material for filling is not clean fill, and</u></p> <p>(b) <u>fill is placed into an area of significant indigenous vegetation or habitat</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects on amenity values</u> • <u>visual effects</u> • <u>sediment control and other mitigation measures</u> • <u>matters listed in Appendix B</u> • <u>effects on land utilisation</u> • <u>effects on erosion</u> • <u>effects on cultural values</u> <p><u>24G.25.3</u></p> <p><u>Any activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</u></p>
<p><u>24G.26</u></p> <p><u>Contaminated land remediation</u></p>	<p><u>24G.26.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>remediation of contaminated land</u></p> <p>(i) <u>does not cause a greater risk to the environment than if the work was not done, and</u></p> <p>(ii) <u>is not within</u></p> <ul style="list-style-type: none"> • <u>a significant indigenous vegetation or habitat area, or</u> • <u>50m of a water body, and</u> <p>(iii) <u>disposes of removed material in a location approved for the receipt of such material, and</u></p> <p>(iv) <u>is reported to the Council by the land owner at the completion of the work detailing</u></p> <ul style="list-style-type: none"> • <u>the work done and the results obtained, and</u> • <u>the nature and location of remaining contaminated material on-site, and</u> • <u>as-built plans and specifications of any permanent containment structure and</u> <p>(b) <u>the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 in Appendix Of</u></p> <p>(i) <u>does not apply to the activity, or</u></p> <p>(ii) <u>does apply and the activity meets the permitted activity requirements</u></p>	<p><u>24G.26.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity except</u></p> <p>(a) <u>where compliance with 24G.26.1(b)(ii) is not achieved the activity status is determined by the NES.</u></p>

	<u>set out in Regulation 8.</u>	
<u>24G.27</u> <u>Hazardous substances</u>	<u>24G.27.1</u> <u>Any activity is a permitted activity if:</u> (a) <u>storage or use of hazardous substances complies with Appendix H (Hazardous Substances), or</u> (b) <u>the hazardous substances stored or used on the site are:</u> (i) <u>at a refuse transfer station, or trade waste in a wastewater treatment facility that complies with Appendix B (Engineering Standards), or</u> (ii) <u>roading materials within a road reserve, or</u> (iii) <u>domestic storage and use of consumer products for domestic purposes, or</u> (iv) <u>consumer products, held for resale to the public and stored in the manufacturers' packaging, or</u> (v) <u>gas or oil pipelines and ancillary equipment, or</u> (vi) <u>fuel or safety equipment in motor vehicles, aircraft, ships, boats or small engines, or</u> (vii) <u>small fireworks subject to the Hazardous Substances (Fireworks) Regulations 2001, or safety ammunition, in domestic quantities, or</u> (viii) <u>fire-fighting substances on emergency vehicles.</u>	<u>24G.27.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u>
<u>24G.28</u> <u>Radioactive materials</u>	<u>24G.28.1</u> <u>Any activity is a permitted activity if:</u> (a) <u>radioactivity is below that specified as an exempt activity in the Radiation Protection Regulations 1982, or</u> (b) <u>radioactive materials are confined to domestic appliances.</u>	<u>24G.28.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity if:</u> (a) <u>radioactivity does not exceed 10 terabecquerels.</u> <u>24G.28.3</u> <u>Any activity that does not comply with a condition for a discretionary activity is a non-complying activity.</u>
<u>24G.29</u> <u>Wastewater treatment</u>	<u>24G.29.1</u> <u>Any activity is a permitted activity if:</u> (a) <u>ponds used for processing or storing wastewater are set back at least</u> (i) <u>300m from a dwelling, and</u> (ii) <u>30m from the site boundary, or</u> (b) <u>a wastewater plant serving 3 or more dwellings, where wastewater treatment is fully enclosed, is set back at least</u> (i) <u>30m from a dwelling, and</u> (ii) <u>15m from the site boundary.</u>	<u>24G.29.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u>

<p><u>24G.30</u></p> <p><u>Plant or animal effluent disposal</u></p>	<p><u>24G.30.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>treatment and application of whey or liquid effluent derived from plants or animals (including disposal onto land by spray irrigation):</u></p> <p>(i) <u>is set back at least 300m from a habitable building, educational facility, marae or community hall, and</u></p> <p>(ii) <u>is operated at times and in wind conditions so as to mitigate adverse effects.</u></p>	<p><u>24G.30.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>24G.31</u></p> <p><u>Sale of liquor</u></p>	<p><u>24G.31.1</u></p> <p><u>Any activity is a permitted activity if the sale of liquor:</u></p> <p>(a) <u>is authorised by a special licence, or</u></p> <p>(b) <u>in the case of any other licence, does not occur:</u></p> <p>(i) <u>between 10pm and 7am, and</u></p> <p>(ii) <u>on a site within 50m of land in the Living Zone or the Residential Zone (Franklin Section), or</u></p> <p>(iii) <u>on a site within 50m of a dwelling located in any zone.</u></p>	<p><u>24G.31.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>24G.32</u></p> <p><u>Signs</u></p> <ul style="list-style-type: none"> • <u>advertising signs</u> 	<p><u>24G.32.1</u></p> <p><u>Any activity is a permitted activity if an advertising sign visible from a public place:</u></p> <p>(a) <u>does not exceed 15m in height, and</u></p> <p>(b) <u>is not on or above the road reserve, other than a traffic sign or safety sign erected by a public authority, and</u></p> <p>(c) <u>is attached to a building and</u></p> <p>(i) <u>does not extend beyond 300mm from the building wall, and</u></p> <p>(ii) <u>does not exceed the height of the building, and</u></p> <p>(iii) <u>does not obscure any notable architectural feature of the building, and</u></p> <p>(d) <u>is a free standing sign and</u></p> <p>(i) <u>does not exceed 10m in height, and</u></p> <p>(ii) <u>does not exceed an area of</u></p> <ul style="list-style-type: none"> • <u>3m² for one sign per site, and</u> • <u>1m² for any other free standing sign on the site, and</u> <p>(iii) <u>is set back at least 5m from the boundary of the Living Zone or Residential Zone (Franklin Section), and</u></p> <p>(e) <u>is an illuminated sign and</u></p> <p>(i) <u>does not have a light source that flashes or moves, and</u></p> <p>(ii) <u>does not contain moving parts or reflective materials.</u></p>	<p><u>24G.32.2</u></p> <p><u>Any advertising sign that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> • <u>amenity values, streetscape and character of the locality.</u> • <u>glare and light spill</u> • <u>traffic safety</u>

<p><u>24G.33</u></p> <p><u>Signs</u></p> <ul style="list-style-type: none"> • <u>effects on traffic</u> 	<p><u>24G.33.1</u></p> <p><u>Any advertising sign directed at drivers is a permitted activity if the sign:</u></p> <ol style="list-style-type: none"> <u>does not imitate the content, colour or appearance of traffic control signs, and</u> <u>contains no more than 40 characters or 6 symbols, and</u> <u>has lettering that is at least 124mm high, and</u> <u>is at least 150m from a site entrance, where the sign directs traffic to an entrance, and</u> <u>does not obscure sight lines of drivers turning into or out of entrances on any site.</u> 	<p><u>24G.33.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity if the sign:</u></p> <ol style="list-style-type: none"> <u>contains more than 40 characters or 6 symbols</u> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects on amenity values including cumulative effects</u> • <u>effects on the safe and efficient operation of the road network</u> • <u>distraction to motorists from the signs within the speed environment</u> • <u>size and number of characters and symbols</u> • <u>size of sign and support structure</u> • <u>visual appearance</u> <p><u>24G.33.3</u></p> <p><u>Any activity that does not comply with a condition for a restricted discretionary activity, is a discretionary activity.</u></p>
<p><u>24G.34</u></p> <p><u>Outdoor storage</u></p>	<p><u>24G.34.1</u></p> <p><u>Any activity is a permitted activity if outdoor stacks or stockpiles of goods or materials:</u></p> <ol style="list-style-type: none"> <u>do not exceed a height of 9m, and</u> <u>do not exceed 30% site coverage, and</u> <u>are screened from view from</u> <ul style="list-style-type: none"> • <u>a public road or reserve, or</u> • <u>an adjoining site in another zone.</u> 	<p><u>24G.34.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity if outdoor stacks or stockpiles:</u></p> <ol style="list-style-type: none"> <u>do not exceed 35% site coverage, and</u> <u>do not exceed 12 metres in height</u> <p><u>Discretion restricted to</u></p> <ul style="list-style-type: none"> • <u>effects on amenity values</u> • <u>visual impact</u> • <u>nature, scale and location of screening</u> • <u>proximity and height of stockpiles to road reserve or other sites</u> • <u>access to sunlight and daylight</u> • <u>safety of road users and pedestrians.</u> <p><u>24G.34.3</u></p> <p><u>Any activity that does not comply with a condition for a restricted discretionary activity, is a discretionary activity.</u></p>

Land Use – Building

ITEM	PERMITTED	RESOURCE CONSENT
<p><u>24G.35</u> <u>Building height</u></p>	<p><u>24G.35.1</u> <u>Construction or alteration of a building or structure is a permitted activity in the Tuakau Industrial Zone if:</u></p> <p>(a) <u>it does not exceed a height of 10m</u></p>	<p><u>24G.35.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>building form, bulk, location, external cladding and colour</u> • <u>extent of area of non-compliance</u> • <u>access to daylight and sunlight</u> • <u>effects on wind patterns</u> • <u>visibility of the proposed buildings from other zones.</u> <p><u>24G.35.3</u> <u>Any activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</u></p>
<p><u>24G.36</u> <u>Daylight admission</u></p>	<p><u>24G.36.1</u> <u>Construction or alteration of a building or stockpiling of materials is a permitted activity if:</u></p> <p>(a) <u>the building or stockpile does not protrude through a height control plane rising at an angle of</u></p> <p>(i) <u>45 degrees commencing at an elevation of 2.5m above ground level at every point of the zone boundary, or</u></p> <p>(ii) <u>37 degrees commencing at an elevation of 2.5m above ground level at every point of the zone boundary between south-east or south-west of the building or stockpile.</u></p>	<p><u>24G.36.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects on amenity values</u> • <u>admission of daylight and sunlight to the site and other sites</u> • <u>extent of area of non-compliance.</u>
<p><u>24G.37</u> <u>Building coverage</u></p>	<p><u>24G.37.1</u> <u>Construction or alteration of a building is a permitted activity if:</u></p> <p>(a) <u>the total building coverage does not exceed 70%.</u></p>	<p><u>24G.37.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects on amenity values</u> • <u>building form, bulk, location, external cladding and colour</u> • <u>extent of area of non-compliance</u> • <u>effects on adjacent sites</u> • <u>effects on streetscape</u> • <u>stormwater management</u> • <u>onsite parking provision</u> • <u>landscape planting and other visual</u>

