4.3 Rules – General Residential, Residential Intensification and Large Lot Residential Zones

4.3.1 Activity Status Table – General Residential Zone, Residential Intensification Zone and Large Lot Residential Zone

Activity	General Residential Zone	Residential Intensification Zone	Large Lot Residential Zone
Residential Activities and Structures			
a. Accessory building	P	P	P
b. Apartment building i. On Lot 2 DP492571 (see Figure 4.3.1) ii. Percival and Ryburn Road enclave	D RD -	RD - -	D - NC
c. Ancillary residential unit	P	NC	P
d. Ancillary residential structures	P	P	P
e. Single dwelling: first residential unit per site	P	D	P
f. Single dwelling: second and subsequent residential unit per site	RD*	D	RD*
g. Duplex dwellings i. Percival and Ryburn Road enclave	RD* -	RD* -	RD* NC
h. Integrated Residential Development	RD	NC	NC
i. Managed care facilities i. up to 9 residents ii. up to 10 residents (excluding emergency housing) iii. 11 or more residents (excluding emergency housing)	 P D D	 P P D	 P D D
j. Emergency housing for up to 10 residents	P	P	P
k. Papakainga	RD*	RD*	RD*
l. Residential activities	P	P	P
m. Residential centre	D	D	D
n. Rest home	RD*	RD*	RD*
o. Farming activities	NC	NC	P
p. Rural industry	NC	NC	D
q. Produce stalls	NC	NC	P
r. New building for the purpose of Health Care Services	RD	-	-

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identified in 4.3.1.x			
ra. The use of buildings for any residential activity in the Percival/Ryburn Roads Ruakura Structure Plan Area where the site **is** subject to a restrictive no-complaint covenant in favour of adjoining Industrial Park and Logistics Zoned land (see Note 3 below).	-	-	P
rb. The use of buildings for any residential activity in the Percival/Ryburn Roads Ruakura Structure Plan Area where the site **is not** subject to a restrictive no-complaint covenant in favour of adjoining Industrial Park and Logistics Zoned land (see Note 3 below).	-	-	D
Commercial Activities and Structures			
s. Childcare facility i. up to 5 children ii. six or more children	 P RD	 RD RD	 P RD
t. Conference facility	NC	D	NC
u. Conference facility in Visitor Facilities Area	-	P	-
v. Dairy	RD	NC	D
w. Health care service	D	D	NC
x. Health care services on Lot1 DP S2537, Flat B DP S43060, Flat 1 DP S43568, Flat 2 S67794 (being at 452, 448B, 444A and 444B Ulster Street), Lot 28 DP S4185 and Lot 27 DP S4185 (being at 3 and 5 Urlich Avenue)	P	-	-
y. Home-based business	P	P	P
z. Homestay accommodation	P	P	P
aa. Office, other than as a home-based business	NC	NC	NC
bb. Places of assembly	D	D	NC
cc. Restaurant	NC	D	NC
dd. Restaurant ancillary to visitor accommodation in Visitor Facilities Area	-	P	-
ee. Show homes	P	D*	P
ff. Tertiary education and specialised training facility	RD	D	NC
gg. Visitor accommodation	RD	D	D
hh. Visitor accommodation in Visitor Facilities Area	-	P	-
Community Activities and Structures			
ii. Community centre	RD	D	D
jj. Informal recreation	P	P	P

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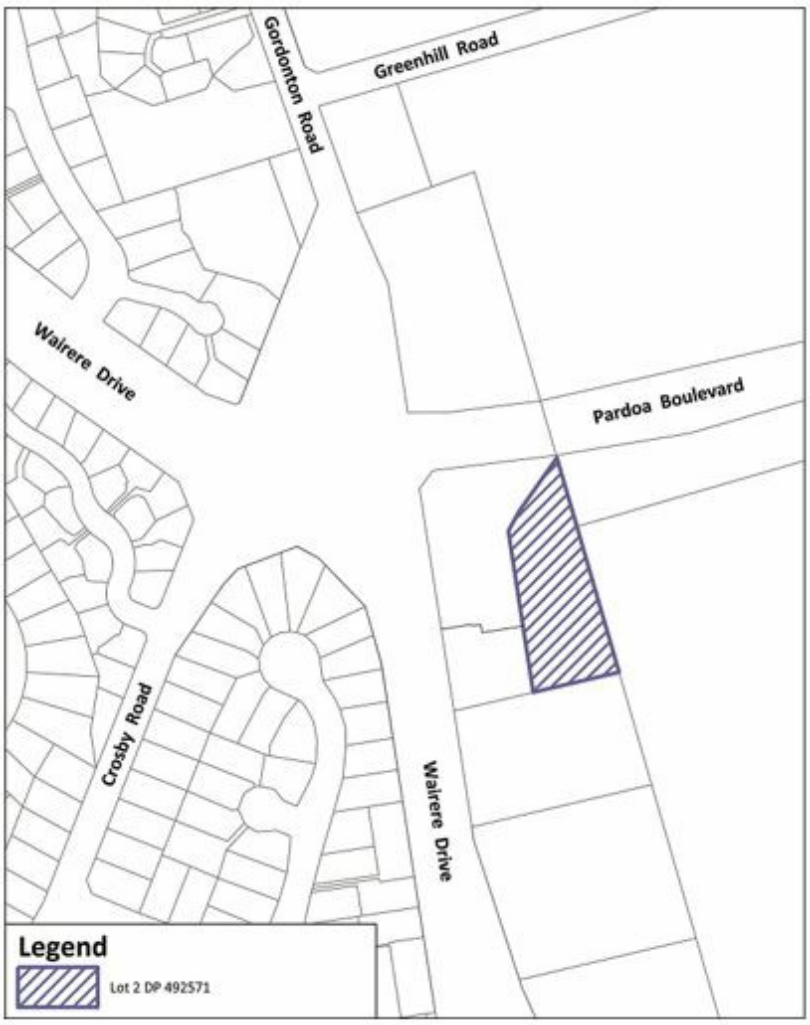
kk. Marae	D	D	D
ll. Organised recreation	P	P	P
mm. Places of worship	RD	D	D
nn. School	D	D	NC
All Activities and Structures			
oo. Demolition or removal of ~~existing~~ buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P	P	P
pp. Maintenance~~,~~ and repair of buildings and structures,and alterations and additions to ~~existing~~ buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P	P	P
qq. Relocated buildings	P	P	P
rr. Emergency service facilities	RD	D	D
ss. Demolition or removal of existing buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas	See Chapter 19 – Historic Heritage		
tt. Maintenance, repair and alterations and additions to existing buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas	See Chapter 19 – Historic Heritage		
uu. Relocated buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas	See Chapter 19 – Historic Heritage		
vv. New buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas	See Chapter 19 – Historic Heritage		

Note

1. *For activities and buildings in the Electricity National Grid Corridor see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.*
2. *For any activity not identified above, see Section 1.1.8.1.*
3. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*
4. *For the purposes of this rule a "restrictive no-complaint covenant" is defined as a restrictive covenant registered on the Title to the property or a binding agreement to covenant, in favour of the adjoining Industrial Park and Logistics Zoned land by the landowner (and binding any successors in title) not to complain as to effects generated by the lawful establishment and operation of the Industrial Park and Logistics Zoned land (including the inland port).*
5. *For the activity status and provisions applying to the demolition or removal of buildings, maintenance and repair of buildings and structures, and alterations and additions to buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

Figure 4.3.1: Lot 2 DP 492571 (see Rule 4.3.1b.i.)

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4.3.2 Rules – Ruakura Structure Plan Area General Residential – Staging

a. Activities listed in 4.3 Rules – Activity Status Table – 4.3.1 General Residential Zone and Residential Intensification Zone which are undertaken in the Ruakura Structure Plan Area shall comply with Rules 3.7.4.1, 3.7.4.2, 3.7.4.3, 3.7.4.4, 3.7.4.5 and 3.7.5 in Chapter 3: Structure Plans.

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4.4 Rules – General Standards – General Residential, Residential Intensification Zones and Large Lot Residential Zone

a. The following standards apply in the General Residential, Residential Intensification Zones and Large Lot Residential Zone only.

4.4.1 Density

a. The minimum or maximum area of land (net site area) required in respect of each residential unit (or resident in the case of residential centres, rest homes and managed care facilities) shall be:

Activity	Net site area (minimums unless otherwise stated)		
	General Residential Zone	Large Lot Residential Zone	Residential Intensification Zone
i. Single dwellings (per residential unit)	400m^2 per residential unit 1000m^2 per residential unit for lots adjoining Waikato Expressway (Designation E90 and E90a)	2500m^2 (SH26) Ruakura Structure Plan area 2ha (Percival/ Ryburn Roads) Ruakura Structure Plan area*	350m^2 maximum per residential unit
ii. Duplex dwellings	400m^2 per duplex (200m^2 per unit)	2500m^2 per duplex (1250m^2 per unit)	300m^2 per duplex (150m^2 per unit) 600m^2 maximum per duplex (300m^2 maximum per unit)
iii. Apartment building	-	-	Average net site area of 150m^2 per residential unit
iv. Single dwellings with an ancillary residential unit	600m^2 total for both dwelling and ancillary residential unit	3500m^2 total for both dwelling and ancillary residential unit 2ha for both dwelling and ancillary residential unit (Percival/Ryburn Roads) Ruakura Structure Plan	-

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		area.*	
v. Integrated Residential Development	300m^2 per single dwelling unit 400m^2 per duplex (200m^2 per unit) Apartments –150m^2 per residential unit	-	-
vi. Relocated dwellings	400m^2 per residential unit	2500m^2 per residential unit 2ha per residential unit (Percival/Ryburn Roads) Ruakura Structure Plan area.*	-
vii. Residential centres	75m^2 per resident	300m^2 per resident	50m^2 per resident
viii. Rest homes	75m^2 per resident	300m^2 per resident	50m^2 per resident
ix. Managed care facilities	100m^2 per resident	400m^2 per resident	50m^2 per resident

b. Dwellings in the Percival/Ryburn Roads Ruakura Structure Plan area not complying with the density standards in 4.4.1 shall be a non-complying activity.

c. The minimum net site areas marked with a "*" in rule 4.4.1.a above shall not apply to the property at 23 Ryburn Road (lot 8, DP 9210) where one additional dwelling is permitted with a minimum net site area of 5,000m^2.

4.4.2 Site Coverage

	General Residential Zone	Large Lot Residential Zone	Residential Intensification Zone
a. Site coverage	Maximum 40%	Maximum 20%	Maximum 50% Hamilton East: Maximum 45%

4.4.3 Permeable Surface

	General Residential Zone	Large Lot Residential Zone	Residential Intensification Zone
a. Front sites, corner sites, through sites only: front setback (required by Rule 4.4.6) to be planted in grass, shrubs or trees	Minimum 50%	Minimum 70%	Minimum 40%

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b. Permeability across the entire site (can include area required by Rule 4.4.3.a above)	Minimum 30%	Minimum 70%	Minimum 20%

4.4.4 Building Height

	General Residential Zone	Large Lot Residential Zone	Residential Intensification Zone
a. Height of buildings	Maximum 10m	Maximum 10m	Maximum 12.5m Hamilton East: 10m Opoia Road: 16m

4.4.5 Height in Relation to Boundary

a. No part of any building shall protrude through a height control plane rising at an angle of 28 degrees between northwest (315 degrees) and northeast (45 degrees), and rising at an angle of 45 degrees in all other directions. This angle is measured from 3m above ground level at all boundaries (see Figure 4.4.5e below).

   Except that:

   i. Where buildings are attached, no height control plane is required between those buildings.

   ii. Where a boundary adjoins a transport corridor, the 45-degree angle applies to that boundary, measured 3m above the boundary (see Figure 4.4.5d below).

   iii. Where there are two or more dwellings on the same site, the plane shall be measured at a line midway between the two dwellings rising at an angle of 45 degrees and with this angle measured from 3m above ground level at the midway line or the indicative subdivision boundary.

   iv. Where the boundary subject to measurement adjoins a legal right of way, access lot or entrance strip, the standard applies from the farthest boundary of that legal right of way, access lot or entrance strip.

   v. The height in relation to boundary control may be reduced where the written consent of owners adjoining the height in relation to boundary infringement is obtained. This does not apply to public boundaries.

b. In the Residential Intensification Zone, the height control plane applies only along a zone boundary adjoining the General Residential Zone or any of the Special Character Zones.

c. The following exemptions apply to Rule 4.4.5.a:

   i. Chimneys, flues and similar projections not exceeding 2m in height and 1m^2 in area may protrude through the height control plane; and

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ii. An aerial as permitted in Volume 1, Chapter 25.7 City-wide – Network Utilities and the Electricity National Grid Corridor may protrude through the height control plane; and

iii. A gable end, dormer or roof may project beyond the height control plane where:

a. Any projection is no greater than 1.5m^2 in area and no greater than 1m in height; and

b. Any projection is no greater than 2.5m cumulatively in length measured along the length of the roof (see figure 4.4.5f); and

c. No more than two gable end, dormer or roof projections occur on any sites given elevation.

Figure 4.4.5d: Height control plane for a boundary adjoining a transport corridor or access

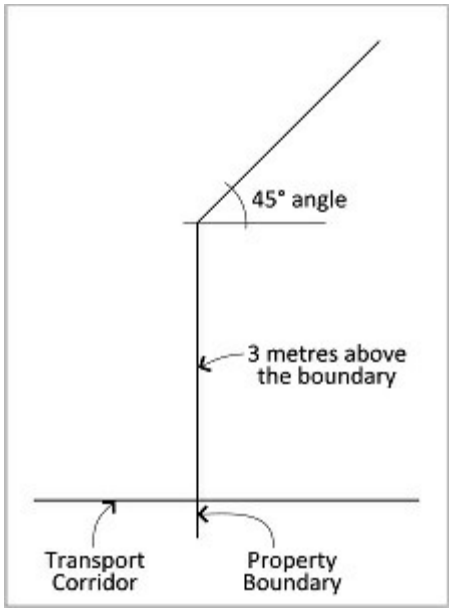


Figure 4.4.5e: Height Control Plane

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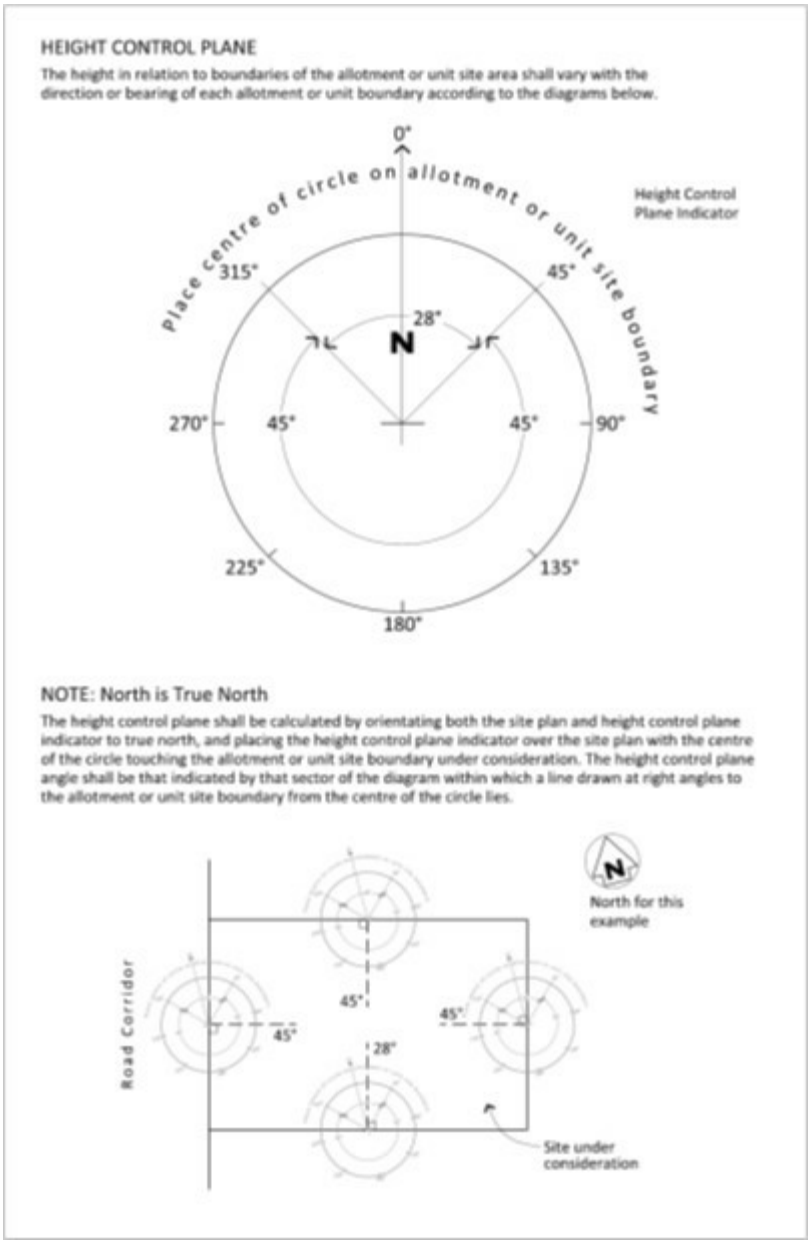
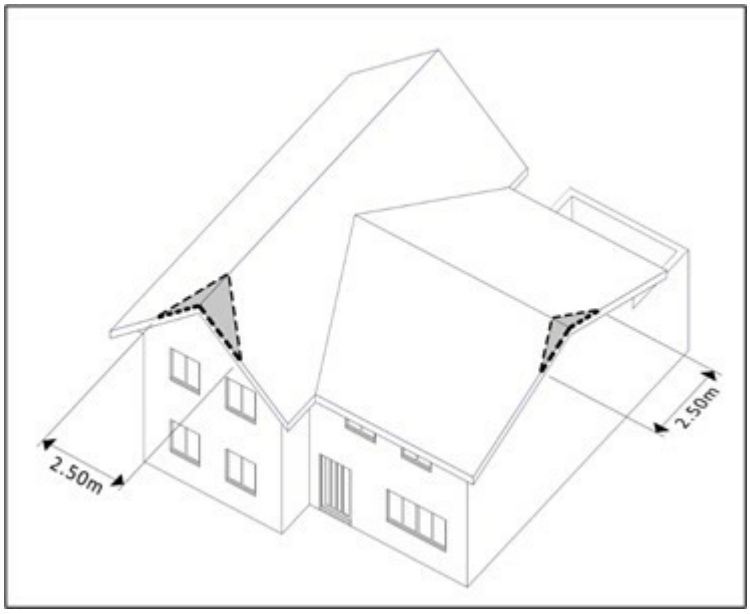