		<u>mitigation measures.</u>
<p><u>24G.38</u></p> <p><u>Building setbacks</u></p>	<p><u>24G.38.1</u></p> <p><u>Construction or alteration of a building is a permitted activity if the building is:</u></p> <p>(a) <u>in the Tuakau Industrial Zone, and</u></p> <p>(i) <u>is set back at least 7.5m from the road boundary, and</u></p> <p>(ii) <u>is set back at least 7.5m from any other boundary where the site adjoins another zone, and</u></p> <p>(b) <u>set back at least 10m from a regional arterial road boundary.</u></p>	<p><u>24G.38.2</u></p> <p><u>Construction or alteration of a building that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects on land in other zones</u> • <u>effects on amenity values</u> • <u>effects on streetscape</u> • <u>road safety.</u>
<p><u>24G.39</u></p> <p><u>Setbacks</u></p> <ul style="list-style-type: none"> • <u>high voltage electricity transmission lines</u> 	<p><u>24G.39.1</u></p> <p><u>Construction or alteration of a building is a permitted activity if:</u></p> <p>(a) <u>it is set back at least 20m from the centre line of any electricity transmission line designed to operate at 110kV or more.</u></p>	<p><u>24G.39.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects of electromagnetic fields</u> • <u>extent to which location and orientation of habitable rooms mitigates effects of the lines</u> • <u>access to transmission lines for maintenance</u> • <u>safety of people and property</u> • <u>amenity values of the site</u> • <u>effects on integrity of electricity supply including:</u> <ul style="list-style-type: none"> - <u>the extent to which compliance will be achieved with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP:34 2001</u> - <u>the nature and location of any landscaped amenity areas.</u>
<p><u>24G.40</u></p> <p><u>Building near a stream</u></p>	<p><u>24G.40.1</u></p> <p><u>Construction or alteration of a building is a permitted activity if:</u></p> <p>(a) <u>the building is set back at least 27.5m from the bank of any stream whose bed has an average width of 3m or more.</u></p> <p><u>Despite the above, a public amenity of no more than 25m² in area located on an esplanade reserve or public walkway, a water take or discharge structure, or a pump shed are not subject to this rule.</u></p>	<p><u>24G.40.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>24G.41</u></p> <p><u>Aerials</u></p>	<p><u>24G.41.1</u></p> <p><u>Despite Rules 24G.35 and 24G.36, construction or alteration of an aerial and its support structures is a permitted activity if:</u></p> <p>(a) <u>the height of the aerial or support structures does not exceed</u></p>	<p><u>24G.41.2</u></p> <p><u>Any aerial or support structure that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>

	<p>(i) <u>15m in the Tuakau Industrial Zone, or</u></p> <p>(ii) <u>5m more than the height of a building the aerial is mounted on, where that building is higher than 20m, and</u></p> <p>(b) <u>no dish antenna exceeds 5m diameter, and no panel antenna exceeds 2.5m in any dimension.</u></p>	
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<u>ITEM</u>	<u>CONTROLLED</u>	<u>RESOURCE CONSENT</u>
<p><u>24G.42</u></p> <p><u>Relocated building</u></p>	<p><u>24G.42.1</u></p> <p><u>Relocation of a used building to a new site is a controlled activity if:</u></p> <p>(a) <u>the building is delivered to its final position on the site, and connected to its new foundations within 7 days of arrival.</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>external appearance</u> • <u>effects on amenity values and natural character of locality</u> • <u>visibility from public places and screening</u> • <u>structural integrity and weatherproofing</u> • <u>maintenance, repair, replacement, or decoration of cladding, roofing, porches, decks, baseboards, steps, windows, chimney spaces, spouting and stormwater drains</u> • <u>stormwater management on the site</u> • <u>timetable for works</u> • <u>bond to secure compliance</u> • <u>matters referred to in Appendix B (Engineering standards)</u> 	<p><u>24G.42.2</u></p> <p><u>Any activity that does not comply with conditions for a controlled activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>matters referred to in conditions for controlled activities,</u> • <u>matters that control is reserved over.</u>

Subdivision

Editorial Note:

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

ITEM	CONTROLLED	RESOURCE CONSENT
<p><u>24G.43</u> <u>Allotment size</u></p>	<p><u>24G.43.1</u> Subdivision is a controlled activity if:</p> <p>(a) <u>every allotment in the Tuakau Industrial Zone has a net site area of at least 225m², excluding an access allotment or utility allotment</u></p> <p>Control reserved over:</p> <ul style="list-style-type: none"> • <u>amenity values</u> 	<p><u>24G.43.2</u> Subdivision that does not comply with a condition for a controlled activity is a discretionary activity.</p>
<p><u>24G.44</u> <u>Allotment boundaries</u></p>	<p><u>24G.44.1</u> Subdivision is a controlled activity if the boundary of every allotment is drawn so that:</p> <p>(a) <u>existing buildings comply with the permitted activity rules relating to building coverage, setbacks, and daylight angles, except to the extent of any non-compliance that existed lawfully prior to the subdivision, and</u></p> <p>(b) <u>no area of significant indigenous vegetation and habitat, hazard area, contaminated land, site of significance to Maaori, or wetland is divided between allotments.</u></p> <p>Control reserved over:</p> <ul style="list-style-type: none"> • <u>effects on amenity values of buildings</u> • <u>effects on sites of significance to Maaori</u> • <u>amenity</u> • <u>effects on archaeological sites.</u> 	<p><u>24G.44.2</u> Subdivision that does not comply with a condition for a controlled activity is a restricted discretionary activity.</p> <p>Discretion restricted to:</p> <ul style="list-style-type: none"> • <u>matters referred to in conditions for controlled activities</u> • <u>matters over which control is reserved.</u>
<p><u>24G.45</u> <u>Frontage</u></p>	<p><u>24G.45.1</u> Subdivision is a controlled activity if:</p> <p>(a) <u>every allotment with a road boundary, other than an access allotment, access leg or utility allotment, has a width along the road boundary of at least 15m.</u></p> <p>Control reserved over:</p> <ul style="list-style-type: none"> • <u>road efficiency and safety</u> • <u>amenity and streetscape.</u> 	<p><u>24G.45.2</u> Subdivision that does not comply with a condition for a controlled activity is a discretionary activity.</p>

<p><u>24G.46</u> <u>Road access</u></p>	<p><u>24G.46.1</u> Subdivision is a controlled activity if:</p> <p>(a) <u>every allotment is provided with vehicle access to a public road, and</u> (b) <u>the vehicle access complies with Appendix A (Traffic) and Appendix B (Engineering Standards).</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>adequacy of the access for its intended use</u> • <u>road efficiency and safety</u> • <u>matters set out in Appendix A (Traffic) and Appendix B (Engineering Standards).</u> 	<p><u>24G.46.2</u> Subdivision that does not comply with a condition for a controlled activity requires resource consent as stated in the relevant appendix, or is a discretionary activity if not otherwise specified.</p>
<p><u>24G.47</u> <u>Earthworks</u></p>	<p><u>24G.47.1</u> Subdivision is a controlled activity if:</p> <p>(a) <u>earthworks comply with Appendix B (Engineering Standards).</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>matters referred to in Appendix B (Engineering Standards)</u> • <u>amenity and streetscape</u> • <u>nature and source of fill</u> • <u>location of earthworks and fill</u> • <u>compaction of fill</u> • <u>volume and depth of earthworks and fill</u> • <u>identification of future building platforms</u> • <u>water quality</u> • <u>provision of an erosion and sediment control plan for the work</u> • <u>notice prior to commencement.</u> 	<p><u>24G.47.2</u> Subdivision that does not comply with a condition for a controlled activity is a discretionary activity.</p>
<p><u>24G.48</u> <u>On-site services</u></p>	<p><u>24G.48.1</u> Subdivision is a controlled activity if, for every allotment other than a utility or access allotment:</p> <p>(a) <u>provision is made to connect to a telecommunications network and energy supply network, and</u> (b) <u>either</u> (i) <u>provision is made to connect to reticulated water supply, stormwater, land drainage and wastewater disposal networks where available, or</u> (ii) <u>an alternative method of water supply, stormwater, land drainage and wastewater disposal that complies with Appendix B (Engineering Standards) is provided where reticulation for such on-site services is not available, and</u> (c) <u>services are placed underground where</u> (i) <u>a new road is required as part of the subdivision, or</u> (ii) <u>existing services to the land are</u></p>	<p><u>24G.48.2</u> Subdivision that does not comply with a condition for a controlled activity is a discretionary activity.</p>

	<p><u>already placed underground.</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>health and safety</u> • <u>amenity values</u> • <u>matters referred to in Appendix B (Engineering Standards)</u> • <u>easements to facilitate development beyond the site.</u> 	
<p><u>24G.49</u></p> <p><u>Esplanade reserves and esplanade strips</u></p>	<p><u>24G.49.1</u></p> <p><u>Subdivision is a controlled activity if an esplanade reserve or strip 20m wide is created from every allotment:</u></p> <p>(a) <u>less than 4ha and within 20m of</u></p> <p>(i) <u>the bank of any river whose bed has an average width of 3m or more, or</u></p> <p>(ii) <u>a lake whose bed has an area of 8ha or more.</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>the type of esplanade provided - reserve or strip</u> • <u>the width of the esplanade reserve or strip</u> • <u>access to the esplanade reserve or strip</u> • <u>matters provided for in an instrument creating an esplanade strip or access strip</u> • <u>works required prior to vesting any reserve in the Council.</u> 	<p><u>24G.49.2</u></p> <p><u>Subdivision that does not comply with a condition for a controlled activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>matters that control is reserved over</u> • <u>costs and benefits of acquiring the land.</u>
<p><u>24G.50</u></p> <p><u>Traffic generation</u></p>	<p><u>24G.50.1</u></p> <p><u>Subdivision is a controlled activity if:</u></p> <p>(a) <u>traffic generated by likely land uses following the subdivision does not alter the status or function of roads in the road hierarchy (as described in Part 9 of the Franklin Section).</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>capacity and quality of the road surface</u> • <u>function of the public road</u> • <u>safety and efficiency of the road network</u> • <u>safety of road users.</u> 	<p><u>24G.50.2</u></p> <p><u>Subdivision that does not comply with a condition for a controlled activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>function of the public road</u> • <u>safety of road users</u> • <u>capacity and quality of road surface.</u>

16.4.1 Insert new Schedule 27B after existing Schedule 27AB as follows:

Schedule 27B: Tuakau Country Living Zone

27B.1 Application of the Schedule

The rules in this schedule apply to the Tuakau Country Living Zone as shown on the planning maps.

The Schedule 27B rules shall also be read in conjunction with Chapters 16, 17, 18, 19, 20 and 29.

27B.2 Prohibited Activities

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

Land Use

On-site storage or disposal of solid waste, other than remediation of contaminated land hazardous waste storage, reprocessing or disposal.

27B.3 Other Activities

Editorial Note:

For rules for Telecommunication Facilities on Road Reserves see the National Environmental Standards in Appendix Od.