Figure 4.4.5f: Exceptions for gable ends, dormers and roof projections

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4.4.6 Building Setbacks

Building setback from	Minimum distance
a. Transport corridor boundary – local and collector transport corridors	3m except that where the vehicle entrance for any garage or carport faces toward a transport corridor, it shall be setback a minimum of 5m. 5m Large Lot Residential Zone
b. Transport corridor boundary – arterial transport corridors	5m Except that any garage or carport facing the transport corridor shall be set back a minimum of 8m
c. Waikato Expressway (Designation E90 or E90a)	i. 35m from the designation boundary, or ii. 40m measured from the actual carriageway edge of the Waikato Expressway if: 1. The location of the carriageway within the designation corridor of the Waikato Expressway has been confirmed in writing by the Requiring Authority; or 2. Construction is underway or completed.
d. Internal vehicle access serving up to three residential units on a site	No part of a building (including eaves) shall extend over or encroach into an

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(excluding access to an ancillary residential unit)	internal vehicle access.
e. Internal vehicle access serving more than three residential units on a site	Setback of Residential Units = 1.5m
f. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)
g. Any other boundary	1.5m or setbacks may be reduced where: i. Buildings on adjoining sites are attached, no setback is required along that part of the boundary covered by such a wall; or ii. The written consent of the owners adjoining the relevant setback or setbacks is obtained: or iii. It is proposed to site a building within the 1.5m setback and: a. The building is less than 10m^2 in area; and b. The building is less than 2m in height; and c. The building will not be connected to electricity supply; and d. There is no discharge of stormwater onto neighbouring land from the building; and e. No more than one building is established on a site in accordance with this rule; except where notional boundaries are shown for an approved subdivision, one accessory building can exist for each notional lot. For Large Lot Residential Zone: iv. 5m setback for SH26 and Percival/Ryburn Roads v. 50m for buildings and outdoor hardstands used for housing and feeding animals, including milking sheds and shearing sheds.

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	vi. 250m for residential units set back from the operational area of an existing intensive farm on any other site. vii. 25m from any water body.

Note
1. Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.

4.4.7 Interface Between Public and Private

a. These standards only apply to residential units and accessory buildings on front, corner and through sites that have unit site areas that directly front onto a transport corridor.

b. Location of accessory building:

   i. Any accessory building (excluding a carport) that:

      a. Is located forward of the front building line of a dwelling; and

      b. Does not have a vehicle entrance facing nor opening toward a transport corridor
      shall be provided with a window(s) facing the transport corridor which have an area no less than 10% of the façade of the accessory building.

   ii. Where the accessory building is to be located between any residential unit and a transport corridor, it shall not cover more than 50% of the front façade of the residential unit that is visible at ground level from the transport corridor.

   For the purpose of assessment:

   - The measurement of the extent that a residential unit and an accessory building is visible, shall be taken from the elevation plans provided to illustrate the proposed development.
   - This standard shall apply regardless of whether there is any screen fencing or planting of the transport corridor boundary existing or proposed.
   - A vehicle entrance is considered to face toward the transport corridor where vehicles reverse straight onto the transport corridor.

c. At least one habitable room of the residential unit shall have a clear-glazed window facing the transport corridor from which vision toward the transport corridor is not blocked by any accessory building. For corner and through sites this shall be required only on the frontage from which vehicular access is provided.

d. Residential Intensification Zone – Hamilton East only: No wall of any building parallel to or up to an angle of 30 degrees to any external boundary except the

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transport corridor frontage shall exceed 15m in length without there being a step in (or out) plan of at least 2m depth and 5m length.

4.4.8 Fences and Walls

a. Fences and/or walls shall have a maximum height of 1.8m, except where sites are located within a Historic Heritage Area then the fences and/or walls standard in Chapter 19 Historic Heritage will take preference.

b. The height of any fence and/or wall shall be measured in terms of natural ground level.

c. Any retaining wall which is higher than 1.5m and load bearing is not subject to this standard and will be considered, for the purpose of assessment, as a building.

d. Any fence and/or wall that is taller than 2.5m is not subject to this standard and will be considered, for the purpose of assessment, as a building.

e. This rule shall not apply to any fence and/or wall which:

   i. Following construction will be located at or below natural ground level of the land that existed prior to construction commencing; or

   ii. Is internal to a proposed development and does not result in any fence or wall which has a height of 1.8m or more in relation to natural ground level of any adjoining external property not in common ownership.

Note

1. *For the purpose of the Building Act 2004 any retaining wall with a fall height greater than 1.0m requires the provision of a fall protection fence or similar of not less than 1.0m high. For the purpose of this rule this fall protection will be considered as an integral part of the retaining wall and the combined height will be assessed as the overall height of both structures.*

4.4.9 Residential Buildings – Separation and Privacy

a. Residential buildings shall be set back at least 3m from the nearest part of any other residential building on the same site, except:

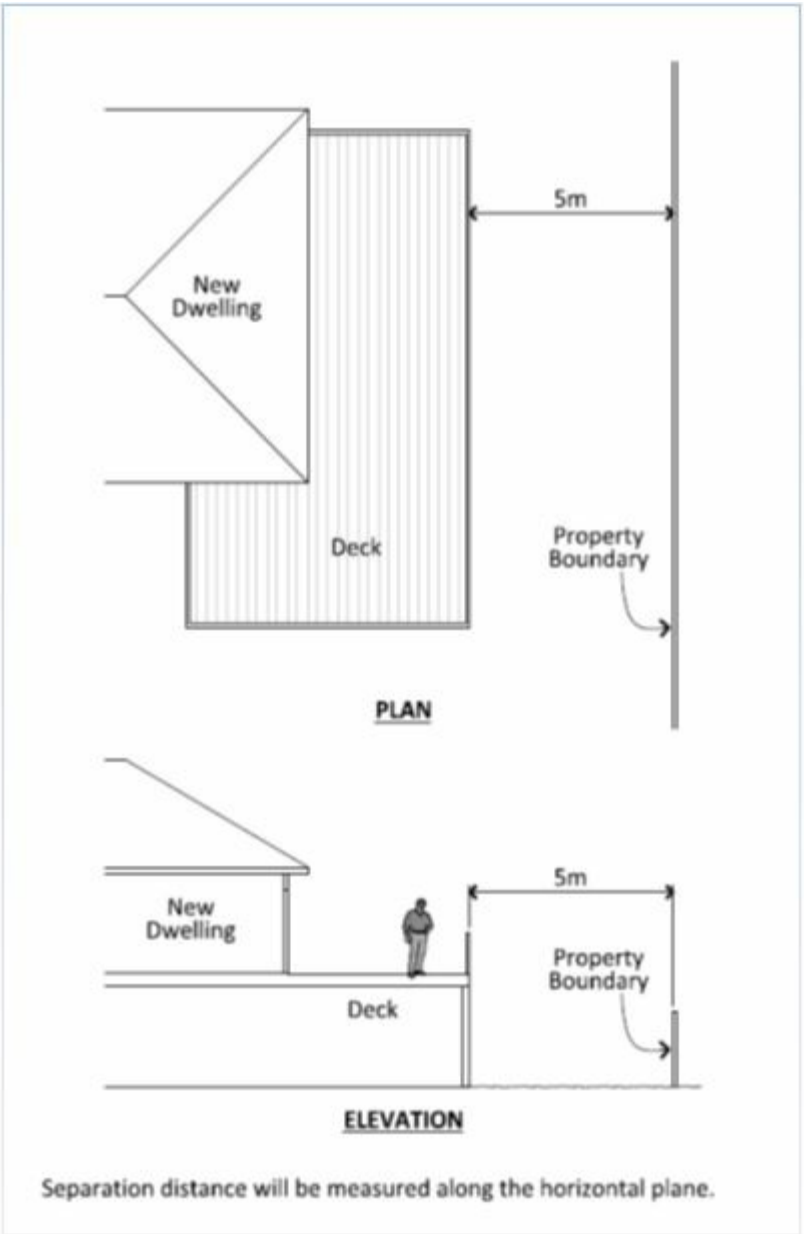
   i. No separation is required between buildings that are attached.

   ii. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings on the same site, separation distance is a minimum of 1.5m.

b. A balcony at upper-floor level shall be set back at least 5m from all boundaries (see Figure 4.4.9c).This does not apply to a boundary along a transport corridor, access way, right-of-way, private way, access lot, or entrance strip, less than 6m wide.

Figure 4.4.9c: Upper-floor setbacks for separation and privacy

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4.4.10 Outdoor Living Area

a. These standards do not apply to managed care facilities or rest homes.

b. Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:

   i. For the exclusive use of each residential unit.

   ii. Readily accessible from a living area inside the residential unit.

   iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

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c. Communal open space for 4 or more residential units and apartment buildings shall comply with 4.4.10b.iii as well as being:

   i. For the shared use of all residents on site, and

   ii. Readily accessible from all residential units on site.

d. Outdoor living areas shall have areas and dimensions as follows.

Residential units	Outdoor living area per residential unit	Shape
i. Including single residential dwellings and duplex dwellings	• Up to 2 bedrooms- 35m^2; plus • 10m^2 for each additional bedroom over 2	Either: • No width contributing to the complying area less than 4.0m; or • Capable of containing a 6m circle with no dimension less than 2.5m
ii. Ancillary residential unit	12m^2	No dimension less than 2.5m
iii. Communal open space for 4 or more residential units for the exclusive use of the residential units	12m^2	Capable of containing a 8m diameter circle No dimension less than 4m
iv. Apartment buildings and duplex dwellings in the Residential Intensification Zone, where communal open space is not provided	12m^2	No dimension less than 2.5m
v. Communal open space for apartment buildings in the Residential Intensification Zone	Up to 7 residential units – 12m^2 per unit 8 or more residential units – 8m^2 per unit	Capable of containing a circle with the following diameter: • 4-7 residential units – 6m • 8 or more residential units – 8m No dimension less than 2.5m

e. The outdoor living area for an ancillary residential unit shall be separate from the outdoor living area provided for the principal residential unit.

f. In the General Residential Zone, any communal open space shall be optional but cannot contribute more than 50% of the above provisions.

g. Communal open space is an alternative to, and not in addition to, individual outdoor living areas for each residential unit.

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4.4.11 Service Areas

a. These standards do not apply to managed care facilities or rest homes.

Description	Minimum requirements per Residential ~~Area~~
b. Every site, including first single dwelling but excluding 4.4.11.d – f	i. At least 15m^2, and may be made up of two separate areas incorporating • 10m^2 for clothes drying (e.g. foldable clothes line) • 5m^2 for rubbish / recycling storage ii. Minimum dimension 1.5m
c. Second and subsequent residential units, including duplex dwellings	i. Additional 15m^2, and may be made up of two separate areas incorporating • 10m^2 for clothes drying (e.g. foldable clothes line) • 5m^2 for rubbish/recycling storage ii. Minimum dimension 1.5m iii. Duplex in Residential Intensification Zone Individual or communal • 10m^2 • Minimum dimension 1.5m
d. Service area per ancillary residential unit	i. Additional 10m^2 ii. Minimum dimension 1.5m
e. Apartments	Individual or communal: i. 10m^2 ii. Minimum dimension 1.5m
f. Community centres, visitor accommodation, conference facilities	i. 10m^2 ii. Minimum dimension 1.5m
g. Dairies (may be indoor or outdoor)	i. Minimum 10m^2 ii. Minimum dimension 1.5m iii. Readily accessible to service vehicles iv. Indoor service area separately partitioned v. Outdoor service area; all-weather dust-free surface
h. All service areas	i. Clothes drying areas shall be readily accessible from each residential unit ii. Not visible from a public place unless screened from view by vegetation or fencing in accordance with Section 25.5. iii. Rubbish and recycling areas required for each residential unit shall be located where bins can be moved for roadside collection without

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	requirement for them to be moved through the residential unit (excluding garages). iv. Service areas may be located within garages where it is demonstrated that there is sufficient room to accommodate the minimum area without impeding parking.

4.4.12 Residential Unit Size – Residential Zones

a. The minimum floor area required in respect of each residential unit (excluding ancillary residential units) in the Residential Intensification Zone and the General Residential Zone shall be:

Form of residential unit	Floor area
i. Studio unit	Minimum 35m^2
ii. 1 bedroom unit	Minimum 45m^2
iii. 2 bedroom unit	Minimum 55m^2
iv. 3 or more bedroom unit	Minimum 90m^2

b. In any one residential apartment building, containing in excess of 20 residential units, the combined number of one-bedroom units and studios shall not exceed 70% of the total number of apartments within the building.

4.4.13 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant:

- Chapter 2: Strategic Framework
- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

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4.5 Rules – Medium-Density Residential Zone

4.5.1 Comprehensive Development Plan Process

a. The Medium-Density Residential Zone is divided into a number of Comprehensive Development Plan Areas (as shown in Appendix 3). This excludes the Ruakura Structure Plan where Figure 2-16 Ruakura Land Development Plan Areas (Appendix 2) identifies Land Development Plan Areas which are subject to Rules within 3.7.4.2 and the Te Awa Lakes Structure Plan where Figure 2-21 identifies Land Development Plan Areas which are subject to Rules within 3.8.5 and 4.5.6.

b. Development in the Medium-Density Residential Zone should only occur once a resource consent for a Comprehensive Development Plan for the whole subject area has been granted by Council (refer to Volume 2, Appendix 1.2.2~~.8~~.9 for what is required in a Comprehensive Development Plan). However, there are some activities that can occur as Permitted Activities, subject to compliance with relevant standards in Rule 4.6, before the approval of a Comprehensive Development Plan. These are:

   i. Maintenance, repair and minor alterations or additions to existing buildings (except heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage).

   ii. Informal recreation and ancillary buildings.

   iii. Residential activities.

   iv. Temporary activities.

   v. Demolition or removal of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)

      For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions - to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.

c. A Comprehensive Development Plan must be for a whole Comprehensive Development Plan Area as identified in Volume 2, Appendix 3. Activities within an area can proceed on a staged basis if stages have been defined as part of the consent granted.

d. Unless otherwise stated, a Comprehensive Development Plan for each area identified requires resource consent as a discretionary activity.

e. The activity status of a Comprehensive Development Plan application will be classified as non-complying if one or more activities that form part of the application:

   i. Are identified as a non-complying activity in column two of the Activity Status

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Table (refer to Rule 4.5.3), or

ii. Fail to meet one or more of the standards in Rule 4.6 or Rule 4.8.

f. All activities listed in column one of Rule 4.5.3 are non-complying activities in the absence of an approved Comprehensive Development Plan unless the activity is listed as permitted in 4.5.1.b.

g. These rules do not apply to the Rotokauri North Structure Plan area.

4.5.2 Comprehensive Development Plan Process Once Consent Has Been Granted

a. All development in an area subject to a Comprehensive Development Plan that has been granted consent is authorised. Changes to the conditions of a Comprehensive Development Plan consent will be considered as a discretionary activity under section 127 of the Act, except where the proposed changes involve different scale, intensity or character or extend the scope of the original application, in which case a new Comprehensive Development Plan consent is required (refer to 4.5.2b).

b. For a Comprehensive Development Plan that has been granted consent, any changes in use or changes that involve materially different effects or extend the scope of the original application, will require a new Comprehensive Development Plan consent and will be assessed as the same activity status in the original application for a Comprehensive Development Plan. There are some changes that can occur as permitted activities without the need for a new Comprehensive Development Plan consent, subject to compliance with relevant standards in Rule 4.6.

c. The activity status of changes in use requiring a new Comprehensive Development Plan consent will be classified as non-complying if one or more activities that form part of the application:
   i. Are identified as a non-complying activity in column two (refer to Rule 4.5.3), or
   ii. Fail to meet one or more of the standards in Rule 4.6 or Rule 4.8.

d. See Chapter 3.7.4.2 for Land Development Consent process in Ruakura. The activity status for Land Development Consents is identified in Rule 4.5.4.

e. These rules do not apply to the Rotokauri North Structure Plan area.