For rules for Electricity Transmission Activities see the National Environmental Standards in Appendix Oe.

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

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

Land Use – Activities

ITEM	PERMITTED	RESOURCE CONSENT
<p><u>27B.10</u> <u>Type of activity</u></p>	<p><u>27B.10.1</u> <u>Any activity that complies with all effects and building rules is a permitted activity except:</u></p> <ul style="list-style-type: none"> (a) <u>a child care facility for 11 or more children, or</u> (b) <u>a commercial activity (excluding a produce stall), or</u> (c) <u>a community facility, or</u> (d) <u>a comprehensive residential development, or</u> (e) <u>an educational facility, or</u> (f) <u>a funeral parlour, crematorium or cemetery or</u> (g) <u>a health facility, or</u> (h) <u>a hospital or hospice of 10 or more beds, or</u> (i) <u>a residential centre for more than five residents in addition to caregivers, or</u> (j) <u>travellers' accommodation, or</u> (k) <u>an extractive industry, or</u> (l) <u>an industrial activity, or</u> (m) <u>a correctional facility, or</u> (n) <u>a wind energy facility, or</u> (o) <u>an intensive farming activity.</u> <p><u>Despite the above, the following are permitted activities if they comply with the conditions for home occupations:</u></p> <ul style="list-style-type: none"> (p) <u>a commercial activity, or</u> (q) <u>a health facility, or</u> (r) <u>an office, or</u> (s) <u>retailing, other than sale of liquor, or</u> (t) <u>a homestay that provides accommodation for no more than 4 temporary residents, or</u> (u) <u>an arts and crafts workshop, or</u> (v) <u>a wood working or metal working workshop, excluding panel beating and car wrecking.</u> 	<p><u>27B.10.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity, except:</u></p> <ul style="list-style-type: none"> (a) <u>a prison</u> (b) <u>an extractive industry.</u> <p><u>27B.10.3</u> <u>Any activity that does not comply with a condition for a discretionary activity is a non-complying activity.</u></p>
<p><u>27B.11</u> <u>Home occupation</u></p>	<p><u>27B.11.1</u> <u>A home occupation that complies with all effects and building rules is a permitted activity if:</u></p> <ul style="list-style-type: none"> (a) <u>it involves no more than 40m² of the total gross floor area, and</u> (b) <u>is wholly contained within the dwelling or attached garage, and</u> (c) <u>no more than 2 people who are not permanent residents of the site are employed at any one time, and</u> (d) <u>the activity does not interfere with neighbours' televisions, radios, telephones or electronic equipment, and</u> (e) <u>the activity creates no more than 4 heavy vehicle movements per day, and</u> (f) <u>there is no loading and unloading of vehicles or the receiving of customers or deliveries before 7.30am or after 7.00pm on any day,</u> 	<p><u>27B.11.2</u> <u>A home occupation that does not comply with a condition for a permitted activity is a controlled activity if it is contained within an accessory building and:</u></p> <ul style="list-style-type: none"> (a) <u>the activity involves no more than 40m² gross floor area, and</u> (b) <u>no more than 2 people who are not permanent residents of the site are employed at any one time, and</u> (c) <u>the activity does not interfere with neighbours' televisions, radios, telephones or electronic equipment, and</u> (d) <u>the activity creates no more than 4 heavy vehicle movements per</u>

	<p><u>and</u></p> <p>(g) <u>there is no operation of machinery before 7.30am or after 7.00pm on any day, and</u></p> <p>(h) <u>materials, machinery, trailers or heavy vehicles associated with the home occupation are not visible from a public road or neighbouring property.</u></p>	<p><u>day, and</u></p> <p>(e) <u>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</u></p> <p>(f) <u>there is no operation of machinery before 7.30am or after 7.00 pm on any day, and</u></p> <p>(g) <u>materials, machinery, trailers or heavy vehicles associated with the home occupation are not visible from a public road or neighbouring property.</u></p> <p><u>Control reserved over</u></p> <ul style="list-style-type: none"> • <u>location of building/activity to boundaries of site</u> • <u>gross floor area of the building</u> • <u>entrances in relation to boundaries</u> • <u>noise and acoustic insulation</u> • <u>visual amenity</u> <p><u>27B.11.3</u></p> <p><u>A home occupation that does not comply with the condition for a controlled activity is a discretionary activity.</u></p>
<p><u>27B.12</u></p> <p><u>Temporary event</u></p>	<p><u>27B.12.1</u></p> <p><u>A temporary event is a permitted activity if:</u></p> <p>(a) <u>the event takes place within a public park, school, or community centre, and</u></p> <p>(b) <u>the event occurs no more than 3 times per year, and does not involve the assembly of more than 500 people per event, and</u></p> <p>(c) <u>it operates within the hours of:</u></p> <p>(i) <u>7.30am to 10pm Monday to Saturday, and</u></p> <p>(ii) <u>7.30am to 6pm Sunday, and</u></p> <p>(d) <u>temporary structures are:</u></p> <p>(i) <u>erected no more than 2 days before the event occurs, and</u></p> <p>(ii) <u>removed no more than 3 days after the end of the event, and</u></p> <p>(e) <u>the site is returned to its original condition no more than 3 days after the end of the event.</u></p>	<p><u>27B.12.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>

Land Use - Effects

<u>ITEM</u>	<u>PERMITTED</u>	<u>RESOURCE CONSENT</u>
<p><u>27B.13</u> <u>On-site services</u></p>	<p><u>27B.13.1</u> <u>Any activity on a site used principally for a residential activity is a permitted activity if:</u></p> <p>(a) <u>the site is connected to a telecommunications network and energy supply network or has a stand-alone energy supply, and</u></p> <p>(b) <u>the site is</u></p> <p>(i) <u>connected to reticulated water supply, stormwater and wastewater disposal networks where available, or</u></p> <p>(ii) <u>provided with an alternative method of water supply, stormwater and wastewater disposal that</u></p> <ul style="list-style-type: none"> • <u>complies with Appendix B (Engineering Standards) where reticulation for such on-site services is not available, and</u> • <u>avoids the concentrated discharge of surface water over gully slopes, and</u> <p>(c) <u>services are placed underground where reticulated services are already underground.</u></p>	<p><u>27.13.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>27B.14</u> <u>Network utility (excluding aerials)</u></p>	<p><u>27B.14.1</u> <u>Any activity is a permitted activity if:</u></p> <p>(a) <u>it is not a high pressure gas line with a gauge pressure of 2000 kilopascals or more, and</u></p> <p>(b) <u>it is not an electricity line of 110kV or more, and</u></p> <p>(c) <u>either</u></p> <p>(i) <u>pipes and cables are located underground, or</u></p> <p>(ii) <u>above ground structures for electricity, gas and telecommunications (excluding aerials):</u></p> <ul style="list-style-type: none"> • <u>do not exceed 10m² in area and no setback is required, and</u> • <u>in road reserves, do not exceed 2.4m in height, and</u> • <u>outside road reserves, do not exceed 2.8m in height, and</u> • <u>do not compromise road or pedestrian safety, and</u> <p>(d) <u>construction of a road complies with the conditions in Appendix A (Traffic) and the conditions in Appendix B (Engineering Standards), and the requirements of any relevant structure plan.</u></p>	<p><u>27B.14.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>

<p><u>27B.15</u></p> <p><u>Existing electricity and telecommunications lines</u></p>	<p><u>27B.15.1</u></p> <p><u>Despite rules 27B.14.1(b), 27B.36.1(a) and 27B.37, the operation, maintenance, minor upgrading and removal of existing electricity and telecommunications lines is a permitted activity if:</u></p> <p>(a) <u>the existing voltage is not increased, and</u> (b) <u>the height of support structures (excluding earthwires, earthpeaks and lightning rods) is not increased, and</u> (c) <u>the ground is reinstated on completion of works.</u></p>	<p><u>27B.15.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>27B.16</u></p> <p><u>Access, vehicle entrance, parking, loading and manoeuvring space</u></p>	<p><u>27B.16.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>access, vehicle entrance crossing, parking, loading, queuing and manoeuvring space is provided in accordance with Appendix A (Traffic).</u></p>	<p><u>27B.16.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity requires resource consent as stated in the appendix, or is a discretionary activity if not otherwise specified.</u></p>
<p><u>27B.17</u></p> <p><u>Vehicle movements</u></p>	<p><u>27B.17.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>it does not involve more than 30 vehicle movements per day.</u></p>	<p><u>27B.17.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>27B.18</u></p> <p><u>Noise</u></p>	<p><u>27B.18.1</u></p> <p><u>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:</u></p> <p>(a) <u>50 dBA(L10), 7am to 7pm, Monday to Saturday, and</u> (b) <u>45 dBA(L10), 7pm to 10pm, Monday to Saturday, and</u> (c) <u>40 dBA(L10), and 65 dBA(L_{max}) all other times and Public Holidays.</u></p> <p><u>Despite the above, construction noise, farming noise and emergency sirens are not subject to these standards and are permitted under this rule.</u></p>	<p><u>27B.18.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>27B.19</u></p> <p><u>Construction noise</u></p>	<p><u>27B.19.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>it is designed and conducted so that construction noise from the activity complies with Appendix N (Construction Noise).</u></p>	<p><u>27B.19.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>27B.20</u></p> <p><u>Vibration</u></p>	<p><u>27B.20.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>vibration arising from the activity complies with Appendix I (Ground Vibration).</u></p>	<p><u>27B.20.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>

<p><u>27B.21</u> <u>Glare and lighting</u></p>	<p><u>27B.21.1</u> Any activity is a permitted activity if light spill from artificial lighting, other than a streetlight, navigation light or traffic signal, does not exceed:</p> <p>(a) <u>10 lux measured vertically at any other site.</u></p>	<p><u>27B.21.2</u> Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
<p><u>27B.22</u> <u>Dust, smoke, fumes, odour or ground level</u></p>	<p><u>27B.22.1</u> Any activity is a permitted activity if:</p> <p>(a) <u>there is no objectionable or offensive dust, smoke, fumes or odour having adverse effects at any other site, and</u> (b) <u>stockpiles of loose material are contained or maintained to prevent dispersal of material into the air, and</u> (c) <u>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.</u></p>	<p><u>27B.22.2</u> Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
<p><u>27B.23</u> <u>High frequency electromagnetic field</u></p>	<p><u>27B.23.1</u> Any activity is a permitted activity if:</p> <p>(a) <u>any electromagnetic field does not exceed the maximum exposure level in New Zealand Standard 2772.1:1999 Radiofrequency Fields Part 1: Maximum exposure levels 3kHz - 300GHz when measured in accordance with New Zealand Standard 6609.2:1990.</u></p>	<p><u>27B.23.2</u> Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
<p><u>27B.24</u> <u>Earthworks</u></p>	<p><u>27B.24.1</u> Any earthworks activity is a permitted if:</p> <p>(a) <u>it complies with Appendix B (Engineering Standards), and</u> (b) <u>revegetation occurs to achieve 80% ground cover (including cut and batter faces or filled areas) within 12 months of the earthworks being commenced, and</u> (c) <u>it does not remove material from the site, and</u> (d) <u>it retains sediment on the site through implementation and maintenance of sediment controls, and</u> (e) <u>it does not adversely affect other land through changes in natural water flows or established drainage paths, and</u> (f) <u>it does not disturb or move more than 100m³ within a site in a single calendar year, and</u> (g) <u>in relation to the height of any cut or batter face, it does not exceed 3m, and</u> (h) <u>it does not exceed 1000m².</u></p> <p><u>Despite (f) to (h), the following earthworks</u></p>	<p><u>27B.24.2</u> Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>

	<p><u>are permitted if they comply with (a) to (e), and</u></p> <p>(i) <u>the work:</u></p> <p>(i) <u>is part of an approved subdivision, or</u></p> <p>(ii) <u>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 or occurs on land with an average gradient no steeper than 1:8, or</u></p> <p>(iii) <u>is a backfilled trench for network utilities, and original ground levels are reinstated, (such trenches are also exempt from (c)), or</u></p> <p>(iv) <u>is for construction and maintenance of existing public roads.</u></p>	
<p><u>27B.25</u></p> <p><u>Earthworks</u></p> <ul style="list-style-type: none"> • <u>filling using imported fill</u> 	<p><u>27B.25.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>all material for filling is clean fill, and</u></p> <p>(b) <u>filling</u></p> <p>(i) <u>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</u></p> <p>(ii) <u>that is not part of building work:</u></p> <ul style="list-style-type: none"> • <u>does not exceed a volume of 20m³ and a depth of 1m, and</u> • <u>does not include a building platform, and</u> • <u>does not include placing fill into an area of significant indigenous vegetation or habitat, or</u> <p>(iii) <u>that is for minor upgrading of existing electricity lines does not exceed 50m³.</u></p>	<p><u>27B.25.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>27B.26</u></p> <p><u>Contaminated land</u></p> <ul style="list-style-type: none"> • <u>remediation</u> 	<p><u>27B.26.1</u></p> <p><u>Any activity is a permitted activity if:</u></p> <p>(a) <u>remediation of contaminated land</u></p> <p>(i) <u>does not cause a greater risk to the environment than if the work was not done, and</u></p> <p>(ii) <u>is not within</u></p> <ul style="list-style-type: none"> • <u>a significant indigenous vegetation or habitat area, or</u> • <u>50m of mean high water springs or a water body, and</u> <p>(iii) <u>disposes of removed material in a location approved for the receipt of such material, and</u></p> <p>(iv) <u>is reported to the Council by the land owner at the completion of the work detailing:</u></p> <ul style="list-style-type: none"> • <u>the work done and the results obtained, and</u> 	<p><u>27B.26.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity except</u></p> <p>(a) <u>where compliance with 27B.26.1(b)(ii) is not achieved the activity status is determined by the NES.</u></p>

	<ul style="list-style-type: none"> • <u>the nature and location of remaining contaminated material on-site, and</u> • <u>as built plans and specifications of any permanent containment structure and</u> <p>(b) <u>the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 in Appendix Of</u></p> <ul style="list-style-type: none"> (i) <u>does not apply to the activity, or</u> (ii) <u>does apply and the activity meets the permitted activity requirements set out in Regulation 8.</u> 	
<p><u>27B.27</u> <u>Hazardous substances</u></p>	<p><u>27B.27.1</u> <u>Any activity is a permitted activity if:</u></p> <p>(a) <u>storage or use of hazardous substances complies with Appendix H (Hazardous Substances), or</u></p> <ul style="list-style-type: none"> (i) <u>hazardous substances stored or used on the site are:</u> (ii) <u>trade waste in a wastewater or waste treatment facility that complies with Appendix B (Engineering Standards), or</u> (iii) <u>road materials within a road reserve, or</u> (iv) <u>domestic storage and use of consumer products for domestic purposes, or</u> (v) <u>consumer products, held for resale to the public in the manufacturers' packaging, or</u> (vi) <u>gas or oil pipelines and ancillary equipment, or</u> (vii) <u>fuel or safety equipment in motor vehicles, aircraft, ships, boats or small engines, or</u> (viii) <u>small fireworks subject to the Hazardous Substances (Fireworks) Regulations 2001, or safety ammunition, in domestic quantities, or</u> (ix) <u>fire-fighting substances on emergency vehicles.</u> 	<p><u>27B.27.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>27B.28</u> <u>Radioactive materials</u></p>	<p><u>27B.28.1</u> <u>Any activity is a permitted activity if:</u></p> <ul style="list-style-type: none"> (a) <u>radioactivity is below that specified as an exempt activity in the Radiation Protection Regulations 1982, or</u> (b) <u>radioactive materials are confined to domestic appliances.</u> 	<p><u>27B.28.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity if:</u></p> <ul style="list-style-type: none"> (a) <u>radioactivity does not exceed 10 terabecquerels.</u> <p><u>27B.28.3</u> <u>Any activity that does not comply with a condition for a discretionary activity is a non-complying activity.</u></p>

<p><u>27B.29</u></p> <p><u>Wastewater treatment</u></p>	<p><u>27B.29.1</u></p> <p>Any activity is a permitted activity if:</p> <p>(a) ponds used for processing or storing wastewater are set back at least</p> <p>(i) <u>300m from a dwelling, and</u></p> <p>(ii) <u>30m from the site boundary, or</u></p> <p>(b) <u>a wastewater plant serving 3 or more dwellings, where wastewater treatment is fully enclosed, is set back at least</u></p> <ul style="list-style-type: none"> • <u>30m from a dwelling, and</u> • <u>15m from the site boundary.</u> 	<p><u>27B.29.2</u></p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
<p><u>27B.30</u></p> <p><u>Plant or animal effluent disposal</u></p>	<p><u>27B.30.1</u></p> <p>Any activity is a permitted activity if:</p> <p>(a) <u>treatment and application of whey or liquid effluent derived from plants or animals (including disposal onto land by spray irrigation):</u></p> <p>(i) <u>for a pressurised spray system, is set back at least 150m from a habitable building, educational facility, marae or community hall, and</u></p> <p>(ii) <u>for a non-pressurised or subsurface system, is set back at least 20m from a habitable building, educational facility, marae or community hall, and</u></p> <p>(iii) <u>is operated at times and in wind conditions so as to mitigate adverse effects.</u></p>	<p><u>27B.30.2</u></p> <p>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</p>
<p><u>27B.31</u></p> <p><u>Signs</u></p> <ul style="list-style-type: none"> • <u>advertising signs</u> 	<p><u>27B.31.1</u></p> <p>Any activity is a permitted activity if an advertising sign visible from a public place:</p> <p>(a) <u>relates to goods or services available on the site, or is a property name sign, and</u></p> <p>(b) <u>is the only sign on the site, and</u></p> <p>(c) <u>does not exceed 3m in height, and</u></p> <p>(d) <u>does not exceed 1m² in area, and</u></p> <p>(e) <u>is not illuminated, flashing or moving, and</u></p> <p>(f) <u>does not include materials designed to reflect light at night, and</u></p> <p>(g) <u>is not on a road reserve, except for a traffic sign or safety sign erected by a public authority, and</u></p> <p>(h) <u>is not attached to a site of significance to Maaori.</u></p> <p><u>Despite (a) and (b), the following advertising signs are permitted if they comply with (c) to (h):</u></p> <p>(i) <u>a real estate sign relating to the sale of the site, if there are no more than 2 signs per site, and</u></p> <p>(j) <u>a sign advertising a community event, on display for no more than 3 months prior to the event.</u></p>	<p><u>27B.31.2</u></p> <p>Any advertising sign that does not comply with a condition for a permitted activity is a restricted discretionary activity if:</p> <p>(a) <u>sign height does not exceed 7.5m, and</u></p> <p>(b) <u>the sign does not exceed 3m² in area, and</u></p> <p>(c) <u>there are no more than 3 signs on the site.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>amenity values</u> • <u>character of the locality</u> • <u>traffic safety</u> <p><u>27B.31.3</u></p> <p>Any advertising sign that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</p>

<p><u>27B.32</u></p> <p><u>Signs</u></p> <ul style="list-style-type: none"> • <u>effects on traffic</u> 	<p><u>27B.32.1</u></p> <p><u>Any advertising sign directed at drivers is a permitted activity if the sign:</u></p> <ol style="list-style-type: none"> <u>does not imitate the content, colour or appearance of traffic control signs, and</u> <u>is at least 60m from controlled intersections, pedestrian crossings and another advertising sign, and</u> <u>can be viewed by drivers for at least 250m, and</u> <u>contains no more than 40 characters or 6 symbols, and</u> <u>has lettering that is at least 160mm high, and</u> <u>where the sign directs traffic to a site entrance, it is at least:</u> <ol style="list-style-type: none"> <u>150m from the entrance on roads with a speed limit of 80 km/hr or less, and</u> <u>250m from the entrance on roads with a speed limit of more than 80 km/hr.</u> 	<p><u>27B.32.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
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Land Use – Building

<u>ITEM</u>	<u>PERMITTED</u>	<u>RESOURCE CONSENT</u>
<p><u>27B.33</u></p> <p><u>Number of dwellings</u></p>	<p><u>27B.33.1</u></p> <p><u>Construction of a dwelling, other than a dependent person's dwelling is a permitted activity if, after completion:</u></p> <ol style="list-style-type: none"> <u>there is only one dwelling on the land contained in the certificate of title.</u> 	<p><u>27B.33.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>27B.34</u></p> <p><u>Dependent person's dwelling</u></p>	<p><u>27B.34.1</u></p> <p><u>Construction or alteration and occupation of a dependent person's dwelling is a permitted activity if:</u></p> <ol style="list-style-type: none"> <u>there is only one dependent person's dwelling on the site, and</u> <u>it is within 20m of the main dwelling on the site, and</u> <u>it shares an outdoor living court with the main dwelling on the site,</u> <u>the dwelling is removable.</u> 	<p><u>27B.34.2</u></p> <p><u>Construction or alteration or occupation of a dependent person's dwelling that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>amenity values</u> • <u>on-site services</u> • <u>structural design and foundations</u> • <u>matters referred to in permitted activity conditions.</u> <p><u>27B.34.3</u></p> <p><u>Any activity that does not comply with a condition for a restricted discretionary activity is a discretionary activity.</u></p>
<p><u>27B.35</u></p>	<p><u>27B.35.1</u></p> <p><u>Construction or alteration of a dwelling is a</u></p>	<p><u>27B.35.2</u></p> <p><u>Any activity that does not comply with a</u></p>