4.5.3 Activity Status Table – Medium-Density Residential Zone (excluding Rotokauri North, Ruakura and Te Awa Lakes)

Activities	Activity Status for a Comprehensive Development Plan and changes in use once consent has been granted *Note: See Rule 4.5.2.a. for once consent granted*
Residential Activities and Structures	

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. Accessory buildings	D
b. Apartment buildings	D
c. Ancillary residential unit	D
d. Ancillary residential structures	D P for changes in use
e. Single dwelling	D
f. Duplex dwellings	D
g. Maintenance~~,~~ and repair of buildings and structures, minor alterations and additions to existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
h. Managed care facilities	D
i. Papakainga	D
j. Residential activities	P
k. Residential centre	D
l. Rest home	D
Commercial Activities and Structures	
m. Childcare facility i. up to 5 children ii. six or more children	 D D P for changes in use
n. Dairy	D
o. Tertiary education and specialised training facility	NC
p. Health care services	NC
q. Home-based business	D P for changes in use
r. Homestay accommodation	D P for changes in use
s. Offices	NC
t. Places of assembly	NC
u. Show home	D
v. Visitor accommodation	D
Community Activities and Structures	
w. Community centre	D
x. General recreation	NC

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y. Informal recreation and ancillary buildings	P
z. Marae	D
aa. Places of worship	D
bb. School	NC
All Activities and Structures	
cc. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
dd. Relocated buildings	D
ee. Emergency service facilities	D
ff. Temporary activities	P

Note

1. *For activities and buildings in the Electricity National Grid Corridor see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.*
2. *For any activity not identified above, see Section 1.1.8.1.*
3. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

4.5.4 Activity Status Table – Rotokauri North Medium-Density Residential Zone, Ruakura Medium-Density Residential Zone and Te Awa Lakes Medium-Density Residential Zone

Activities	Activity Status	
	Ruakura and Te Awa	Rotokauri North
Land Development Activities (refer Rule 3.7.4.2 for the Ruakura Medium-Density Residential Zone and Rule 4.5.6 for the Te Awa Lakes Medium-Density Residential Zone)	RD*	NA
Land Development Activities in Land Development Plan Areas Q and R in the Te Awa Medium-Density Residential Zone.	D	NA
Residential Activities and Structures		
a. Single dwelling	P	P
b. Duplex dwellings and apartments	RD*	See ff. and hh. below
c. Maintenance~~,~~ and repair of buildings and structures, minor alterations and additions to	P	P

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existing buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 1)		
d. Managed care facilities	D	D
e. Papakainga	RD*	RD*
f. Residential activities	P	P
g. Residential centre	D	D
h. Rest home	D	D
Commercial Activities and Structures		
i. Childcare facility for up to five children	C	C
j. Childcare facility for six or more children	D	D
k. Dairy	C	D
l. Tertiary education and specialised training facility	D	D
m. Health care services	D	D
n. Home-based business	P	P
o. Homestay accommodation	P	P
p. Places of assembly	D	D
q. Show homes	P	P
r. Visitor accommodation	D	D
s. One Integrated Retail Development in accordance with the general location identified on Figure 2.14 Ruakura Structure Plan – Land Use (Appendix 2)	RD*	NA
t. One Service Station (fronting Pardoa Boulevard)	D	NA
u. Community centre	C	C
v. General recreation	D	D
w. Informal recreation and ancillary buildings	P	P
x. Marae	D	D
y. Places of worship	D	D
z. School	D	D
aa. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 1)	P	P

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

bb. Relocated buildings	C	C
cc. Emergency service facilities	D	D
dd. Temporary activities	P	P
Additional Residential activities (applicable to Rotokauri North only)		
ee. An ancillary residential unit (to a single dwelling)		P
ff. One duplex dwelling per lot that complies with Rule 4.7.12a.		P
gg. One duplex dwelling per lot that complies with Rule 4.7.12.a i. and ii. but not Rule 4.14		RD*
hh. Apartments		RD*
ii. Accessory building		P
jj. Any other dwellings(s) not provided above and/or any activity listed in ee., ff., gg. or hh. which does not comply with the relevant standard in 4.7		D

Note:

1. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

4.5.5 Rule – Ruakura Structure Plan Area – Staging

a. Notwithstanding Rule 4.5.1 and 4.5.2, activities listed in 4.5.4 Rules – Activity Status Table – Medium-Density Residential Zone which are undertaken in the Ruakura Structure Plan Area shall comply with Rules 3.7.4.1, 3.7.4.2, 3.7.4.3, 3.7.4.4, 3.7.4.5 and 3.7.5 in Chapter 3: Structure Plans.

4.5.6 Land Development Plan Rules in Te Awa Lakes Medium-Density Residential Zone

a. A resource consent for a restricted discretionary activity is required for the following activities in the Te Awa Lakes Medium-Density Residential Zone:

   i. Preparation of land for development purposes including earthworks and vegetation removal

   ii. Construction of roads, pedestrian paths and cycle routes

   iii. Installation of Three Waters infrastructure

   iv. Works related to the establishment of open space areas and the main linear lake.

b. Land Development Plan applications for activities listed in a) above shall be

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obtained for the entire development (which may be staged) of not less than one of the Land Development Plan Areas in Figure 2-21, together with any adjacent Land Development Plan Areas or parts of Land Development Plan Areas, in conjunction with land use, subdivision and development under any other rule of the Te Awa Lakes Medium-Density Residential Zone.

c. A Land Development Plan application shall provide the information required by Rule 1.2.2.21.

d. Land Development Plan applications will be assessed in accordance with the functions of the Hamilton City Council prescribed in Section 31 of the Resource Management Act. Consents may also be required from Waikato Regional Council under the Waikato Regional Plan e.g. for stormwater discharge.

e. Applications for any restricted discretionary activity identified with an asterisk(*) in the relevant zone chapter shall be considered without notification or the need to obtain approval from affected persons.

f. Land Development Plan applications shall demonstrate the minimum freeboard heights specified in Rule 22.5.6.c. shall be complied with, based on a level of 16.13m RL for the 1% annual exceedance probability event.

g. Activities listed in 4.5.4 Rules – Activity Status Table – Medium-Density Residential zone which are undertaken in the Te Awa Lakes Structure Plan Area shall comply with rules 3.8.5.1, 3.8.5.2, 3.8.5.3, 3.8.5.4, 3.8.5.5 and 3.8.6 in Chapter 3, Structure Plans.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

4.9 Rules – Specific Standards – Large Lot Residential Zone

4.9.1 Effluent Disposal

a. Areas for the on-site disposal or storage of sewage (septic tanks) or farm effluent shall not be located within a:

   i. High Flood Hazard Area.

   ii. Medium Flood Hazard Area.

   iii. Low Flood Hazard Area.

   iv. Temple View Flood Hazard Area.

   v. Culvert Block Flood Hazard Area.

   vi. Waikato Riverbank and Gully Hazard Area.

   vii. Significant Natural Area (refer to Volume 2, Appendix 9, Schedule 9C: Significant Natural Areas).

   viii. Protected Root ~~protection~~ zone of a ~~significant~~notable tree (refer to Volume 2, Appendix 9, Schedule 9D: ~~Significant~~Notable Trees).

   ix. Site in Schedule 8B: Group 1 Archaeological and Cultural Sites (refer to Volume 2, Appendix 8, Schedule 8B).

b. Facilities for the storage and disposal of sewage (septic tanks) or farm effluent shall be sited at least 25m from any natural or artificial water course or any lake.

c. Facilities for the storage and disposal of farm effluent shall be sited at least:

   i. 100m from any residential unit on another site.

   ii. 15m from any site boundary.

   iii. 150m from any Residential Zone or Special Character Zone boundary.

4.9.2 Produce Stalls

a. One produce stall shall be allowed per site.

b. Produce stalls shall not exceed 16m^2 gross floor area.

c. Produce sold from a stall shall be grown or made either:

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i. On the property on which it is offered for sale.

ii. On land owned or leased by the vendor of the produce.

iii. On land less than 3km from the property on which it is offered for sale.

d. Produce stalls shall not be established on any site having vehicular access to a major arterial transport corridor or the strategic network.

e. Produce stalls shall be located to enable off-road hard stand areas for any car parking provided.

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5 Special Character Zones

5.1 Purpose

a. There are areas of Hamilton City that are recognised as having a distinctive and special character. Character is influenced by the natural and built environment, architectural styles, the layout of streets and residential lots (and their size), land use, the trees, fences, landscaped areas and open space and the heritage and cultural values. Both public and private spaces contribute to defining the character of an area. The unique character or values of these areas can be compromised by site redevelopment, infill development, demolition of character homes, additions and alterations of existing buildings and the design and location of structures such as fences, if these have little regard to the area's dominant character.

b. The intention of the Special Character Zones is to protect, maintain and enhance the respective 'special' characteristics of those areas. Five special zones are provided in this District Plan:

   i. Special Residential Zone.

   ii. Special Heritage Zone.

   iii. Special Natural Zone.

   iv. Temple View Zone.

   v. Peacocke Character Zone.

   vi. Rototuna North East Character Zone.

c. Design and layout of residential sites and buildings are critically important. All residential development must address potential adverse environmental effects and ensure a good quality urban environment is achieved through urban design.

d. Good standards of amenity create a pleasant and attractive living environment, and in doing so contribute to wider neighbourhood amenity. Residential amenity means the many qualities and attributes that allow people to enjoy living where they do – such as visual attributes, sunlight, good access, low noise levels and safety.

e. Special Character Zones other than the Temple View Zone are intended to be primarily for residential purposes and any other activities need to maintain residential character and amenity. In particular, the character and amenity of established residential areas need to be, where possible, enhanced by both public and private development.

f. In addition to residential activities, some small-scale non-residential activities, such as home-based business and home stays, are appropriate in residential areas. A limited range of non-residential activities that support communities, such as schools and health centres, can potentially establish within the zones. A suburban centre is also provided for within the Peacocke Character Zone to serve the local community. However, non-residential activities are subject to several considerations, particularly

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their compatibility with the existing and anticipated residential character and amenity of the residential area.

g. Special Character Zone, Temple View Zone is intended to provide for the repurposing of the identified area that places a strong focus on the area's character and historic heritage while enabling a mix of residential and non-residential activities that do not compromise the characteristics of the area.

5.1.1 Special Residential Zone

a. The Special Residential Zone comprises:

   i. Claudelands West

   ii. Hamilton East

   iii. The Dwelling Control Area

5.1.1.1 Claudelands West

a. Claudelands West comprises that part of the Special Residential Zone:

   i. South of Boundary Road

   ii. West of Heaphy Terrace

   iii. North of Te Aroha Street

   iv. East of the Waikato River

b. Claudelands West derives its character largely from period housing providing links with the City's early settlement, including bungalows, Arts and Crafts houses and villas. The area also contains the 'sausage style' apartment blocks that dominated infilling in the 1960s – 70s and detached second infill development units; commercial activities that support the area are located on the fringe of the area. Overall the area is characterised by its predominately low-density development. Areas of mature vegetation (including street trees) and front yard gardens are also a significant element.

c. The character of Claudelands West can be maintained in several ways. The low-density housing pattern is an important element, as is ensuring that any new buildings are compatible with houses constructed before 1939. This means height, scale and bulk similar to the existing built form. The front yard and the streetscape are important and can be maintained by buildings set back from the road and low front fences. This ensures that the building line is preserved and there are opportunities for front-yard gardens and tree planting.

5.1.1.2 Hamilton East

a. Hamilton East comprises that part of the Special Residential Zone:

   i. South of Te Aroha Street

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ii. West of Dey Street

iii. North of Cobham Drive

iv. East of the Waikato River

b. Hamilton East is the City's oldest suburb. The original framework of streets laid out on a grid pattern in the 1860s provided the basis for early subdivision into uniform 1-acre lots. The area continued to develop over successive generations and now contains a variety of building styles. The wider neighbourhood has retained the original, regular configuration of allotments.

c. Sites typically have generous front and side yard setbacks resulting in relatively low building coverage. The variety of building styles, predominantly single-storeyed, avoids a uniform or regimented appearance but the unifying feature is large setbacks from a heavily vegetated streetscape and from each other. There are similarities with siting, scale, height, building design and orientation, and vegetation. Garages and accessory buildings are generally located to the rear of a site, maintaining a strong relationship between the dwelling and the street.

d. There is significant planting within private properties and major reserves such as Steele Park and Galloway Park. One of the defining features of Hamilton East is the extensive mature trees and planted berms.

e. It is not intended that the elements that contribute to the character and amenity values of the neighbourhood be 'frozen in time' and that new development mimic existing building styles. What is intended is that development as a whole is sympathetic to, and respects, the neighbourhood's special qualities.

f. While some dwellings are identified and protected for their heritage values, those pre-dating 1940 contribute to the local character without necessarily being of heritage value individually.

5.1.1.3 The Dwelling Control Area

a. The Dwelling Control Area is defined in the Planning Maps (also refer to Volume 2, Appendix 4, Figure 4-1).

b. The Dwelling Control Area is an area where specific 'character homes', generally pre-1940 dwellings, make a significant contribution to the character and amenity values of the area.

c. These pre-1940 dwellings are concentrated in the blocks that surround the Hamilton East part of the Residential Intensification Zone (refer to Volume 2, Appendix 4, Figure 4-1) and the streets immediately south of Te Aroha Street. Demolition and removal of these dwellings needs to be controlled as they make a significant contribution to the character of these streets and the wider neighbourhood and help to retain a sense of history.

d. The 'Soldiers' Cottages' situated on Cook Street are Californian bungalow-style properties constructed between 1922 and 1935 (Art Deco). This enclave of five properties is unusual, even within Hamilton East, although their value is due to local interest rather than historic heritage value. The building style is similar to other examples in Hamilton East but the section sizes and setbacks are smaller which

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results in a more intimate relationship between buildings and the street. Although some have been substantially modified over the years, they still retain a strong element of visual and architectural unity.

5.1.2 Special Heritage Zone

a. The Special Heritage Zone has been identified for heritage values derived from a combination of a number of built elements (rather than individual items) and the spatial pattern between them.

b. The Special Heritage Zone comprises:

   i. Frankton Railway Village

   ii. Hayes Paddock

   iii. Hamilton East Villas

5.1.2.1 Frankton Railway Village

a. Frankton Railway Village, as shown in Volume 2, Appendix 4, Figure 4-4, comprises that part of the Special Heritage Zone:

   i. South of Lincoln Street

   ii. North of Massey Street

   iii. East of Rifle Range Road

b. It is one of the last and largest remaining railway settlements in the country and is considered nationally significant. It represents a historical reminder of one of the busiest railway junctions in New Zealand. The area has been identified as worthy of protection for the following heritage characteristics:

   i. It provides a relatively unmodified example of a planned railway settlement, representing design elements of the ‘garden suburb’ movement, fashionable at that time (with the hall and central open space for workers).

   ii. It contains a number of different design variations on the railway house, which is a basic villa design, with front porch, horizontal weather boarding, and galvanised corrugated iron roofing.

   iii. It comprises predominately separate, single-storey residential dwellings.

   iv. It has consistent building setback from the street frontage with houses orientated to the street.

5.1.2.2 Hayes Paddock

a. Hayes Paddock, as shown in Volume 2, Appendix 4, Figure 4-2, comprises that part of the Special Heritage Zone:

   i. West of MacFarlane Street

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ii. East of the Waikato River

b. Hayes Paddock is a surviving example of a former state housing area, designed and built by the first Labour Government from the late 1930s following the design principles of the 'garden suburb' movement. The layout of the neighbourhood and design of individual houses reflected the economic circumstances and social ideals of the time in terms of the provision of high-quality worker housing. The area has been identified as being worthy of protection for the following heritage characteristics:

i. It provides a relatively intact example of a planned state housing neighbourhood, providing high-quality worker housing constructed before 1945 and following contemporary design elements of the 'garden suburb' movement.

ii. Dwellings exhibit a wide variety of design detailing but retain a high degree of visual unity through common use of a limited palette of materials and colours.

iii. Dwellings are typically, but not exclusively, single-storey with solid hipped and tiled roofing.

iv. The relatively narrow curving street pattern with berms and street trees discourages through traffic and reinforces a distinct residential character.

v. Services, including electricity supply and telephone lines are underground.

vi. Walkways provide connectivity between streets and the recreational reserve areas.

vii. The location of the existing cafe and access to the riverside reserve at Jellicoe Drive and Plunkett Terrace reflects the historical focal point of the area, being the location of the original shop units.

viii. The area still displays the original characteristic setback and separation between dwellings.

ix. The design concept that the street scene, comprising the road, berms, gardens and dwellings, should be viewed as a whole is still clearly evident.

x. Section sizes are typically about 600m^2 creating a distinctly low-density residential character.