<p><u>Minimum site area</u></p> <ul style="list-style-type: none"> • <u>dwelling</u> 	<p><u>permitted activity if:</u></p> <p>(a) <u>the site is connected to a reticulated wastewater system, or</u></p> <p>(b) <u>an effective wastewater disposal area is available within a net site area of at least 2500m².</u></p>	<p><u>condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>effects on amenity, health and safety, and the environment.</u>
<p><u>27B.36</u></p> <p><u>Building height</u></p>	<p><u>27B.36.1</u></p> <p><u>Construction or alteration of a building or structure is a permitted activity if:</u></p> <p>(a) <u>height does not exceed 7.5m</u></p>	<p><u>27B.36.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>27B.37</u></p> <p><u>Daylight admission</u></p>	<p><u>27B.37.1</u></p> <p><u>Construction or alteration of a building is a permitted activity if:</u></p> <p>(a) <u>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.</u></p>	<p><u>27B.37.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>height of building</u> • <u>design and location of the building</u> • <u>admission of daylight and sunlight to the site and other sites</u> • <u>privacy on other sites</u> • <u>amenity values of the locality.</u>
<p><u>27B.38</u></p> <p><u>Building coverage</u></p>	<p><u>27B.38.1</u></p> <p><u>Construction or alteration of a building is a permitted activity if:</u></p> <p>(a) <u>total building coverage does not exceed 10%, and</u></p> <p>(b) <u>the gross floor area of all accessory buildings does not exceed 80m².</u></p>	<p><u>27B.38.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p>
<p><u>27B.39</u></p> <p><u>Building setbacks</u></p>	<p><u>27B.39.1</u></p> <p><u>Construction or alteration of a building on is a permitted activity if it is set back at least:</u></p> <p>(a) <u>7.5m from a road boundary, and</u></p> <p>(b) <u>12m from every boundary other than a road boundary.</u></p>	<p><u>27B.39.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u></p> <p><u>27B.39.3</u></p> <p><u>Any activity that does not comply with a condition for a discretionary activity is a non-complying activity.</u></p>
<p><u>27B.40</u></p> <p><u>Dwelling setbacks</u></p> <ul style="list-style-type: none"> • <u>intensive farming activity</u> 	<p><u>27B.40.1</u></p> <p><u>Construction of a dwelling is a permitted activity if it is set back at least:</u></p> <p>(a) <u>500m from the boundary of the site of an intensive farming activity.</u></p>	<p><u>27B.40.2</u></p> <p><u>Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>distance between dwelling and intensive farming activity</u> • <u>effects, including reverse sensitivity</u>

		<ul style="list-style-type: none"> • <u>matters in industry codes of practice.</u>
<u>27B.41</u> <u>Setbacks</u> <ul style="list-style-type: none"> • <u>wastewater treatment</u> 	<u>27B.41.1</u> <u>Construction or alteration of a dwelling is a permitted activity if:</u> (a) <u>it is set back at least 300m from the boundary of a site containing a wastewater treatment plant with oxidation ponds, and</u> (b) <u>it is set back at least 30m from a wastewater treatment plant where the treatment process is fully enclosed, and</u> (c) <u>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.</u>	<u>27B.41.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u>
<u>27B.42</u> <u>Building near a stream</u>	<u>27B.42.1</u> <u>Construction or alteration of a building is a permitted activity if:</u> (a) <u>the building is set back at least 27.5m from the bank of any stream whose bed has an average width of 3m or more.</u> <u>Despite the above, a public amenity no more than 25m² in area located on an esplanade reserve or public walkway, or a pump shed, are not subject to this rule.</u>	<u>27B.42.2</u> <u>Any activity that does not comply with a condition for a permitted activity is a discretionary activity.</u>
<u>27B.43</u> <u>Aerials</u>	<u>27B.43.1</u> <u>Despite Rules 27B.36.1(a), and 27B.37.1, construction or alteration of an aerial and its support structures is a permitted activity if:</u> (a) <u>there are no more than 3 support structures per site, and</u> (b) <u>the height of aerials or support structures does not exceed 15m, and</u> (c) <u>aerials and support structures (except for those on a road) are set back at least</u> (i) <u>15m from road boundaries, if they exceed 10m high, and</u> (ii) <u>in every other case, the setbacks required for buildings, and</u> (d) <u>no dish antenna exceeds 2m diameter, and no panel antenna exceeds 2.5m in any dimension, and</u> (e) <u>above 9.5m high</u> (i) <u>no support structure exceeds 500mm in any cross section dimension, and</u> (ii) <u>no dish antenna exceeds 1m diameter .</u>	<u>27B.43.2</u> <u>Any aerial or support structure that does not comply with a condition for a permitted activity is a restricted discretionary activity.</u> <u>Discretion restricted to:</u> <ul style="list-style-type: none"> • <u>amenity values</u> • <u>effects on landscape and streetscape</u> • <u>height and setback</u> • <u>design, safety and appearance</u> • <u>location within site</u> • <u>admission of daylight and sunlight to the site and other sites</u>

<p><u>27B.44</u> <u>Relocated building</u></p>	<p><u>27B.44.1</u> <u>Relocation of a used building to a new site is a controlled activity if:</u></p> <p>(a) <u>the building is delivered to its final position on the site, and connected to its new foundations within 7 days of arrival.</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>external appearance</u> • <u>effects on amenity values and natural character of locality</u> • <u>visibility from public places and screening</u> • <u>structural integrity and weatherproofing</u> • <u>maintenance, repair, replacement, or decoration, of cladding, roofing, porches, decks, baseboards, steps, windows, chimney spaces, spouting and stormwater drains</u> • <u>stormwater management on the site</u> • <u>timetable for works</u> • <u>bond to secure compliance</u> • <u>matters referred to in Appendix B (Engineering Standards).</u> 	<p><u>27B.44.2</u> <u>Any activity that does not comply with conditions for a controlled activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>matters referred to in conditions for controlled activities</u> • <u>matters that control is reserved over.</u>
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Subdivision

Editorial Note:

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

<u>ITEM</u>	<u>CONTROLLED</u>	<u>RESOURCE CONSENT</u>
<p><u>27B.45</u> <u>Allotment size</u></p>	<p><u>27B.45.1</u> <u>Subdivision is a controlled activity if:</u></p> <p>(a) <u>every allotment, other than a utility allotment or access allotment, has a net site area of at least 5000m², and</u></p> <p>(b) <u>utility allotments do not exceed 50m².</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>shape, location and orientation</u> • <u>matters referred to in Appendix B (Engineering Standards)</u> • <u>amenity and streetscape</u> • <u>vehicle and pedestrian networks</u> • <u>reverse sensitivity.</u> 	<p><u>27B.45.2</u> <u>Subdivision that does not comply with a condition for a controlled activity is a discretionary activity.</u></p>

<p><u>27B.46</u></p> <p><u>Allotment boundaries</u></p>	<p><u>27B.46.1</u></p> <p>Subdivision is a controlled activity if the boundary of every allotment is drawn so that:</p> <p>(a) <u>existing buildings comply with the permitted activity rules relating to building coverage, setbacks, and daylight angles, except to the extent of any non-compliance that existed lawfully prior to the subdivision, and</u></p> <p>(b) <u>no area of significant indigenous vegetation and habitat, hazard area, contaminated land, site of significance to Maaori, or wetland is divided between allotments, and</u></p> <p>(c) <u>the largest new allotment shall contain all that land which is within:</u></p> <ul style="list-style-type: none"> • <u>300m of the boundary of an operating intensive farm</u> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>effects on amenity values of buildings</u> • <u>effects on sites of significance to Maaori</u> • <u>amenity and rural character</u> • <u>reverse sensitivity</u> • <u>effects on archaeological sites.</u> 	<p><u>27B.46.2</u></p> <p>Subdivision that does not comply with a condition for a controlled activity is a restricted discretionary activity.</p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>matters referred to in conditions for controlled activities</u> • <u>matters that control is reserved over.</u>
<p><u>27B.47</u></p> <p><u>Frontage</u></p>	<p><u>27B.47.1</u></p> <p>Subdivision is a controlled activity if:</p> <p>(a) <u>every allotment with a road boundary, other than an access allotment, access leg or utility allotment, has a width along the road boundary of at least 50m.</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>road efficiency and safety</u> • <u>amenity and streetscape.</u> 	<p><u>27B.47.2</u></p> <p>Subdivision that does not comply with a condition for a controlled activity is a discretionary activity.</p>
<p><u>27B.48</u></p> <p><u>Road access</u></p>	<p><u>27B.48.1</u></p> <p>Subdivision is a controlled activity if:</p> <p>(a) <u>every allotment is provided with vehicle access to a public road, and</u></p> <p>(b) <u>the vehicle access complies with Appendix A (Traffic) and Appendix B (Engineering Standards).</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>adequacy of the access for its intended use</u> • <u>road efficiency and safety</u> • <u>matters referred to in Appendix A (Traffic) and Appendix B (Engineering Standards).</u> 	<p><u>27B.48.2</u></p> <p>Subdivision that does not comply with a condition for a controlled activity requires resource consent as stated in the relevant appendix, or is a discretionary activity if not otherwise specified.</p>
<p><u>27B.49</u></p> <p><u>Building platform</u></p>	<p><u>27B.49.1</u></p> <p>Subdivision is a controlled activity if every allotment, other than a utility or access</p>	<p><u>27B.49.2</u></p> <p>Subdivision that does not comply with a condition for a controlled activity is a</p>

	<p><u>allotment is capable of containing:</u></p> <p>(a) <u>a shape factor, being either</u></p> <p>(i) <u>a circle with a diameter of at least 30m exclusive of boundary setbacks, or</u></p> <p>(ii) <u>a rectangle of at least 1000m² with a minimum dimension of 25m exclusive of boundary setbacks, and</u></p> <p>(b) <u>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</u></p> <p>(c) <u>a building platform that complies with Appendix B.</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>subdivision layout</u> • <u>shape of allotments</u> • <u>ability of allotments to accommodate a practical building platform</u> • <u>likely location of future buildings and their potential effects on the environment</u> • <u>avoidance or mitigation of natural hazards</u> • <u>building platform location in relation to geotechnical suitability.</u> 	<p><u>discretionary activity.</u></p>
<p><u>27B.50</u> <u>Earthworks</u></p>	<p><u>27B.50.1</u></p> <p><u>Subdivision is a controlled activity if:</u></p> <p>(a) <u>earthworks comply with Appendix B (Engineering Standards).</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>matters referred to in Appendix B (Engineering Standards)</u> • <u>amenity and streetscape</u> • <u>nature and source of fill</u> • <u>location of earthworks and fill</u> • <u>compaction of fill</u> • <u>volume and depth of earthworks and fill</u> • <u>identification of future building platforms</u> • <u>water quality</u> • <u>provision of erosion and sediment control plan for the work</u> • <u>notice prior to commencement.</u> 	<p><u>27B.50.2</u></p> <p><u>Subdivision that does not comply with a condition for a controlled activity is a discretionary activity.</u></p>
<p><u>27B.51</u> <u>On-site services</u></p>	<p><u>27B.51.1</u></p> <p><u>Subdivision is a controlled activity if, for every allotment other than a utility or access allotment:</u></p> <p>(a) <u>provision is made to connect to a telecommunications network and energy supply network, and</u></p> <p>(b) <u>either</u></p> <p>(i) <u>provision is made to connect to reticulated water supply, stormwater, land drainage and wastewater disposal networks where available, or</u></p>	<p><u>27B.51.2</u></p> <p><u>Subdivision that does not comply with a condition for a controlled activity is a discretionary activity.</u></p>