5.1.2.3 Hamilton East Villas

a. Hamilton East villas are located in that part of the Special Heritage Zone:

i. South of Albert Street

ii. West of Nixon Street

iii. North of Naylor Street

iv. East of Grey Street

And are shown in Volume 2, Appendix 4, Figure 4-3.

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c. The area has a high concentration of villa-style houses and has historical significance as it reflects the popularity of the villa throughout Hamilton East in the late Victorian and Edwardian periods. The dates of the villas in the area are between 1891 and 1916. The area has been identified as worthy of protection for the following heritage characteristics:

   i. Consistency with the villa style, including a main gable facing the street, with ornate decoration in and/or supporting the gable, under eaves and on verandas.

   ii. Main entrance facing the street with front bay or gable.

   iii. Buildings are predominately single storey.

   iv. Consistent building setback from the street frontage with houses orientated to the street.

   v. Buildings are constructed with a timber frame, weatherboards and joinery with predominately corrugated iron roofs.

   vi. Most buildings have double-hung sash windows.

   vii. Most buildings have bays or double bays.

   viii. Most villas have verandas.

5.1.3 Special Natural Zone

a. The Special Natural Zone identifies those areas of the City where a combination of natural, cultural and recreational values are of such significance to warrant the imposition of specific controls on development to protect, maintain and, where possible, enhance the special natural values of the area.

b. The Special Natural Zone comprises:

   i. Lake Waiwhakareke Landscape Character Area

   ii. Rotokauri Ridgeline Area

5.1.3.1 Lake Waiwhakareke Landscape Character Area

a. The Lake Waiwhakareke Landscape Character Area comprises that part of the Special Natural Zone:

   i. South of Rotokauri Road

   ii. North of Baverstock Road

   iii. East of Brymer Road

b. It derives its character from a combination of elements – its topography, the Lake Waiwhakareke Natural Heritage Park and the natural, cultural and recreational values of the area. The significance of these character elements warrants the imposition of specific controls on residential development in order to create, maintain and enhance

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the character of this area. The zone aims to create a residential area that is distinctive and responds to Lake Waiwhakareke Landscape Character Area.

5.1.3.2 Rotokauri Ridgeline Character Area

a. The Ridgeline Character Area comprises that part of the Special Natural Zone:

   i. North of Rotokauri Road

   ii. East of Lee Road and Exelby Road

b. It identifies a locally significant landscape feature in the western hills of Rotokauri. The area warrants special landscape management and planning provisions to retain the legibility of the ridgelines and achieve a form and density of development that enables a sense of the underlying landform to be retained. The Ridgeline Character Area comprises a primary ridgeline that runs from north to south and follows the alignment of Exelby Road; and ridgelines (or spurs) aligned in a generally east-west direction.

c. The Ridgeline Character Area is made up of a number of key visual and physical characteristics, the pattern of which create a backdrop to the western edge of the City.

5.1.4 Temple View Zone

a. The Zone identifies those areas of Temple View which, through a combination of built and landscaped features deriving significant influence from the facilities built by The Church of Jesus Christ of Latter-day Saints, has produced a distinctive character. The zone comprises two broad areas consisting of 5 precincts:

   i. Temple View Heritage Area

   ii. Temple View Character Area

5.1.4.1 Temple View Heritage Area

a. The Heritage Area is defined on Planning Map 60B. It consists of one precinct ('Heritage Area') only, identified in Volume 2, Appendix 4, Figure 4-5 as Precinct 5.

b. The heritage values of this area are derived from the combination of the built and landscaped environment immediately surrounding the Temple of the Church of Jesus Christ of Latter-day Saints. The Temple itself was the first in the Southern Hemisphere and is the focal point of the Church of Jesus Christ of Latter-day Saints in New Zealand.

c. The siting, design and landscape treatment of the Temple emphasise the vertical proportions of the building and create an impression of a monument. Other buildings within the Heritage Area include the Visitor Centre, which has a strong visual relationship with the north elevation of the Temple, and other elements such as dormitory accommodation on the eastern side, the central parking area and the Temple President's house, which is visually connected by the walled car parking area to the south of the Temple. Landscaping and tree planting emphasises the dramatic and dominant position of the Temple in the local landscape and also includes trees that mark periods of occupation before development of the site by the Church.

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d. The Heritage Area is contiguous with the Character Areas, in which buildings were built with the same locally manufactured concrete blocks by the same missionary programme and retains a strong visual relationship with this area, particularly through the continuous curtilage walling adjacent the road frontage. Some of the features within the Heritage Area are separately identified and protected through specific rules, recognising the group value of these features within their wider site context.

e. The Heritage Area provisions anticipate a range of activities that are compatible with and will enhance the purpose and nature of the Heritage Area.

5.1.4.2 Temple View Character Area

a. The Temple View Character Area is defined in the Planning Maps (see Maps 51B and 60B), and is divided into four precincts (1-4) identified in Volume 2, Appendix 4, Figure 4-5.

b. As a result of site planning, development and subsequent management by the Church of Jesus Christ of Latter-day Saints, the area contains elements of the built and landscaped environment which have combined to produce a distinctive character.

c. The provisions in the Character Area have been designed to enable a range of different activities within each precinct. The intention of the specific mix is to enhance and complement the adjacent Heritage Area while retaining the distinctive features of the Temple View Character Area. The four precincts have either a residential and commercial, or a residential and community focus.

d. The Character Area straddles Tuhikaramea Road and includes a number of Heritage Items and Significant Trees that are individually protected through District Plan provisions, but the Character Area values extend beyond these individual items. The character of the area originates from the widespread use of certain key elements such as colour, materials, landscape treatment, consistency of building form and design, and internal roading.

e. Through features such as siting, design, and proportions there is considerable cohesiveness between different areas of activity. This cohesiveness is carried through into the treatment of buildings, boundary walls, landscaping and roadways within the adjoining Heritage Area.

f. The built form within the former teacher housing corridor on either side of Tuhikaramea Road creates a distinctive gateway approach to the Temple. The corridor displays a unique spatial pattern which is articulated through uniformity in the height, bulk, architecture, materials and vernacular style of its buildings and other structures. The spacing between buildings, set back from the road and open campus-style setting, all contribute to the character of the area. New development, which is compatible in scale, materials, form and design, and provides a similar spatial treatment, will enhance and maintain this special character.

g. The distinctive values of the heritage buildings listed in the District Plan should be reflected in new development.

5.1.5 Peacocke Character Zone

a. The Peacocke Character Zone identifies the unique natural area within the Peacocke

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area that has strong landscape features. These include the Managakotukutuku Gully network, the Waikato River, and the strong natural topography found in the south of the area. The development of the Peacocke area needs to respond positively to these landscape features. The aim is to create an interesting and distinctive urban form based on these natural areas. The Peacocke Character Zone comprises:

i. Terrace Area

ii. Gully Area

iii. Hill Area

b. The elements that make up the three areas have been identified in the Peacocke Structure Plan in Chapter 3. Along with setting out the components of the Structure Plan it provides a number of objectives that guide the development of the Peacocke area.

5.1.6 Rototuna North East Character Zone

a. The Rototuna North East Character Zone identifies the natural rolling topography of the area north of the Waikato Expressway (Designation E90). The area visually links back into the City creating a backdrop to Rototuna and the City. It is also a distinctive edge of the City rising to the ridgeline that forms the City boundary with Waikato District Council as well as accommodating both Kay and Horsham Downs Roads. The development of this area needs to respond positively to the natural land form for the area and the Waikato Expressway. The aim is to create an interesting and distinctive urban form based on the strong natural form of the area while being fully incorporated into the overall context of the Rototuna area.

5.2 Objectives and Policies: Special Character Zones

All Special Character Zones

Objective	Policies
5.2.1 The Special Character Zones retain and enhance their identified values.	**5.2.1a** Cumulative adverse effects on the character of the area are avoided wherever practicable.
	5.2.1b Development is consistent with the reasons for the site being included within a Special Character Zone.
	5.2.1c The size and scale of buildings and structures is compatible with the amenity of the locality.
	5.2.1d Buildings are designed so they do not physically dominate or adversely affect the residential character of the neighbourhood.
	5.2.1e Significant vegetation and trees should be preserved.
	5.2.1f New urban development in the Peacocke Structure Plan area should demonstrate consistency with the urban design guide for the development and create residential and commercial areas of high amenity which respond positively to the area's natural environment.
	5.2.1g

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	Urban development in the Rototuna North East Character Zone maintains the natural pattern of the area's landforms as a key feature of residential development along with ensuring that development retains upper hill slope as legible features of the area's skyline.

Explanation

All the areas which have been identified as Special Character Zones have particular features which make them unique within the City. It is important that these unique features are identified and any new development does not harm these characteristics.

For the Peacocke Character Zone new development will result in a change in character from rural to urban. The resulting urban development will need to achieve the vision for the Peacocke area which is to create a high quality urban environment that is based on urban design best practice, social well-being and environmental responsibility.

The landscape feature of the north eastern area of Rototuna is locally significant in the context of the remaining growth cell areas of the Rototuna Structure Plan, resulting in the need for special landscape management and planning provisions to retain the character while achieving a form and density of the development that enables a sense of the underlying landform to be retained.

Objective	Policies
5.2.2 Residential development produces good on-site amenity.	**5.2.2a** Residential design achieves quality on-site amenity by providing: i. Private, useable outdoor living areas. ii. Access to sunlight and daylight throughout the year. iii. Adequate storage space and service areas to accommodate typical residential living requirements. iv. Insulation to avoid or mitigate adverse noise effects. v. Any parking and manoeuvring areas on-site to meet the needs and convenience of residents. vi. Energy-efficient and sustainable design characteristics and technologies where compatible with the scale and form of residential development.
	5.2.2b Residential sites adjacent to public space should achieve visual and physical connectivity to these areas.
	5.2.2c Building design and location should protect the privacy of adjoining sites.
	5.2.2d Buildings should be designed to conform to natural topography.

Explanation

Good design of housing is critically important to on-site and off-site amenity. The policies identify the features important for each residential unit, regardless of what form the dwelling may take. Important design features include access to sunlight, outdoor living space, storage space, visual connectivity to public spaces such as the street, and privacy.

Incorporation of these features will ensure functional and high-quality living environments for the occupants.

Special Residential Zone

Objective	Policies
5.2.3 Recognise, protect and, where possible, enhance the values of the identified Special Residential Zone.	**5.2.3a** Development is consistent with the generally low intensity and low-density residential character of the area through: i. Providing front and side yard setbacks. ii. Providing a low level of site coverage. iii. Being consistent with the existing dwelling densities.

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	5.2.3b Development should retain a strong visual relationship to the streetscape through: i. Ensuring any front yard fencing enables visibility with the streetscape. ii. Orienting buildings to overlook the street. iii. Ensuring the design of buildings avoids creating blank facades facing public spaces.
	5.2.3c Mature trees and other vegetation should be retained, particularly in the front yard.
	5.2.3d The local context, scale and character are retained.
	5.2.3e Existing valued character elements shall be protected and enhanced by: i. Retaining pre-1940 dwellings within the dwelling control area. ii. Retaining pre-1939 dwellings within the Claudelands West area. iii. Ensuring alterations or additions to the streetscape façade of pre-1940 dwellings in the dwelling control area do not adversely affect the special character of the area.
	5.2.3f New buildings and structures are compatible with the form, height and bulk of houses constructed before 1939 in Claudelands West.
	5.2.3g Non-residential activities should not establish in any Special Residential Zone unless potential adverse effects are less than minor.
	5.2.3h Buildings are located only within the front yard setback where other sitings are proven to be impracticable. Buildings located within the front yard setback shall provide mitigation by provision of planting and screening and minimising the prominence of the building in relation to the main dwelling when viewed from the transport corridor.
Explanation	
These policies identify the important elements that lend the Special Residential Zone its uniqueness.	

Special Heritage Zone

Objective	Policies
5.2.4 Recognise, protect and, where, possible enhance the heritage values of the identified Special Heritage Zone.	**5.2.4a** Development should: i. Maintain the predominately low-intensity and density characteristics of the area. ii. Be compatible with the site layout, site size and dimensions, building form, height, design, materials, scale and other heritage values of the area. iii. Ensure that original buildings and structures are retained on the site. iv. Provide landscaping in keeping with local residential amenity. v. void any significant adverse effects on the heritage values of the Special Heritage Zone. vi. Encourage the protection and ongoing maintenance of the

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	Special Heritage Zone. vii. Avoid any significant adverse effects on the streetscape appearance of the area. viii. Avoid removal of any significant vegetation in the Special Heritage Zone. ix. Reflect the characteristic separation of original dwellings including their open aspect to the streetscape. x. Ensure that any car parking, servicing, lighting and sign requirements do not adversely affect the heritage character of the area or the relationship of a building with the streetscape. xi. Ensure that the front and side elevations (including roofs) of new buildings and structures are consistent with the design, fenestration, materials and finishes of neighbouring original dwellings.
	5.2.4b Within the Frankton Railway Village, buildings should be single storey with a low-pitched gable roof.
	5.2.4c The demolition or removal of a building is allowed only where it has been demonstrated to be the only practicable option.
	5.2.4d Non-residential activities should not establish in any Special Heritage Zone unless potential adverse effects are less than minor.
Explanation	
These policies identify the important elements that lend the Special Heritage Zone its uniqueness. A specific policy is identified for the Frankton Railway Village.	

Special Natural Zone

Objective	Policies
5.2.5 Create a distinctive residential environment that recognises, protects and enhances water quality, ecological, natural, cultural, landscape and recreational values.	**5.2.5a** Subdivision and development should: i. Protect and enhance ecological connections to Lake Waiwhakareke as part of improving its ecological functioning and resilience. ii. Maximise visual and physical connections with Lake Waiwhakareke and the Waiwhakareke Natural Heritage Park, including long-distance views of the park from public spaces on the ridgelines iii. Encourage planting schemes that complement the Natural Heritage Park in the Lake Waiwhakareke Landscape Character Area. iv. Encourage safety and surveillance of public spaces, including the street, through: • Ensuring the form and design of fencing sharing a boundary with public spaces does not obstruct visibility. • Orienting buildings to overlook public spaces. i. Ensure that development contributes to the retention and enhancement of the ridgelines and upper hill slopes as legible features of the Rotokauri skyline. ii. Maximise the public amenity value of existing ridgeline roads to provide viewing opportunities of the City and surrounding rural landscape. iii. Be consistent with the Rotokauri Structure Plan.

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	iv. Be consistent with the Lake Waiwhakareke Landscape Character Area Design Guide. v. Ensure that development avoids any adverse effects on the water quality or ecological values of Lake Waiwhakareke.
	5.2.5b Non-residential activities should not establish in any Special Natural Zone unless potential adverse effects are less than minor.

Explanation
The Lake Waiwhakareke Landscape Character Area and Rotokauri Ridgeline Area are unique in that they are greenfield areas with special natural landscape characteristics. It is important the new development in these areas recognises the natural values and enhances them. These areas are also in close proximity to Lake Waiwhakareke a Significant Natural Area and development in the surrounding area needs to ensure that adverse effects on water quality and ecological values of the Lake are avoided.

Temple View Zone

Objective	Policies
5.2.6 To ensure that development within the Temple View Heritage Area maintains and enhances the special heritage characteristics of the area.	**5.2.6a** The continued use of the Heritage Area as a focus for the Church of Jesus Christ of Latter-day Saints is provided for.
	5.2.6b Development within the Heritage Area is sensitive in terms of scale, form and design with the existing heritage characteristics of the area.
	5.2.6c Fragmentation through subdivision is prevented.
	5.2.6d Development should ensure that the siting and design of new buildings and structures are sensitive to the setting and significance of the Temple as a spiritual and physical landmark.
	5.2.6e The maintenance and repair of buildings, curtilage wall, landscapes, roads, tracks and car parking areas should have regard to the distinctive character of the precinct and the pre-eminence of the Temple building.
	5.2.6f Additions and alterations to buildings and curtilage wall should be consistent with the character of the precinct and the pre-eminence of the Temple building.
	5.2.6g Demolition should not adversely impact on the landscape significance of the Temple.
	5.2.6h Works that would adversely affect the strong relationship between the Temple, Visitor Centre and Temple President's house are avoided.
	5.2.6i Re-contouring or modification of the landscape recognises the high visibility and prominence of the Temple and provides for the management of effects on archaeological deposits or features.
	5.2.6j The landscape characteristics and qualities of the Heritage Area are retained, including open and structured spaces, in particular the formal front entry staircases, lawns, walls and planting boxes.