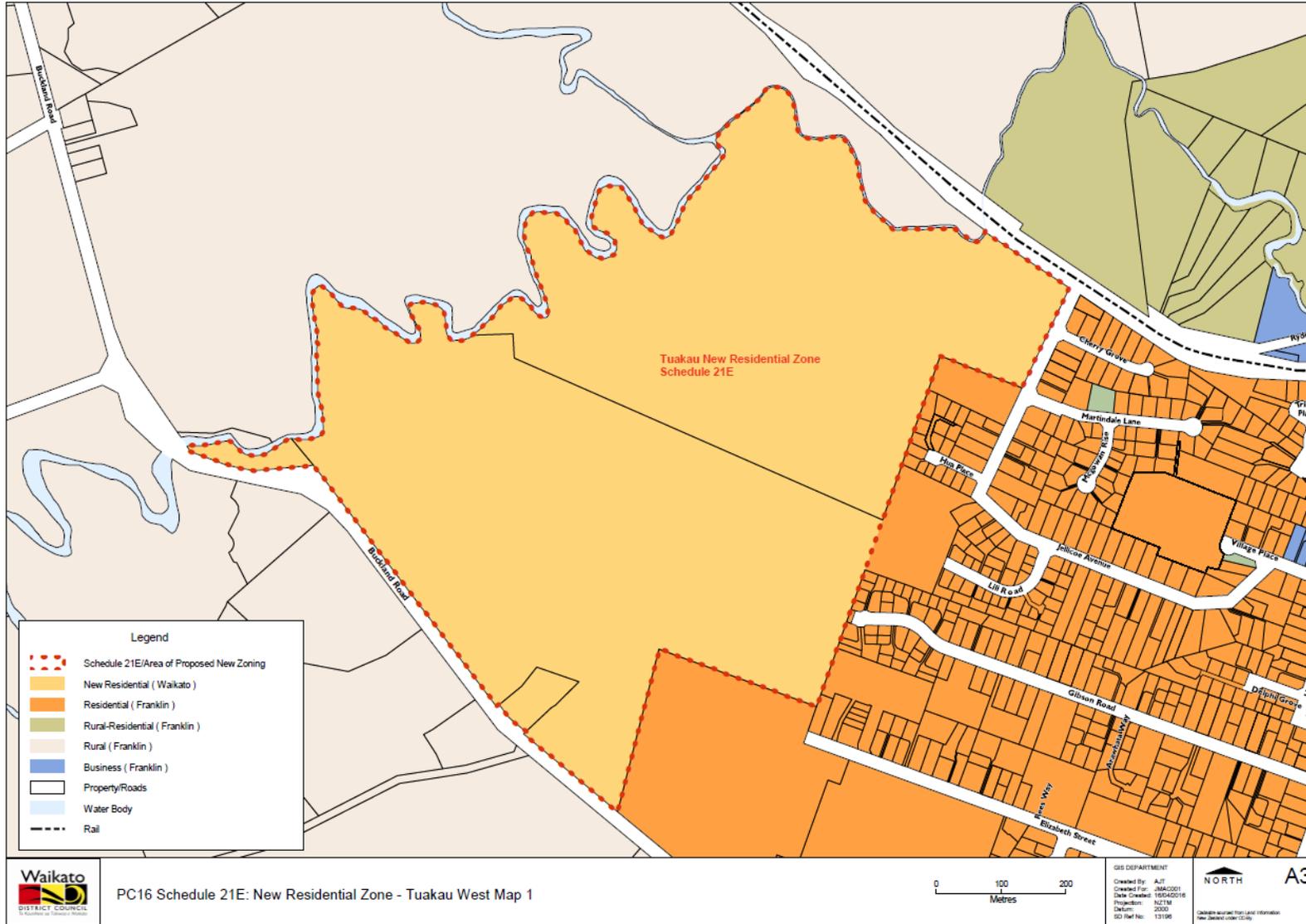
	<p>(ii) <u>an alternative method of water supply, stormwater, land drainage and wastewater disposal that complies with Appendix B (Engineering Standards) is provided where reticulation for such on-site services is not available.</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>health and safety</u> • <u>amenity values</u> • <u>matters referred to in Appendix B (Engineering Standards)</u> • <u>easements to facilitate development beyond the site.</u> 	
<p><u>27B.52</u></p> <p><u>Esplanade reserves and esplanade strips</u></p>	<p><u>27B.52.1</u></p> <p><u>Subdivision is a controlled activity if an esplanade reserve or strip 20m wide is created from every allotment:</u></p> <p>(a) <u>less than 4ha and within 20m of the bank of any river whose bed has an average width of 3m or more.</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>the type of esplanade provided - reserve or strip</u> • <u>width of the esplanade reserve or strip</u> • <u>access to the esplanade reserve or strip</u> • <u>matters provided for in an instrument creating an esplanade strip or access strip</u> • <u>works required prior to vesting any reserve in the Council.</u> 	<p><u>27B.52.2</u></p> <p><u>Subdivision that does not comply with a condition for a controlled activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>matters that control is reserved over</u> • <u>costs and benefits of acquiring the land.</u>
<p><u>27B.53</u></p> <p><u>Traffic generation</u></p>	<p><u>27B.53.1</u></p> <p><u>Subdivision is a controlled activity if:</u></p> <p>(a) <u>traffic generated by likely land uses following the subdivision does not alter the status or function of roads in the road hierarchy (as described in Part 9 of the Franklin Section).</u></p> <p><u>Control reserved over:</u></p> <ul style="list-style-type: none"> • <u>capacity and quality of the road surface</u> • <u>function of the public road</u> • <u>safety and efficiency of the road network</u> • <u>safety of road users.</u> 	<p><u>27B.53.2</u></p> <p><u>Subdivision that does not comply with a condition for a controlled activity is a restricted discretionary activity.</u></p> <p><u>Discretion restricted to:</u></p> <ul style="list-style-type: none"> • <u>function of the public road</u> • <u>safety of road users</u> • <u>capacity and quality of road surface.</u>

16.5 Insert new Appendix Oh – Tuakau Urban Design Guide after Appendix Oga (see attachment at the end of this Part C document).

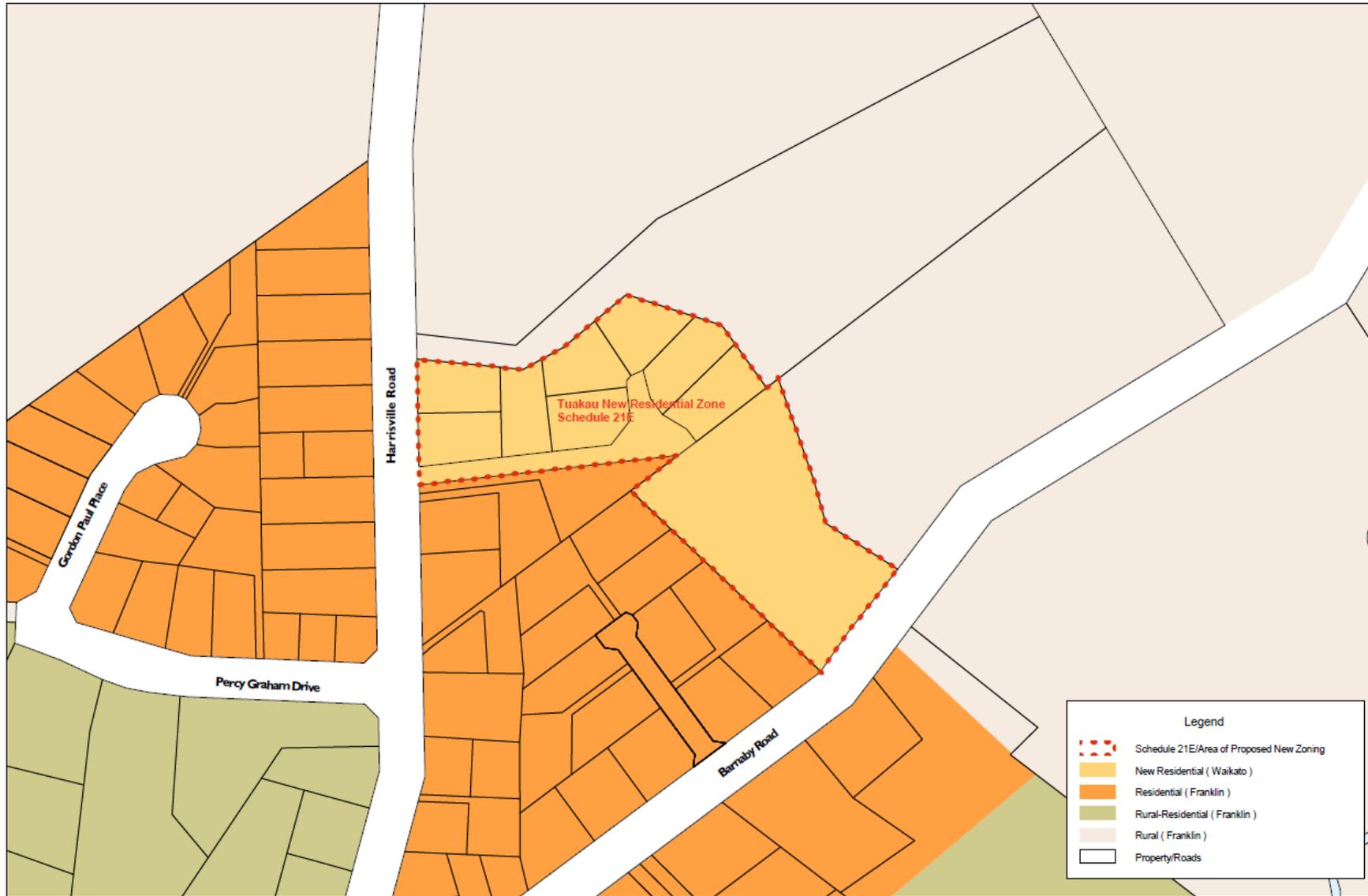
Plan Change 16 maps showing scheduled areas

16.6 Amend the existing Zone Maps 7, 7.1, 7.2 and 7.3 to reflect the rezoned areas as per the following PC16 zone maps.

Map 1 – Schedule 21E: Tuakau Living Zone (New Residential) - Tuakau West



Map 2 – Schedule 21E: Tuakau Living Zone (New Residential) - Harrisville Road and Barnaby Road



Waikato DISTRICT COUNCIL 10 Kōwhiri o Te Aroha Whānui

PC16 Schedule 21E : New Residential Zone - Harrisville Road and Barnaby Road Map 2

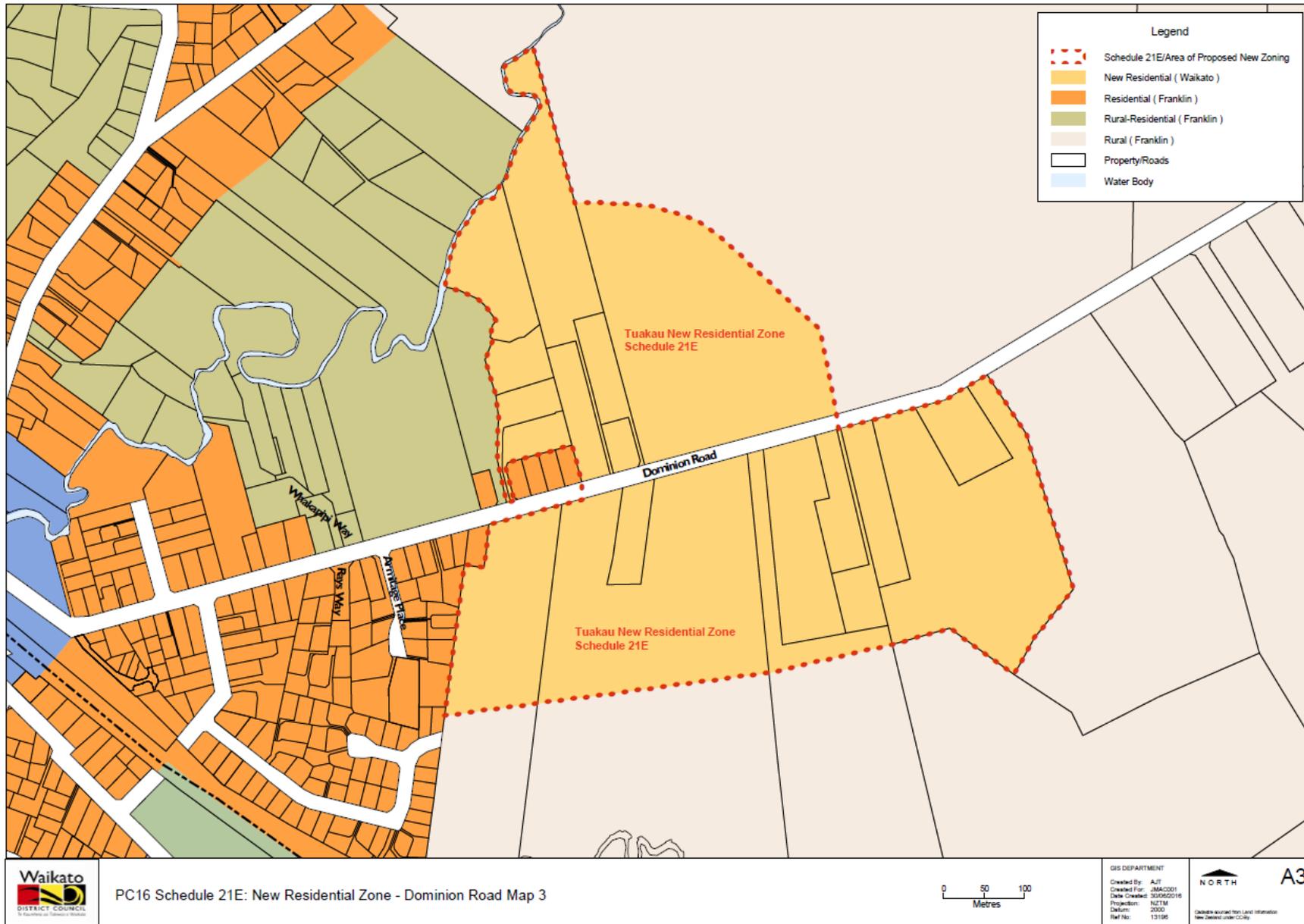
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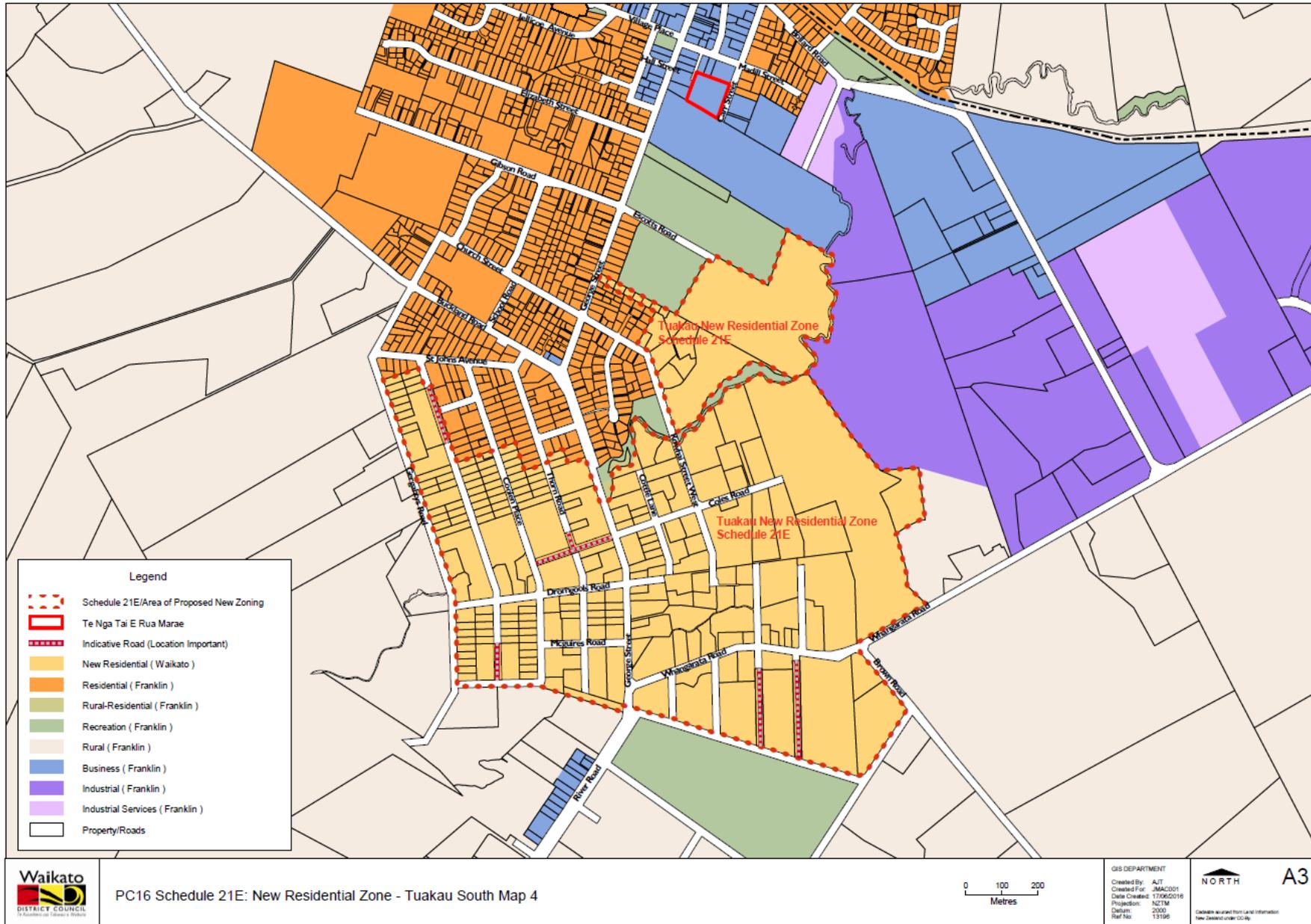
NORTH A3

Obtained from Land Information New Zealand under CC-BY

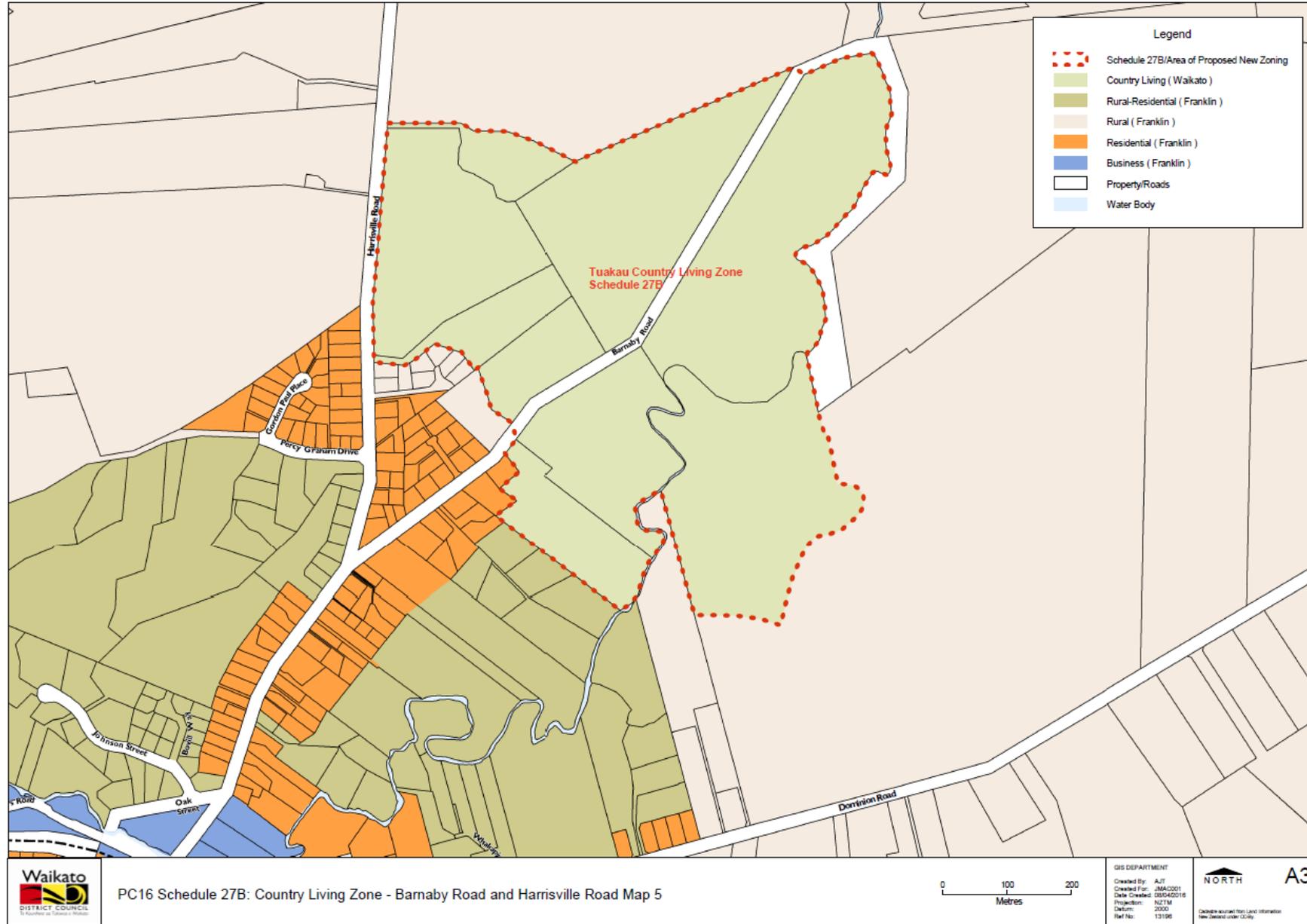
Map 3 – Schedule 21E: Tuakau Living Zone (New Residential) - Dominion Road