Explanation
The policies aim to enable the ongoing use of the Temple View Heritage Area by the Church or other organisations for a wide range of activities, subject to controls that ensure that the overall coherence and integrity of the area, the pre-eminence of the Temple itself and the key characteristic elements of the area are properly recognised and provided for. As a building in active use for religious purposes, it is recognised that proposals may be made for the erection of religious symbolism and effigies in the future, in addition to works needed to ensure compliance with building design standards and the functionality and appearance of the Temple.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Objective	Policies
5.2.7 To ensure development within the Temple View Character Area maintains and enhances its special character.	**5.2.7a** Development maintains the character, appearance and relationship to Tuhikaramea Road and the Temple View Village.
	5.2.7b The design of new buildings and structures in terms of their height, materials, scale and form is in keeping with the scale and character of the area.
	5.2.7c New buildings and structures within the former teacher housing corridor are located to retain the existing set back from Tuhikaramea Road established by the First House.
	5.2.7d New buildings and structures are located to retain generally consistent spatial character along the Tuhikaramea road corridor.
	5.2.7e New structures, such as fences and walls, within the setback of the former teacher housing corridor fronting Tuhikaramea Road are consistent with the original colour and materials used throughout the Character Area.
	5.2.7f The existing low brick walls in the front yard of houses fronting Tuhikaramea Road are retained or rebuilt as required.
	5.2.7g Additions, alterations and renovations of buildings within the former teacher housing corridor are implemented in a sensitive and sympathetic manner that retains the form and style of existing buildings and the appearance of the streetscape.
	5.2.7h Works that may affect the treatment of open spaces and boundaries are managed.
	5.2.7i The heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage are used and developed in a manner that maintains their distinctive heritage values.

Explanation

A significant characteristic of the corridor along Tuhikaramea Road is based on the subservient and simple architectural style of the early missionary houses, that were used as teacher housing. These buildings were set within an open, campus-style landscape. The corridor forms an important gateway to the New Zealand Temple of the Church of Jesus Christ of Latter-day Saints and the adjoining former Church College Campus.

The style of the houses along Tuhikaramea Road and separation distances between them was similar, giving consistency in form. The uniformity in scale and space was reinforced by the extensive use of the standardised cream-coloured brickwork throughout Temple View and the low cement brick wall, which enclosed the front yards of the houses on both sides of Tuhikaramea Road. In providing for future use and development of the former Church College campus and the teacher housing corridor, it is important to recognise the significant contribution that these characteristics made to the diversity and appeal of the City's built environment. Although the school has closed, the Church College campus and former teacher houses provide an opportunity to open a new chapter in the development of the local community and its environment.

Peacocke Character Zone

Objective	Policies
5.2.8 To ensure urban development within the Peacocke Character Zone delivers high levels of residential amenity, respects and restores the area's natural environment, and is sustainably integrated with the city as a whole.	**5.2.8a** Ensure through master planning that urban development is not compromised through inappropriate land use activities.
	5.2.8b Ensure the appropriate nature, scale and intensity of urban development is undertaken in an efficient and coordinated manner in order that integrated and efficient development occurs within and between the neighbourhoods and the City as a whole.

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	5.2.8c Ensure that development is consistent with the Peacocke Structure Plan and any master plan prepared for the area.
	5.2.8d Ensure that development of non-residential activities are located in areas identified in the Peacocke Structure Plan or any approved master plan that provides for such activities.

Explanation

The character to be established is a high quality urban environment that is based on the urban design principles outlined in the Peacocke Structure Plan and which recognises a number of specific natural character elements. A master plan approach has been developed to achieve this by ensuring that infrastructure provisions and staging are integrated with development while enabling flexibility and innovation in design.

Urban development within the Peacocke Character Zone is limited until the necessary bulk trunk infrastructure and transport networks have been established to join Peacocke to the City's existing infrastructure network. It is limited by the capacity of existing infrastructure.

Rototuna North East Character Zone

Objective	Policies
5.2.9 To recognise the local significance of the Rototuna ridgeline as a landscape feature and ensure that the form and pattern of residential development in the northeastern area (Rototuna North East Character Zone) of the Rototuna Structure Plan helps retain this underlying landform and is not incompatible with the future operation of the Waikato Expressway or the City's infrastructure.	**5.2.9a** Maintain the public amenity value of existing ridgeline roads and the identified viewing points shown on the structure plan within the open space area as viewing opportunities of the City and surrounding rural landscape.
	5.2.9b Ensure development does not constrain the development, construction or operation of the future Waikato Expressway (Designation E90).
	5.2.9c Ensure development does not constrain the operation of the City's infrastructure.
	5.2.9d Provide a maximum development yield and minimum average lot size to ensure the character of the natural topography of the area is maintained and the sustainable use of the City's land resource is promoted while mitigating against the effects from the development of this area of land on the City's infrastructure.
	5.2.9e Promote a connection across the Waikato Expressway designation (Designation E90), such as an underpass, to facilitate walking and cycle network connectivity between the Rototuna North East Character Zone and the remaining Rototuna Structure Plan area.

Explanation

As a landscape feature, the north eastern area of Rototuna is locally significant in the context of the Rototuna growth cell. The mixed nature of the landscape, bounded by Horsham Downs Road (as the boundary edge between Hamilton City and Waikato District Councils) to the north and the Waikato Expressway designation to the south helps to physically and visually define the area's character. In particular, the Horsham Downs Road ridgeline is a strong feature that differentiates the urban edge of the Rototuna Growth Cell from the adjoining rural landscape of Waikato District.

This area warrants special landscape management and planning provisions to retain the character of the elevated landscape to achieve a form and density of development that enables a sense of the underlying landform to be retained. The Rototuna North East Character Zone comprises a primary ridgeline that runs from west to east direction. The area also contains a number of inner areas that have lower lying topography.

The zone is made up of a number of key visual and physical characteristics. These are as follows:

- *Distinctive pattern of ridges that constitute a coherent and discrete topographic feature of the north eastern part of the Rototuna Growth Cell;*
- *The differentiation between the elevated hill area from the surrounding lower flat land;*
- *The role of the primary ridgeline in defining the boundary between the growth cell and the adjoining rural parts of the Waikato District to the north;*
- *The role of the ridgelines and hills in defining a series of basins and associated flats on the lower lying ground and flat plateaus on the elevated areas;*
- *The visual and physical connection with the rest of the Rototuna Growth Cell, specifically the Rototuna Town Centre*

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Zone and with the City beyond the Waikato Expressway Designation, notwithstanding that the designation to an extent visually separates the Rototuna North East Character Zone from the rest of the Rototuna Growth Cell.
The opportunity exists to promote development that responds positively to the underlying landscape facilitating greater legibility and the creation of a distinctive urban character.

5.3 Rules – Activity Status Table

5.3.1 Activity Status – Special Residential, Special Heritage, Special Natural Zones and Rototuna North East Character Zone

Activity	Special Residential Zone	Special Heritage Zone	Special Natural Zone	Rototuna North East Character Zone
Residential Activities and Structures				
a. Accessory buildings	P	P	P	P
b. Alterations and additions (excluding as provided for by ~~c.~~(c), ~~d.~~(d) and ~~e.~~ (e) and ~~heritage buildings~~sites located within a scheduled HHA in Volume 2, Appendix 8, ~~(Link~~Schedule 8D: Historic Heritage Areas, ~~10178,Schedule~~heritage buildings and structures, in Volume 2, Appendix 8, Schedule 8A: Built Heritage~~)~~) (see note 4)	P	P	P	P
c. Alterations and additions forward of the front building line to a pre-1940 dwelling on a front, corner or through site within the Hamilton East Dwelling Control Area (refer to Volume 2, Appendix 4, Figure 4-1)	RD	-	-	-
d. Alterations and additions forward of the front building line to a pre-1939 dwelling on a front, corner or through site within the Claudelands West Area Dwelling Control Area (refer to Volume 2, Appendix 4, Figure 4-7)	RD			-
e. Alterations and additions forward of the rear building line on a front, corner or through site to: i. Frankton – original railway houses (refer to Volume 2, Appendix 4, Figure 4-4) ii. Hayes Paddock – original state houses (refer to Volume 2, Appendix 4, Figure 4-2) iii. Hamilton East Villa Precinct – villas (refer to Volume 2, Appendix 4, Figure 4-3)	-	D	-	-
f. Apartments	NC	NC	D	D
g. Ancillary residential unit	P	RD*	RD*	P
h. Ancillary residential structures	P	P	P	P
i. Single dwelling: First residential unit per site	P	D	P	P
j. Single dwelling: Second and subsequent residential unit per site	RD*	D	RD*	RD*
k. Duplex dwellings – excluding Hayes Paddock	NC	NC	RD*	RD*
l. Duplex dwellings – Hayes Paddock only (refer to Volume 2, Appendix 4, Figure 4-2)	-	(D)	-	-
m. Managed care facilities i. For up to 9 residents ii. For up to 10 residents (excluding emergency housing) iii. For 11 or more residents (including emergency housing)	 P D D	 P D D	 P D D	 P D D
n. Emergency housing for up to 10 residents	P	P	P	P
o. Papakainga	NC	NC	D	RD
p. Residential activities	P	P	P	P
q. Residential centre	D	NC	D	D

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

r. Rest home	D	NC	D	RD*
Commercial Activities and Structures				
s. Childcare facility i. For up to five children ii. For six or more children	P RD	P D	P RD	P RD
t. Dairy	D	NC	RD	D
u. Tertiary education and specialised training facility	D	NC	RD	NC
v. Health care service	D	NC	D	NC
w. Home-based business	P	P	P	P
x. Homestay accommodation	P	P	P	P
y. Office, other than as a home-based business	NC	NC	D	NC
z. Places of assembly	D	NC	D	NC
aa. Show homes	P	D	P	P
bb. Visitor accommodation	D	NC	D	D
Community Activities and Structures				
cc. Community centre	D	NC	RD	D
dd. Marae	NC	NC	D	D
ee. Places of worship	D	NC	D	D
ff. School	D	NC	D	NC
All Activities and Structures				
gg. Demolition or removal of ~~existing~~ buildings (excluding as provided for by ~~gg.~~(hh) to ~~hh. and heritage buildings~~(jj) and sites located within a scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas, and heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 4)	P	P	P	P
hh. Demolition or removal of existing dwellings on a front, corner or through site: i. Frankton – original railway houses (refer to Volume 2, Appendix 4, Figure 4-4) ii. Hayes Paddock – original state houses and commercial building on Lot 129 DPS 930 (refer to Volume 2, Appendix 4, Figure 4-2) iii. Hamilton East Villa Precinct – villas (refer to Volume 2, Appendix 4, Figure 4-3)	-	NC	-	-
ii. Demolition or removal of a pre-1940 dwelling on a front, corner or through site within the Hamilton East Dwelling Control Area (refer to Volume 2, Appendix 4, Figure 4-1)	D	-	-	-
jj. Demolition or removal of a pre-1939 dwelling on a front, corner or through site within the Claudelands West Dwelling Control Area (refer to Volume 2, Appendix 4, Figure 4-7)	NC	-	-	-
~~kk.~~ Relocated buildings (excluding as provided for sites located within a scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas, and heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 4)	P	D	P	P
ll. Informal recreation	-	-	-	P
mm. Organised recreation	-	-	-	P
nn. New building on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas	See Chapter 19 – Historic Heritage			

Note

1. Consultation with Heritage New Zealand

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

A notified resource consent application will be served on Heritage New Zealand by Council for any application which affects any historic area registered under the Heritage New Zealand Pouhere Taonga Act 2014 (formerly the Historic Places Act 1993). The Frankton Railway Village is registered as a historic area.
For a non-notified resource consent application, any development relating to a historic area registered under the Heritage New Zealand Pouhere Taonga Act 2014 (formerly the Historic Places Trust Act 1993), consultation with Heritage New Zealand is recommended before an application is submitted to Council and Council may then require that written approval be obtained from Heritage New Zealand.
For a fuller understanding of the notification requirements of the Act, reference should be made to the Act itself, in particular section 95.

2. *Hamilton East Villas*
The provisions of the Special Heritage Zone apply to the villa properties marked in Volume 2, Appendix 8, Schedule 8A: Built Heritage. For those unmarked properties located within this area and for non-villas (in respect of dwellings) situated on the same site as a villa, the provisions of the Special Residential Zone shall apply.
3. *For any activity not identified above, see Section 1.1.8.1.*
4. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.*

5.3.2 Activity Status – Peacocke Character Zone

5.3.2.1 Master Plan – Process within the Peacocke Character Zone

a. Urban development in the Peacocke Character Zone will be subject to the preparation and approval of a Master Plan. (Refer to Volume 2, Appendix 1.2.2.3 for what is required in a Master Plan.)

b. The Peacocke Character Zone has been divided into a number of neighbourhood areas (Volume 2, Appendix 2, Figure 2-3), each of which is required to have a Master Plan prepared prior to urban development occurring.

c. The Master Plan must be prepared for the whole neighbourhood according to Volume 2, Appendix 1.2.2.3. The development of the master planned neighbourhood can proceed on a staged basis if staging has been defined as part of the consent granted for the Master Plan.

d. Land use consents required under 5.4.13 may be incorporated into the consent process for a Master Plan as Discretionary Activities.

5.3.2.2 Master Plan – Status of Activities

a. The activity status of activities in the Peacocke Character Zone is contained within the Activity Status Table (refer to Rule 5.3.2.3):

   i. Column A identifies the activity status of activities in the absence of a Master Plan.

   ii. Column B identifies the activity status for activities that are part of a Master Plan application process and approval.

   iii. Column C identifies the activity status for activities that are inconsistent with the approved Master Plan.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

b. The activity status for the preparation of or amendment to a Master Plan application within the Peacocke Character Zone will be deemed non-complying if an activity that forms part of the application:

   i. Is identified as a non-complying activity in the related Column B of the Activity Status Table (refer to Rule 5.3.2.3).

c. Once a consent for a Master Plan has been granted and implemented, any activity within that neighbourhood is permitted, provided it:

   i. Is in general accordance with an approved Master Plan for the neighbourhood; or

   ii. Any activity that is listed in Column C as a permitted activity is permitted, subject to compliance with relevant standards in Rule 5.4.

d. Unless otherwise stated, a Master Plan for each area identified in the Peacock Character Zone requires resource consent as a discretionary activity.

e. All activities identified in Column A of Rule 5.3.2.3 are non-complying activities in the absence of an approved Master Plan unless the activity is identified as a permitted activity.

f. Activities identified as part of an approved Master Plan within the Peacocke Character Zone shall not be required to prepare an Integrated Transport Assessment as stated under Rule 25.14.4.3.

g. Activities identified as part of an approved Master Plan within the Peacocke Character Zone shall not be required to prepare an Integrated Catchment Management Plan as stated under Rule 25.13.4.1.

h. Activities identified in Chapter 25 City Wide that have been addressed as part of an approved Master Plan are not required to obtain a separate resource consent.

i. Retail activities identified as part of an approved master plan within the Peacocke Character Zone are required to comply with the standards set out in Chapter 6: Business 5 and 6 Zones.

5.3.2.3 Activity Status Table – Peacocke Character Zone

Activity	Peacocke Character Zone		
	A	B	C
	In the absence of a Master Plan	Forming part of the Master Plan process and approval	Inconsistent with an approved Master Plan
Residential Activities and Structures			
a. Accessory buildings	P	P	RD
b. Apartments	NC	D	D
c. Ancillary residential unit	P	D	D
d. Ancillary residential structures	P	P	P
e. Single dwelling: first residential unit per site	P	P	D
f. Single dwelling: second and subsequent residential units per	NC	D	D

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site			
g. Duplex dwellings	NC	D	D
h. Managed care facilities i. For up to nine residents ii. For up to 10 residents (excluding emergency housing) iii. For 11 or more (including emergency housing)	 NC NC NC	 P D D	 P D D
i. Emergency housing for up to 10 residents	NC	P	P
j. Papakainga	NC	D	D
k. Residential activities	P	P	P
l. Residential centre	NC	D	D
m. Rest home	NC	D	D
Commercial Activities and Structures			
n. Childcare facility i. For up to 5 children ii. For 6 or more children	 NC NC	 P D	 P D
o. Dairy	NC	D	D
p. Tertiary education and specialised training facility	NC	D	NC
q. Health care service	NC	D	D
r. Home-based business	P	P	P
s. Homestay accommodation	P	P	P
t. Office, other than as a home-based business	NC	D	D
u. Places of assembly	NC	D	NC
v. Retail activity, other than as a home-based business	NC	D	D
w. Show homes	NC	D	D
x. Visitor accommodation	NC	D	D
Community Activities and Structures			
y. Community centre	NC	D	D
z. Activities ancillary to any permitted activity, including health care services, library, offices, retail, workshops, depots, storage	NC	D	NC
aa. General Recreation	NC	D	NC
bb. Informal recreation and ancillary buildings	P	P	P
cc. Marae	NC	D	NC
dd. Places of worship	NC	D	D
ee. School	NC	D	NC
All Activities and Structures			
ff. Alterations and additions to any building except: i. Heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage	P	P	P
gg. Demolition or removal of ~~existing~~ buildings (excluding as provided for by hh, and heritage buildings scheduled in Schedule 8A, Appendix 8: Historic Heritage)	P	P	P
hh. Demolition or removal of an accessory building	P	P	P
ii. Interior alterations	P	P	P
jj. Maintenance and repair to existing buildings and structures	P	P	P

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

kk. Production stalls	P	NC	NC
ll. Relocated buildings	P	P	P
mm. Rural Production	P	NC	NC
nn. Rural industry	D	NC	NC
oo. Intensive farming	NC	NC	NC
pp. Walkways and cycleways	RD*	D	D

Note

1. For any activity not identified above, see Section 1.1.8.1.
2. For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.

5.3.3 Activity Status Table – Temple View Zone

5.3.3.1 Development within the Temple View Zone

a. The types of activities in the five precincts within the Temple View Zone (see Volume 2, Appendix 4, Figure 4-5) establish the anticipated mix of activities and how the five precincts interact and are connected.

b. Any development shall maintain and enhance the heritage values of the area whilst being consistent with and maintaining the overall character of the zone.

c. Any development of Precinct 3 in the Temple View Zone shall be designed to mitigate adverse effects on the flood and groundwater levels on the surrounding agricultural land within the Waipa District adjoining the northern and eastern boundaries of Precinct 3.

5.3.3.2 Activity Status Table – Temple View Zone

Activity	Temple View Zone				
	Character Area				Heritage Area
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5
Residential Activities and Structures					
a. Accessory buildings	RD	RD	RD	RD	D
b. Apartments	RD	RD	RD	RD	NC
c. Ancillary residential unit	RD	RD	RD	RD	NC
d. Ancillary residential structures	RD	RD	RD	RD	NC
e. Single dwelling: first residential unit per site	RD	RD	RD	RD	NC
f. Single dwelling: second and subsequent residential units per site	RD	RD	RD	RD	NC
g. Duplex dwellings	RD	RD	RD	RD	NC
h. Managed care facilities i. For up to nine residents	RD	D	D	D	NC

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ii. For up to 10 residents (excluding emergency housing) iii. For 11 or more (including emergency housing)	RD RD	D D	D D	D D	NC NC
i. Emergency housing for up to 10 residents	RD	D	D	D	NC
j. Papakainga	NC	NC	NC	NC	NC
k. Residential activities (except Heritage Area)	RD	RD	RD	RD	-
l. Residential activities in the Heritage Area (Map 60B)	-	-	-	-	NC
m. Residential centre	NC	NC	NC	NC	NC
n. Rest home	RD	RD	RD	NC	NC
Commercial Activities and Structures					
o. Childcare facility i. For up to 5 children ii. For 6 or more children	 RD RD	 RD RD	 RD D	 NC NC	 NC NC
p. Dairy	RD	NC	NC	NC	NC
q. Tertiary education and specialised training facility	RD	NC	NC	NC	NC
r. Health care service	RD	RD	RD	NC	NC
s. Home-based business	P	P	P	P	P
t. Homestay accommodation	P	P	P	P	P
u. Office, other than as a home-based business	RD	D	D	NC	NC
v. Places of assembly	RD	RD	D	D	D
w. Retail activity, other than as a home-based business	RD	NC	NC	NC	NC
x. Show homes	D	D	D	NC	NC
y. Visitor accommodation (except in the Heritage Area)	D	D	D	RD	-
z. Visitor accommodation within the Heritage Area	-	-	-	-	NC
Community Activities and Structures					
aa. Community centre	RD	D	D	D	NC
ab. Activities ancillary to any permitted activity, including health care services, library, offices, retail, workshops, depots, storage	RD	RD	RD	RD	NC
ac. Marae	RD	RD	RD	RD	NC
ad. Places of worship	RD	RD	RD	NC	D
ae. School	RD	RD	RD	NC	NC
All Activities and Structures					
af. Alterations and additions to any building except: i. Visitor Centre ii. Buildings within the former teacher housing character corridor fronting Tuhikaramea Road iii. Formal Temple entrance area elements including steps, planting boxes, retaining walls between the Visitor Centre, Temple Landing and Temple (refer to Volume 2, Appendix 4, Figure 4-6) iv. Heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage v. For sites located within a Scheduled HHA in	P	P	P	P	P

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Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas (see note 2)					
ag. Alterations and additions to the Visitor Centre	-	-	-	-	D
ah. Alterations and additions to the exterior of buildings within the former teacher housing character corridor	-	RD	-	-	-
ai. Alterations and additions to the formal Temple entrance area elements including steps, planting boxes, retaining walls between the Visitor Centre, Temple Landing and Temple (refer to Volume 2, Appendix 4, Figure 4-6)	-	-	-	-	D
aj. Construction of additional private transport corridors or carpark areas	RD	RD	RD	RD	RD
ak. Construction of new buildings	RD	RD	RD	RD	RD
al. Contouring and modification of the landform	RD	RD	RD	RD	RD
am. Demolition or removal of ~~existing~~ buildings (excluding as provided for by ao., ap.) and for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas, and heritage buildings and structures scheduled in Schedule 8A, Appendix 8: Historic Heritage)	RD	RD	RD	RD	RD
an. Demolition or removal of any building except: i. Accessory buildings ii. Visitor Centre iii. Temple president's house	RD	RD	RD	RD	RD
ao. Demolition or removal of an accessory building	P	P	P	P	P
ap. Demolition or removal of the Visitor Centre or Temple president's house	-	-	-	-	D
aq. Erecting, constructing, planting or extending a sign visible from a public place	RD	RD	RD	RD	NC
ar. Erection of any boundary structure along Tuhikaramea Road	RD	RD	-	RD	RD
as. External illumination of buildings and grounds	P	P	P	P	P
at. Individual vehicular crossings to the housing from Tuhikaramea Road	NC	NC	-	NC	-
au. Interior alterations	P	P	P	P	P
av. Maintenance and repair to existing buildings and structures	P	P	P	P	P
aw. Maintenance and repair to any private road or carpark area	P	P	P	P	P
ax. Minor work on any: i. Building ii. Curtilage wall iii. Temple entrance elements	P	P	P	P	P
ay. Relocated buildings	RD	RD	RD	RD	NC
az. Tree planting and removal except for: i. Tree planting in Temple view shafts area ii. Tree removal in the Temple entrance area (Refer to Volume 2, Appendix 4, Figure 4-6) iii. Removal of a ~~significant~~notable tree in Volume 2, Appendix 9, Schedule 9D: ~~Significant~~Notable Trees	P	P	P	P	P
ba. Tree planting in Temple View shafts area (Refer to	-	-	-	-	RD

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Volume 2, Appendix 4, Figure 4-6)					
bb. Tree removal in the Temple entrance area (except for a ~~significant~~notable tree in Volume 2, Appendix 9, Schedule 9D: ~~Significant~~Notable Trees)	-	-	-	-	RD

Note

1. For any activity not identified above, see Section 1.1.8.1.
2. For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage, and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.

5.4 Rules – General Standards

The general standards set out below for the Peacocke Character Zone will be used as a guide to assess any Master Plan and as standards after the Master Plan has been approved.

5.4.1 Density

a. The minimum area of land (net site area) required in respect of each residential unit (or resident in the case of managed care facilities and rest homes) shall be:

Table 5.4.1a: Density – Special Residential, Special Heritage, Rototuna North East Character Zone, Special Natural and Temple View Zones

Activity	Special Residential Zone	Special Heritage Zone	Rototuna North East Character Zone	Special Natural Zone		Temple View Zone	
				Lake Waiwhakareke Landscape Character Area	Ridgeline Character Area	Character Area	Heritage Area
For Peacocke Character Area see Table 5.4.1b.							
a. Single dwellings - front, corner and through site (including relocated dwellings) (per unit)	600m^2	600m^2	500m^2	350m^2	600m^2	600m^2	-
b. Single dwellings – rear site (including relocated dwellings) (Except within the Claudelands West Area) (per unit) Detached dwellings – rear site (including relocated dwellings) within the Claudelands West Area (per unit)	400m^2 600m^2	600m^2	500m^2	350m^2	600m^2	600m^2	-
c. Duplex dwellings (per residential unit)	-	-	-	200m^2 (400m^2 per Duplex)	-	200m^2 (400m^2 per Duplex)	-
d. Single dwellings with an ancillary residential unit	*700m^2	*700m^2	*700m^2	*435m^2	*800m^2	*700m^2	-

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(*total area for both dwelling and ancillary residential unit)							
e. Managed care facilities (minimum per resident)	100m²	100m²	100m²	100m²	100m²	100m²	-
f. Rest homes (minimum per resident)	75m²	75m²	75m²	75m²	75m²	75m²	-

Table 5.4.1b: Density – Peacocke Character Area

Activity	Peacocke Character Area			
	Terrace Area	Hill Area (Slope less than 5 Degrees)	Hill Area (Slope greater than 5 Degrees)	Gully Area
For Special Residential Zone, Special Heritage Zone, Special Natural Zones and Temple View Zone see Table 5.4.1a.				
a. Single dwellings – front, corner and through site (including relocated dwellings) (per unit)	400m²	400m²	800m²	800m²
b. Single dwellings – rear site (including relocated dwellings) (per unit)	400m²	400m²	800m²	800m²
c. Duplex dwellings (per residential unit)	200m² (400m² per Duplex)	200m² (400m² per Duplex)	-	-
d. Single dwellings with an ancillary residential unit (*total area for both dwelling and ancillary residential unit)	*435m² (net site area)	*600m² per unit	*800m² per unit	*800m² per unit
e. Managed care facilities (minimum per resident)	100m²	100m²	100m²	100m²
f. Rest homes (minimum per resident)	75m²	75m²	75m²<	75m²

5.4.2 Site Coverage

	Special Residential Zone	Special Heritage Zone	Rototuna North East Character Zone	Special Natural Zone		Temple View Zone	Peacocke Character Area				
				Lake Waiwhakareke Landscape Character Area	Ridgeline Character Area		In the absence of an approved Master Plan	Terrace Area	Hill Area (Slope less than 5 degrees)	Hill Area (Slope greater than 5 degrees)	Gully Area
a. Front Sites (maximum % unless otherwise stated)	35	35	Net site area less than 750m² – 40% Net site area greater than 750m² – 20%	40	25	40	Net site area is greater than 5000m² – 8% up to a maximum of 1200m² GFA Net site area is 5000m² or less – 25% up to a maximum of 500m² GFA	40 Apartments and Duplex units – 50%	40	35	35
b. Rear Sites (maximu	40	35	Net site area less	40	25	40	Net site area is greater	40 Apartme	35	35	35

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m % unless otherwise stated)			than 750m^2 – 40% Net site area greater than 750m^2 – 20%				than 5000m^2 - 8% up to a maximum of 1200m^2 GFA Net Site area is 5000m^2 or less – 25% up to a maximum of 500m^2 GFA	nts and Duplex units – 50%			

5.4.3 Permeable Surface and Planting

	Special Residential Zone	Special Heritage Zone	Rototuna North East Character Zone	Special Natural Zone		Temple view Zone		Peacocke Character Zone			
				Lake Waiwhakareke Landscape Character Area	Ridgeline Character Area	Character Area	Heritage Area	Terrace Area	Hill Area (Slope less than 5 Degrees)	Hill Area (Slope Greater than 5 Degrees)	Gully Area
a. Permeability across the entire site (including area required by Rule 5.4.3.b below) (minimum % unless otherwise stated)	40	40	50	20	40	35	40	20	35	40	40
b. Front sites, corner sites, through sites only: Permeability of the front setback excluding vehicle and access provisions required by Rule 5.4.6 be planted in grass, shrubs or trees (see Figure 5.4.3a)	100	100	100	100	100	100	100	100	100	100	100

c. The planted area required in Figure 5.4.3a shall:

i. Be planted in the first planting season following completion of the building.

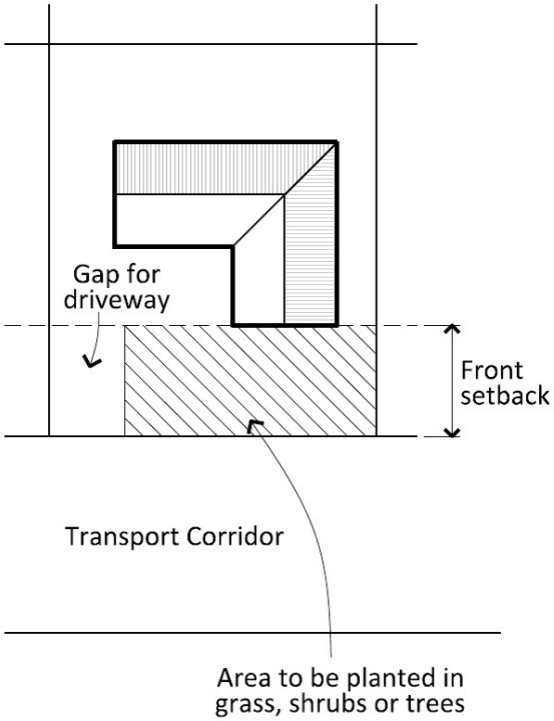
ii. Be of a permeable nature with planting consisting of a combination of groundcover, shrubs and trees.

iii. Provide vegetative coverage of the specified area within two years from the time of planting.

iv. Ensure visibility between the dwelling and any adjoining areas of public space.

Figure 5.4.3a: Planting requirement forward of the front building line

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5.4.4 Building Height

Table 5.4.4a: Building height – Special Residential, Special Heritage and Special Natural Zones

	Special Residential Zone	Special Heritage Zone			Special Natural Zone	
		Frankton Railway Village	Hayes Paddock	Hamilton East Villa	Lake Waiwhakareke Landscape Character Area	Ridgeline Character Area
For the Temple View Zone and Peacocke Character Zone see Table 5.4.4b and for Rototuna North East Character Zone see Table 5.4.4.c						
a. Front, corner and through site (maximum height unless otherwise stated)	7m	5m	6m	7m	10m	8m
b. Rear site (maximum height unless otherwise stated)	8m	5m	6m	7m	10m	8m
c. Storeys	-	Maximum One	-	-	Maximum Two Where a site boundary (excluding accessways) adjoins the Natural Heritage Park or is separated only by a road reserve	-

Table 5.4.4b: Building height – Temple View and Peacocke Character Zones

	Temple View Zone					Peacocke Character Zone				
	Character Area				Heritage Area	In the absence of an approved	Terrace Area	Hill Area (Slope less than 5 degre	Hill Area (Slope greater than 5	Gully Area
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5					

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						Master Plan		es)	degrees)	
For Special Residential Zone, Special Heritage Zones and Special Natural Zones see Table 5.4.4a.										
a. Front, corner and through site (maximum height unless otherwise stated)	12m	12m except buildings within the former teacher housing character corridor along the eastern frontage of Tuhikaramea Road and the western side of Tuhikaramea Road between Fosters Road and Wade Land Reserve: Maximum height 6m, and buildings with road frontage to the western side of Tuhikaramea Road north of Fosters Road: maximum height 10m	12m	12m	No part of any new or extended building or structure shall be higher than the floor level of the Temple	10m	12m	10m	10m	10m
b. Rear site (maximum height unless otherwise stated)	15m	12m	12m	12m	As above	10m	12.5m	10m	10m	10m
c. Storeys	-	Single storey within the former teacher housing character corridor along the eastern frontage with Tuhikaramea Road and the western frontage between Fosters Road and Wade Lane Reserve.	-	-	-	-	-	-	-	-