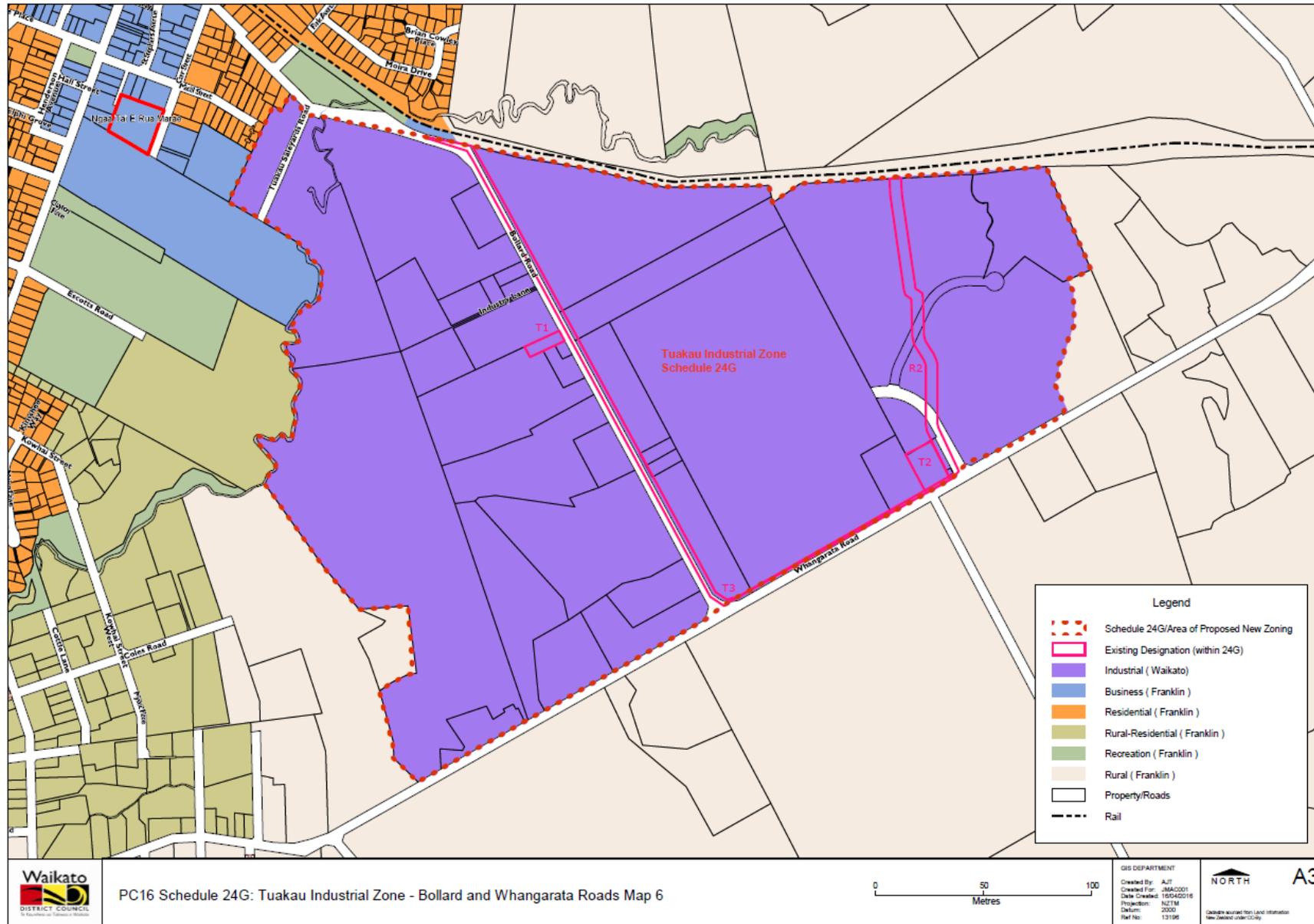
Map 4 – Schedule 21E: Tuakau Living Zone (New Residential) – Tuakau South



Map 5 – Schedule 27B: Tuakau Country Living Zone – Barnaby Road



Map 6 – Schedule 24G: Tuakau Industrial Zone – Bollard and Whangarata Roads



Plan Change 16 - Consequential Amendments

16.7 Make consequential amendments to the Waikato District Plan as follows:

16.7.1 Waikato Section

(a) Add as a last paragraph in 21.1 the following text:

All activities in the Tuakau Living Zone (New Residential) are subject to the rules contained in Schedule 21E.

(b) Add as a last paragraph in 24.1 the following text:

All activities in the Tuakau Industrial Zone are subject to the rules contained in Schedule 24G.

(c) Add as a last paragraph in 27.1 the following text:

All activities in the Tuakau Country Living Zone are subject to the rules contained in Schedule 27B.

(d) Add the new R2 designation details (after the existing details for R1) for Vector Gas Limited in Chapter 30 as follows:

Vector Gas Limited (R)

Des #	Map #	Purpose of designation	Location	Area (ha)	Legal description
R1	13, 19	Gas transmission pipelines, Rotowaro to East Tamaki	Rotowaro – Franklin District Boundary		
<u>R2</u>	<u>7.2</u>	<u>Gas pipeline and ancillary structures. See file L04081 for designation conditions.</u>	<u>Tuakau Industrial Zone (Schedule 24G)</u>		<u>Lot 1 DP 339714, Lots 1-3 and 5-7 DP 454935 and Lot 1 DP 99266</u>

(e) Add Counties Power to the list of requiring authorities in section 30.1 of Chapter 30 and insert a new table (T) as follows:

Counties Power Limited (T)

Des #	Map #	Purpose of designation	Location	Area (ha)	Legal description
<u>T1</u>	<u>7.3</u>	<u>Substation</u>	<u>Bollard Road</u>	<u>2023m²</u>	<u>Lot 1 DP 61120 (CT NA 18B/1151)</u>
<u>T2</u>	<u>7.2</u>	<u>Electricity substation</u> <u>See file L04024 for designation conditions.</u>	<u>Whangarata Road</u>	<u>6563m²</u>	<u>Lot 1 DP 339714</u>
<u>T3</u>	<u>7.2</u>	<u>Pukekohe to Tuakau 110kV overhead transmission line.</u> <u>See file L07112 for designation conditions.</u>	<u>Within Schedule 24G (Tuakau Industrial Zone)</u>	<u>15 metre wide strip</u>	<u>Lot 1 DP 40907, Lot 1 DP 185380, Lot DP 146702, Lot 1 DP 96093, Lot 1 and Part Lot 2 DP 32049, Lots 1 and 2 DP 152943</u>

(f) Insert into the Map Legend the new 'Industrial' Zone (Waikato) which relates specifically to Schedule 24G.

16.7.2 Franklin Section

- (a) Strike out the Industrial Zone (Franklin) and Industrial Services Zone (Franklin) in the Map Legend.
- (b) Strike out Parts 37A to 39A (Tuakau Industrial Services Zone), Parts 40A to 42A (Tuakau Industrial Zone) and Part 54.11 (Whangarata Business Park Structure Plan), plus all references to these existing zones and this structure plan, including their acronyms 'TISZ' and 'TIZ', in other parts of the Franklin Section and amending the result text as necessary to maintain accuracy.
- (c) Strike out all designation details for Counties Power and Vector Gas Limited in the Schedule of Designations as they relate to properties identified in Schedule 24G of the Waikato Section (Tuakau Industrial Zone) as follows:

DESIGNATION NUMBER	PLAN MAP #	DATE	DESIGNATING AUTHORITY	LEGAL DESCRIPTION	DESIGNATED PURPOSE	AREA (ha)	UNDERLYING ZONE
...							
6	7, 7.2, 7.3	-	Counties Power	Lot 1 DP 61120	Substation	0.20 23	Business
...							
147	7, 7.2	underlying zone change April 10	Counties Power	Lot 1 DP 339714 (CT ref. 163315)	Electricity substation. *Conditions apply – see L04024 and/or Designation file	6563 m²	Tuakau Industrial
...							
151	7, 7.1, 7.2, 7.3	Nov-09	Counties Power	<u>All properties outside the Schedule 24G area (Tuakau Industrial Zone).</u> Lot 2 DP 175817, Lot 1 DP 339714, Lot 3 DP 192309, Part Allotment 9 Parish of Pukekohe, Lot 1 Deed 222, Lot 4 DP 173885, Part Allotment 9 Parish of Pukekohe, Lot 1 DP 49671, Part Allotment 84 Parish of Pukekohe, Part Allotment 36 Parish of Pukekohe, Lot 1 DP 149916, Lot DP 200798, Lot 2 DP 14156, Part Allotment 86 Parish of Pukekohe, Lot 1 DP 16787, Part Lots 2 and 3 DP 16787, Part Allotment 4 Parish of Tuakau, Lot 3 DP 14156, Allotment 142 Parish of Tuakau, Lot 1 DP 335349, Lot 1 DP 204519, Lot 1 DP 165399, Part Lot 2 DP 32049 , Lot 1 DP 917810, Part Lot 3 DP 32049, Lot 1 DP	Pukekohe to Tuakau 110kV overhead transmission line. <u>Conditions Apply.</u> See L07112 and or Designation file	15 m wide strip	various

DESIGNATION NUMBER	PLAN MAP #	DATE	DESIGNATING AUTHORITY	LEGAL DESCRIPTION	DESIGNATED PURPOSE	AREA (ha)	UNDERLYING ZONE
				41468, Lot 1 DP 96093, Lot 1 DP 185380, Lots 1 and 2 DP 152943, Lot 7 DP 146702, Lot 1 DP 4097, Lots 9 to 12 and Part lot 13 DP16549, Part Lot 1 DP 13796, All DP 25648.			
...							

Addendum I to the Designation Schedule			
Land Parcels Designated by Vector for a Gas Pipeline (Designation No. 149) within the former Franklin District			
Land District	Legal Description	Street	Area
...			
Auckland	Lots 2, 5 and 6 DP 132996	Whangarata Road	Tuakau
Auckland	Lot 2 DP 339714	Whangarata Road	Tuakau
Auckland	Lot 1 DP 99266	Whangarata Road	Tuakau
Auckland	Lot 1 DP 339714	Whangarata Road	Tuakau
...			