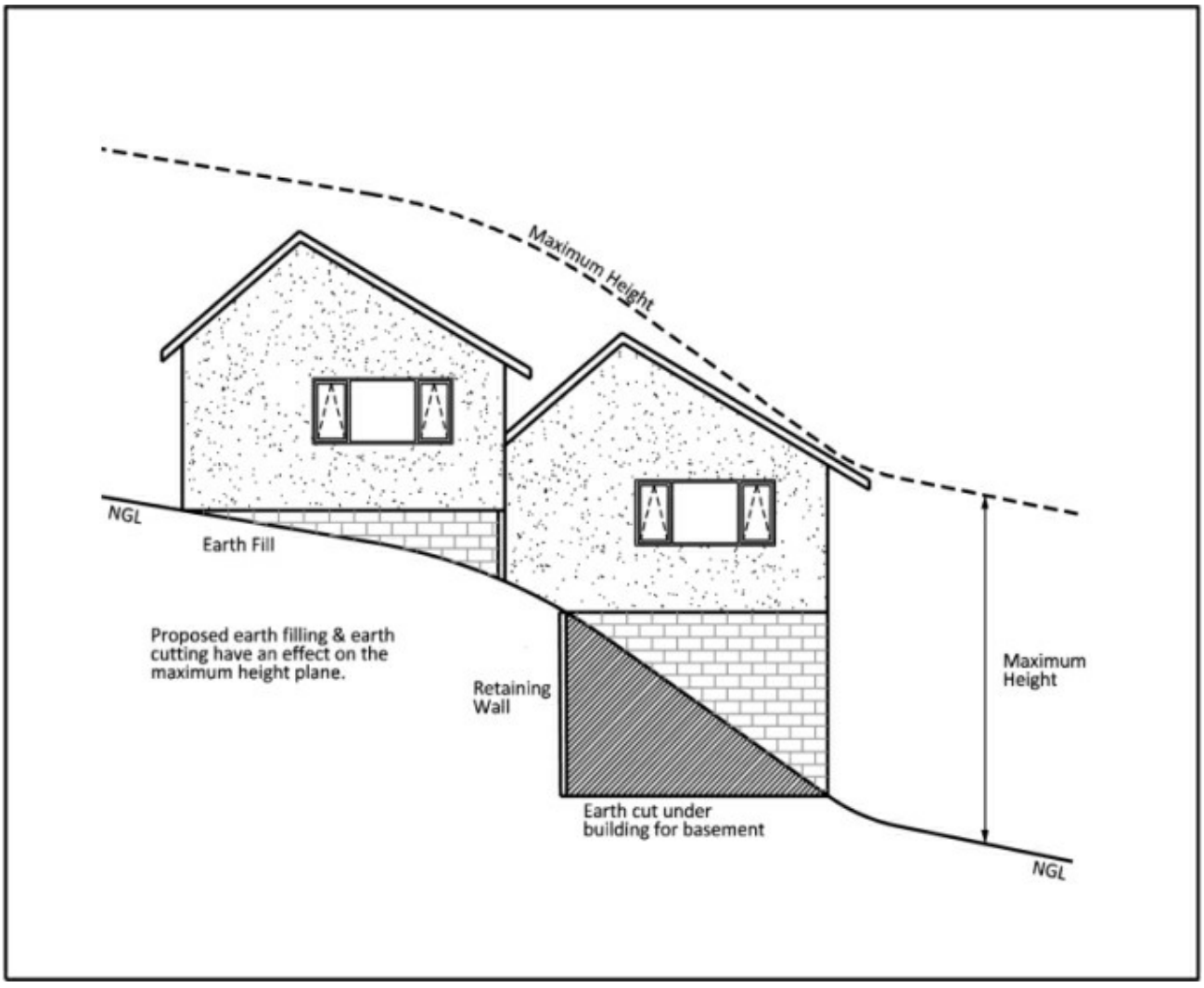
Table 5.4.4c: Building Height – Rototuna North East Character Zone

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Height in relation to any building in the Rototuna North East Character Zone only means the vertical distance between the natural ground level immediately below that part of the highest part of the building immediately above the point. Being, the highest part of the building means the highest part of the main structure of the building, including parapets, but without taking into account projections measuring not exceeding 2m in height and 1m^2 in area or an aerial permitted within Chapter 25.7 Network Utilities and Electricity Transmission Corridors (see Figure 5.4.4a).

	Rototuna North East Character Zone
a. Front, corner, rear and through site using the Rolling Height Method (Figure 5.4.4a)	Sites less than 750m^2: Maximum 10m Site greater than 750m^2: Maximum 8m

Figure 5.4.4a: Rolling Height Method – Rototuna North East Character Zone



5.4.5 Height in Relation to Boundary

a. No part of any building shall protrude through a height control plane rising at an angle of 28 degrees between northwest (315 degrees) and northeast (45 degrees), and

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rising at an angle of 45 degrees in all other directions. This angle is measured from 3m above ground level at all boundaries.

Except that:

i. Where buildings are attached, no height control plane is required between those buildings.

ii. Where there are two or more dwellings on the same site, the plane shall be measured at a line midway between the two dwellings rising at an angle of 45 degrees and with this angle measured from 3m above ground level at the midway line.

iii. Where a boundary adjoins a transport corridor or access, the 45 degree angle applies to that boundary, measured 3m above the boundary.

iv. Where the buildings are part of an approved Master Plan within the Peacocke Character Zone.

5.4.6 Building Setbacks

Table 5.4.6a: Building setbacks – Special Residential, Special Heritage, Rototuna North East Character Zone and Special Natural Zones

	Special Residential Zone	Special Heritage Zone	Special Natural Zone	
			Lake Waiwhakareke Landscape Character Area	Ridgeline Character Area
For Temple View Zone and Peacocke Character Zone see Table 5.4.6b. For Rototuna North East Character Zone see Table 5.4.6c.				
a. From a boundary with - any collector or local transport corridor (minimum setback unless otherwise stated)	All buildings shall be set back from the boundary the greater of: i. 5m, or ii. The average of the front setback of buildings on adjoining sites (except rear sites), provided that: • Where an adjoining site is vacant the setback shall be taken as being 5m • For corner sites the setback of the adjoining site shall be taken as the average		3m	5m
b. From a boundary with – any arterial transport corridor (minimum setback unless otherwise stated)	As per a.		5m	5m
c. Where a garage or carport faces a transport corridor it shall be set back a minimum of 8m.				
d. Front, corner and through site - side and rear boundaries (minimum setback)	One side boundary 3m Other side boundary and rear boundary 1.5m	1.5m	1.5m	3m
e. Rear site - all boundaries (minimum setback)	1.5m	1.5m	1.5m	3m
f. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)			

Note

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1. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

Table 5.4.6b: Building setbacks – Temple View and Peacocke Character Zones

	Temple View Zone					Peacocke Character Zone	
	Character Area				Heritage Area	In the absence of an approved Master Plan	Terrace, Hill and Gully Character Areas
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5		
For the Special Residential Zone, Special Heritage Zone and Special Natural Zones see Table 5.4.6a.							
a. From a boundary with any collector or local transport corridor (minimum setback unless otherwise stated)	3m	3m	3m	5m	5m	5m	3m
b. From a boundary with any arterial transport corridor (minimum setback unless otherwise stated)	5m	Minimum setback within the former teacher housing corridor along the frontage with the eastern side of Tuhikaramea Road = 13m Minimum 5m in all other situations	-	5m	No Building to be located closer to Tuhikaramea Road than the existing setback distance to the Temple Minimum 5m in all other situations	5m	5m
c. Where a garage or carport faces a transport corridor it shall be set back a minimum of 8m							
d. Front, corner and through site – side and rear boundaries (minimum setback)	1.5m	1.5m	1.5m	3m	3m	-	1.5m
e. Rear site – all boundaries (minimum setback)	1.5m	1.5m	1.5m	3m	3m	-	1.5m
f. Any other boundary (for buildings and outdoor hardstands used for housing and feeding of animals, including milking sheds and shearing sheds) (minimum setback)	-	-	-	-	-	50m	-
g. Residential unit	-	-	-	-	-	500m	-

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setback from an existing intensive farm (minimum setback)							
h. Any other boundary not otherwise identified above (minimum setback)	-	-	-	-	-	5m	-
i. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)						

Note

1. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

Table 5.4.6c: Building setbacks – Rototuna North East Character Zone

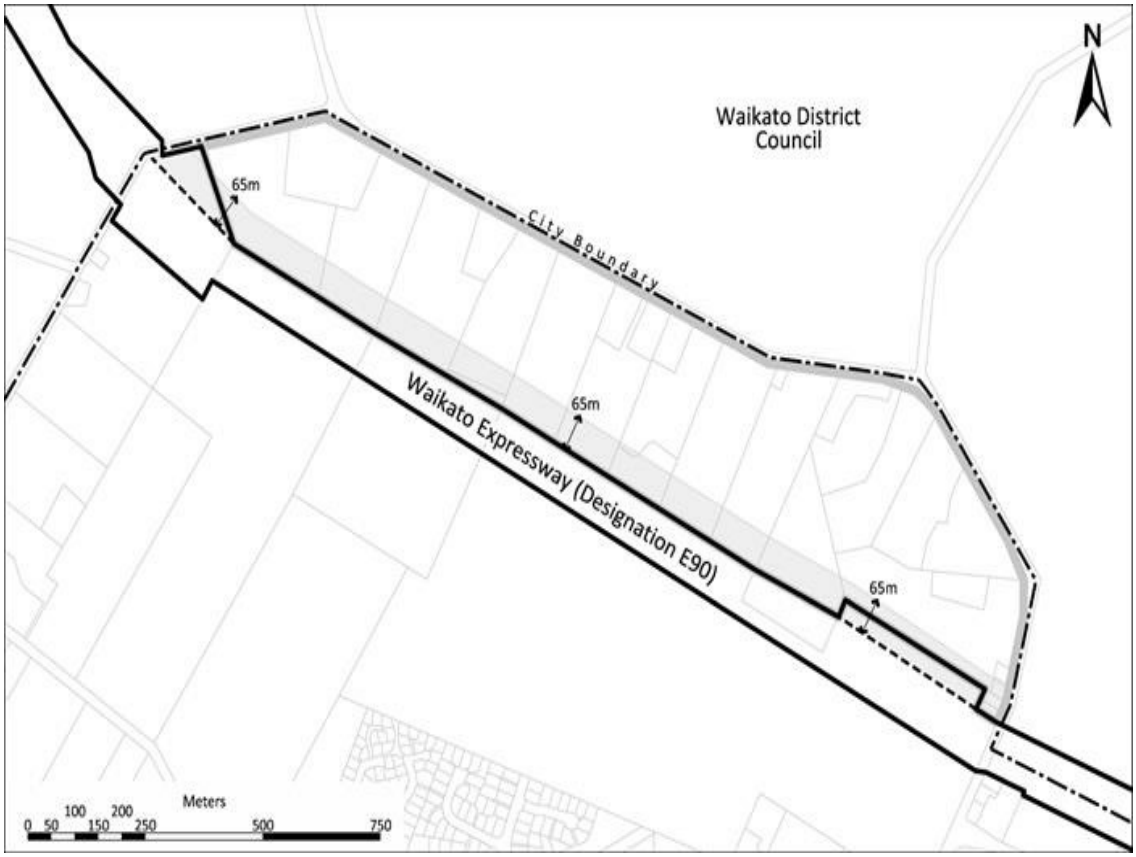
	Rototuna North East Character Zone
a. From a boundary with any collector or local transport corridor (minimum unless otherwise stated)	All buildings shall be setback from the boundary the greater of: i. 5m, or ii. The average of the front setback of buildings on adjoining sites (except rear sites), provided that: • Where an adjoining site is vacant the setback shall be taken as being 5m • For corner sites the setback of the adjoining site shall be taken as the average
b. From a boundary with any arterial transport corridor (minimum unless otherwise stated)	Refer to 5.4.6c f and g.
c. Where a garage or carport faces a transport corridor it shall be set back a minimum of 8m.	
d. Front, corner and through site – side and rear boundaries (minimum)	1.2m
e. Rear site – all boundaries (minimum)	1.5m
f. All habitable buildings shall be set back a minimum of 65m from the Waikato Expressway (Designation E90) as shown on Figure 5.4.6a except that if the location of the carriageway within the designation corridor of the Waikato Expressway has been confirmed in writing by the Requiring Authority; or confirmed through an Outline Plan of Works approval under s176A of the RMA; or construction is underway or completed the setback shall be a 55dB$L_{Aeq(24hr)}$ contour line from the Waikato Expressway carriageway boundary determined at the time of subdivision.	
g. All non-habitable buildings within the 65m setback as shown Figure 5.4.6a shall be set back a minimum of 5m from the Waikato Expressway (Designation E90) except that if the location of the carriageway within the designation corridor of the Waikato Expressway has been confirmed in writing by the Requiring Authority; or construction is underway or completed the set back shall be 10m from the actual carriageway edged of the Expressway.	
h. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)

Note

1. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

Figure 5.4.6a: Waikato Expressway Setback for properties within the Rototuna North East Character Zone adjoining the northern boundary of the Waikato Expressway (Designation E90)

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5.4.7 Interface Between Public and Private

a. These standards only apply to front, corner and through sites only.

b. Location of accessory buildings within the front setback

   i. All detached accessory buildings shall be located no further forward of the front building line of the dwelling than 0.5m, (see Figure 5.4.7g);

   ii. Accessory buildings that are an integral part of the design and construction of the dwelling shall, if the garage door is to face the street be located no further forward of the front building line of the dwelling than 0.5m, (see Figure 5.4.7h);

   iii. Accessory buildings that are an integral part of the design and construction of the dwelling, if the garage door is 90 degrees to the street it shall be forward of the front line of the dwelling (but not encroaching into the front setback), by no more than 8m.

c. At least one habitable room shall have a clear glazed window facing the transport corridor. For corner sites, this shall be required only on the transport corridor frontage from which vehicular access is provided.

Figure 5.4.7g: Setback for accessory buildings – an example of an accessory building that is an integral part of design

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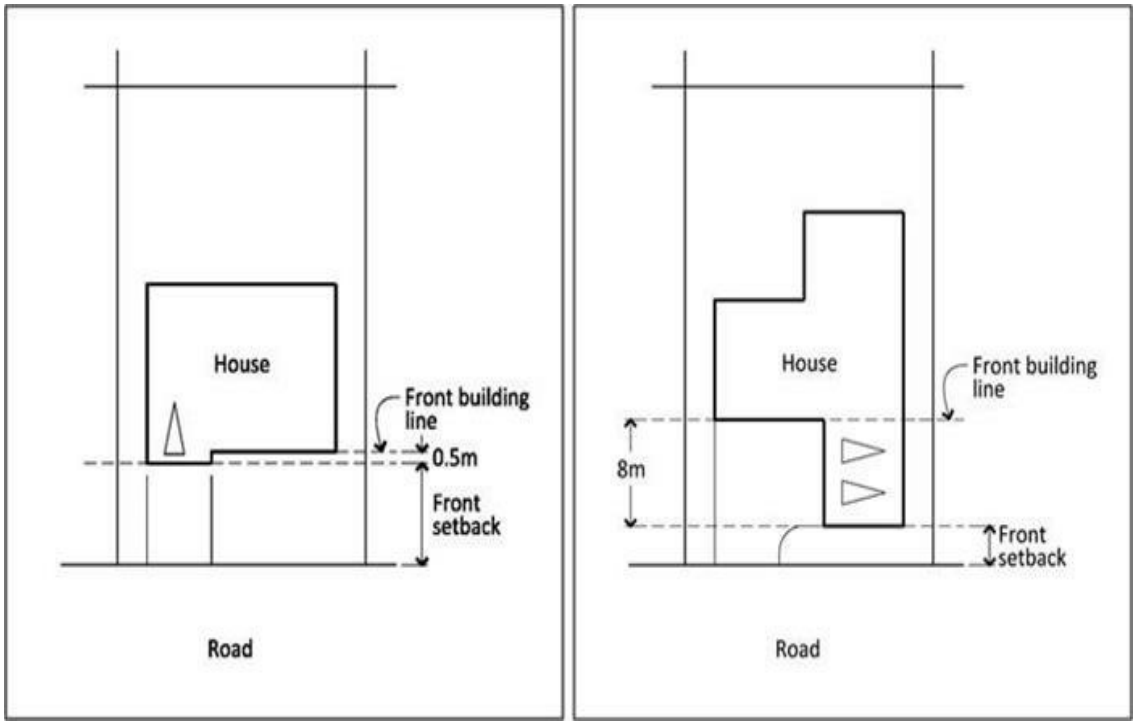
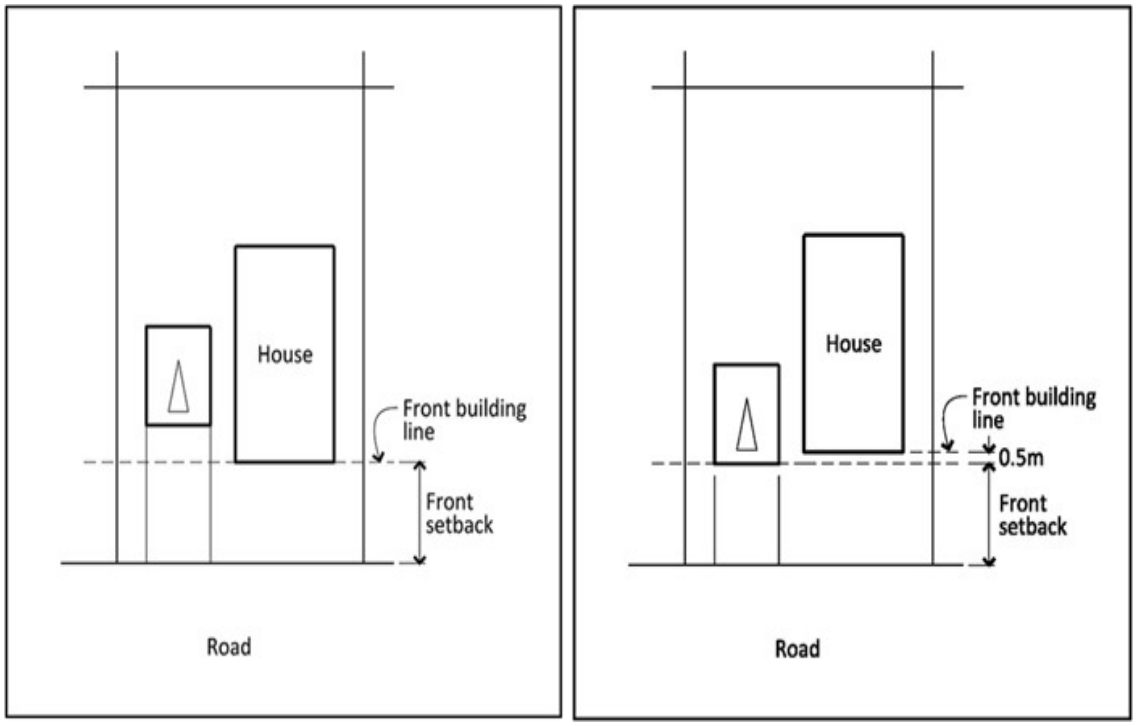


Figure 5.4.7h: Setback for accessory buildings – example of a detached accessory building



5.4.8 Fences and Walls

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a. Fences and walls shall have a maximum height of 1.8m, except as provided below. For sites located within a Historic Heritage Area then the fences and/or walls standard in Chapter 19 Historic Heritage will take preference.

b. Fences and walls within the Special Residential Zone and Special Heritage Zone shall have a maximum height of 1.2m for front and side boundary fences or walls located forward of the front building line of the dwelling.

5.4.9 Residential Buildings – Separation and Privacy

a. Residential buildings shall be set back at least 3m from the nearest part of any other residential building on the same site, except:

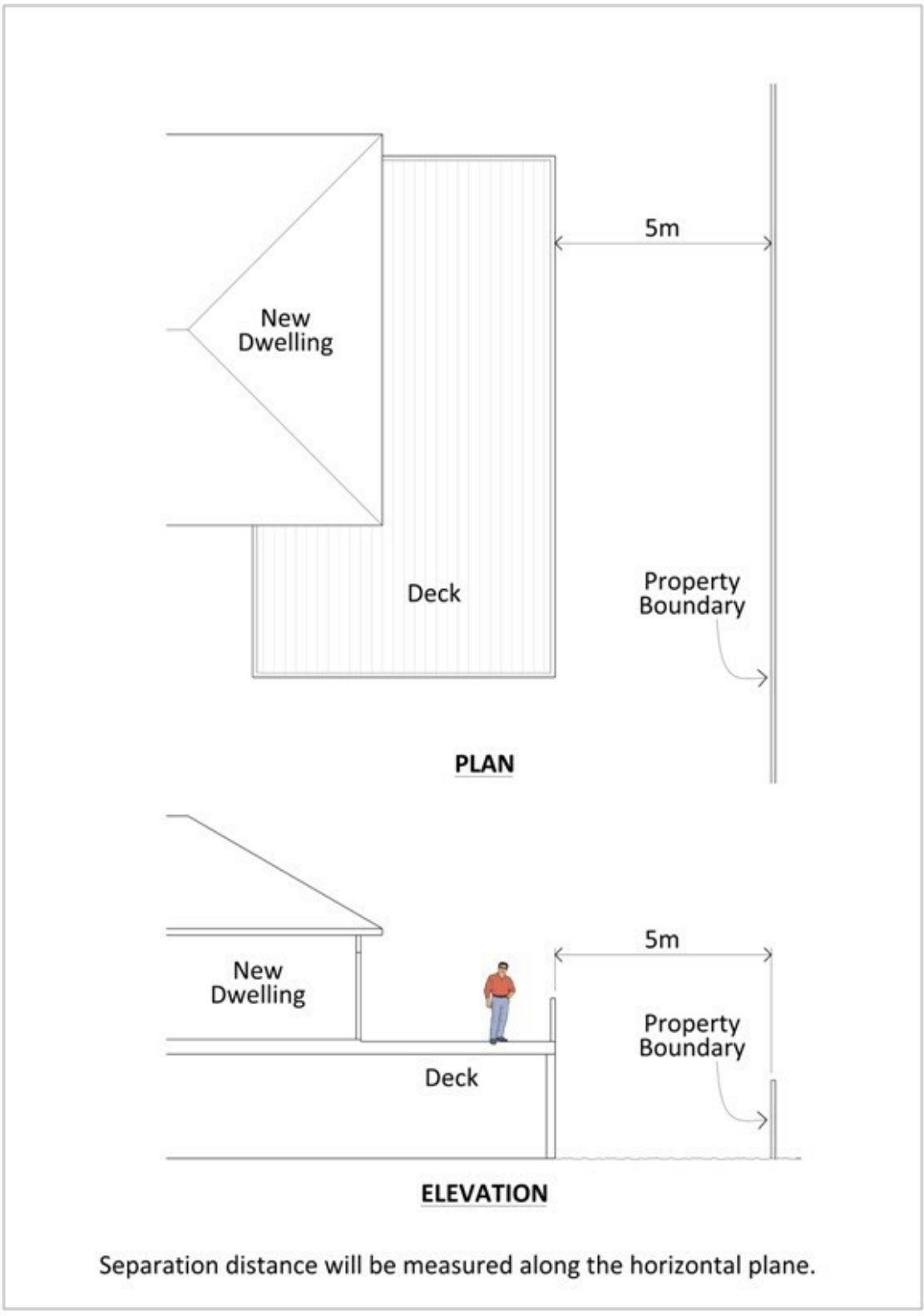
   i. No separation is required between buildings that are attached.

   ii. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings on the same site, separation distance is a minimum of 1.5m.

b. A balcony at upper-floor level shall be set back at least 5m from boundaries (see Figure 5.4.9a). This does not apply to a boundary along a transport corridor, access way, right-of-way, private way, access lot, or entrance strip less than 6m wide.

Figure 5.4.9a: Upper-floor setbacks for separation and privacy

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.



c. Temple View Character Area. Within the teacher housing corridor there shall be a minimum 7m separation distance between single dwellings.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

5.4.10 Buildings and Activities within the Temple View Zone's Character and Heritage Areas

Description	Requirements	
	Character Area	Heritage Area
a. Curtilage wall along Tuhikaramea Road	Shall be reinstated to reflect the height, colour, design quality and spatial relationship with the built form of the former teacher housing	Shall be reinstated to reflect the height, colour and design quality of the curtilage wall
b. Colour: Applies to new buildings or alterations of existing buildings	Shall be in general accordance with the colour scheme throughout the Character Area's and adjoining Heritage Area	Shall be in general accordance with the colour scheme identified throughout the Character Area's and adjoining Heritage Area
c. Repairs and maintenance to buildings or structures	Shall be in accordance with the broader architectural characteristics such as colour, form, materials and finishes	Shall be in accordance the broader architectural characteristics such as colour, form, materials and finishes
d. Maintenance, repair and replacement of former teacher accommodation along Tuhikaramea Road	Shall reflect the general spatial characteristics, scale and modulation of the existing teacher accommodation as viewed from Tuhikaramea Road, with particular regard to the offset from the front boundary, architectural response to Tuhikaramea Road and curtilage treatment. Buildings shall include the broader architectural characteristics such as colour, form, materials and finishes and deliver on the principles of good urban design	
e. New building and development	Buildings shall generally reflect the broader architectural characteristics including but not limited to colour, style, materials and finishes to maintain a coherent character to the overall site and deliver on the principles of good urban design	Shall maintain the overall open spatial characteristics of the area, as viewed from Tuhikaramea Road with particular regard to the immediate surrounding landscape and the primacy of the Temple within the area. Buildings shall include the broader architectural characteristics such as colour, form, materials and finishes to maintain a coherent character to the overall site and deliver on the principles of good urban design
f. Repairs, maintenance and replacement of private roads and car parking areas	Shall be maintained or developed to reflect the sealed surface and kerbed edge consistent with the roads and parking areas while allowing for alternative treatment consistent with the overall character of the area where warranted for good urban design or functional requirements	Shall be maintained or developed to reflect the sealed surface and kerbed edge consistent with the roads and parking areas while allowing for alternative treatment consistent with the overall character of the area where warranted for good urban design or functional requirements

5.4.11 Outdoor Living Area

a. These standards do not apply to managed care facilities or rest homes.

b. Each residential unit shall be provided with an outdoor living area that is:

   i. For the exclusive use of each residential unit.

   ii. Readily accessible from a living area inside the residential unit.

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iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

iv. Located on a side of the residential unit which faces north, east or west (refer Figure 5.4.11.e below). For the purpose of this standard, a side that faces north, east or west means the area to the:

- West of the westernmost and/or easternmost corners of the dwelling, and/or
- West of the west facing façade aligned at no more than 15 degrees to the north-south axis; and/or
- East of the east facing façade aligned at no more than 15 degrees to the north-south axis.

c. Outdoor living areas for residential units shall have areas and dimensions as follows:

Residential units	Outdoor living area per residential unit	Shape
i. Including single dwellings and duplex dwellings	60m^2	• Capable of containing a 6m diameter circle • No dimension less than 2.5m
ii. Ancillary residential units	12m^2	• No dimension less than 2.5m

d. The outdoor living area for an ancillary residential unit shall be separate from the outdoor living area provided for the principal residential unit.

Figure 5.4.11e: Outdoor living area – north, east or west

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OUT DOOR LIVING AREA

The location of the outdoor living area for a dwelling will vary based on the dwelling's orientation.

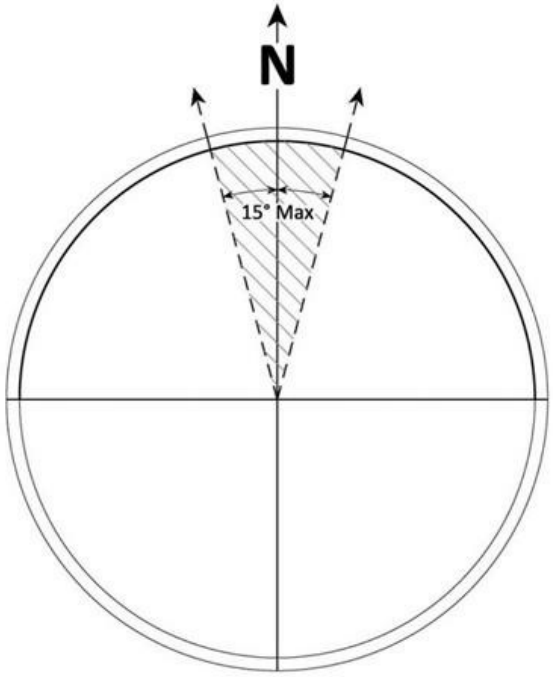
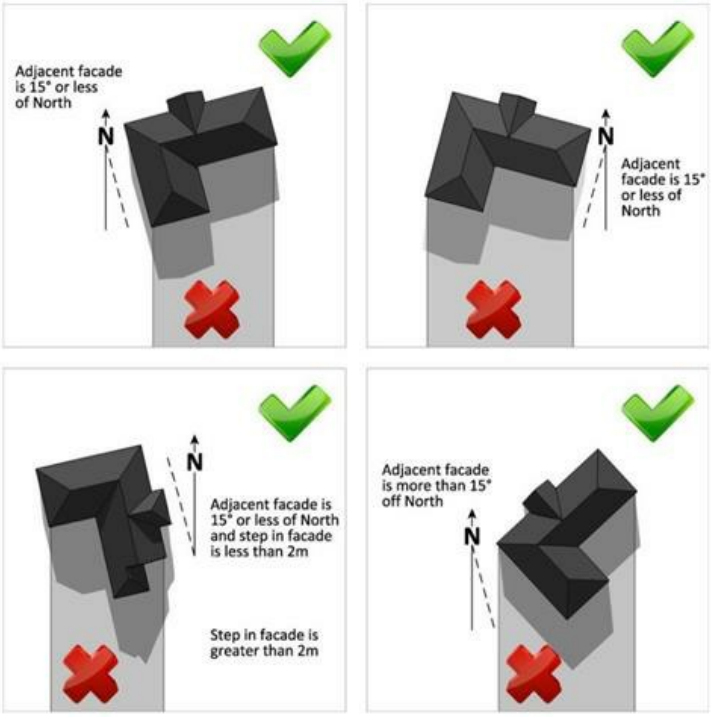


Diagram A: Outdoor Living Area indicator

Note: North is True North

To determine if a dwelling's façade is aligned no more that 15° to the north-south axis, the north point of the Outdoor Living Area Indicator (Diagram A) should to be aligned with the north point shown on the site plan. If façade is within the 15° off set, then that façade should be included as part of the area used to locate outdoor living areas (See diagrams below). If a façade has an in step or out step of more than 2m the façade south of that point should be excluded.



Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

5.4.12 Service Areas

a. These standards do not apply to managed care facilities or rest homes.

Description	Minimum requirements
b. Every site, including first residential unit, but excluding 5.4.12.d to f	i. At least 20m^2 ii. Minimum dimension 3m
c. Service area for second and subsequent residential units, including duplex dwellings	i. Additional 20m^2 for second and each subsequent unit ii. Minimum dimension 3m
d. Service area per ancillary residential unit	i. Additional 10m^2 ii. Minimum dimension 2.5m
e. Apartments	i. 10m^2 ii. Minimum dimension 2.5m
f. Community centres, visitor accommodation, conference facilities	i. 10m^2 ii. Minimum dimension 2.5m
g. Dairies (may be indoor or outdoor)	i. Minimum 10m^2 ii. Minimum dimension 2.5m iii. Readily accessible to service vehicles iv. Indoor service area separately partitioned v. Outdoor service area shall have an all-weather, dust-free surface
h. All service areas	i. Readily accessible from each residential unit ii. Not visible from a public place

5.4.13 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

5.5 Rules – Specific Standards

5.5.1 Ancillary Residential Unit

a. A maximum of one ancillary residential unit per site.

b. A maximum gross floor area of 60m^2.

c. The outdoor living area shall not be included as part of the outdoor living area provided for the principal residential building on site.

5.5.2 Childcare Facility

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. The activity shall not be part of a multiple residential unit development.

b. The activity shall be located on a front, corner or through site.

c. The maximum gross floor area of all buildings shall be 250m^2.

5.5.3 Community Centres, Tertiary and Specialised Training Facilities, Schools and Places of Worship

a. Gross floor area of all buildings	Maximum 250m^2
b. Hours of operation	0700 to 2200 hours
c. Additional hours for special events (maximum 1 per calendar year)	2200 to 0200 hours
d. No exterior indication of the activity, including the display or storage of materials, shall be visible from outside the site, except for permitted signs	

5.5.4 Dairies

a. Gross floor area of retail	Maximum 100m^2
b. Hours of operation	0700 to 2200 hours
c. Building setback from side or rear boundaries	Minimum 5m

5.5.5 Home-based Businesses

a. For the avoidance of doubt, if an activity does not comply with all of the standards specified, it is not a home-based business. Home-based businesses shall:

i. Employ no more than 2 people, one of whom must reside on the site on a permanent basis.

ii. Not exceed 30% of the total gross floor area of buildings on the site.

iii. Not generate any trips by a heavy motor vehicle.

iv. Not generate vehicle trips or pedestrian traffic between 2000 to 0800 hours.

v. Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs.

vi. Retail only those goods which have been manufactured, repaired, renovated or otherwise produced on the site.

vii. Not create electrical interference with television and radio sets or other types of receivers in adjacent residential units.

viii. Not generate nuisances, including smoke, noise, dust, vibration, glare, and other noxious or dangerous effects – these shall be measured at the boundaries of the site.

ix. Have only one sign with a maximum area of 0.6m^2, a maximum dimension of 1m and having no part higher than 2.0m above the adjacent ground level. The sign must be attached to either a fence, wall or building.

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5.5.6 Managed Care Facilities

a. Within one calendar month of its occupancy, the Agency or person(s) responsible for the Managed Care Facility shall provide the residents of the properties adjoining the site and Council's Planning Department a written information pack. The information pack shall include an overview of the Agency and the range of services provided (if relevant), and the type of care and programs to be provided within the Managed Care Facility and shall include the following.

    i. Proposed number of residents.

    ii. The anticipated number of visitors to the site per week and daily visiting hours.

    iii. Anticipated full-time equivalent staff at the facility.

    iv. Regular and emergency contact details to enable prompt and effective contact if necessary.

    v. The policies for the management of possible emergency situations including the management of neighbour relations in an emergency situation.

b. An outdoor living area shall be provided which is:

    i. For the exclusive use of the residents.

    ii. Readily accessible for all residents.

    iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

    iv. Comprises no more than 35% impermeable surface area.

    v. Provided with a screen, wall or fence along that part of any site boundary adjoining the outdoor living area in order to screen the area from abutting properties.

c. The outdoor living area shall be provided communally which shall comprise:

    i. At least 15m² per resident.

    ii. A minimum dimension of not less than 4m.

    iii. An area capable of containing a 6m diameter circle.

    iv. At least 60% at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.

d. A service area shall be provided that has:

    i. A minimum area of $20m^2$; with a minimum dimension of 3m.

    ii. In cases where a fully equipped laundry (washing and drying machines) is provided, then the service area can be reduced to a minimum of $16m^2$ with a minimum dimension of 2m.

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e. Staff providing supervision for managed care facilities accommodating 8 or more residents shall be present on site at all times that residents are in occupation.

f. No part of any site to be used as a managed care facility shall be located within a 150m radius of an existing managed care facility for which a resource consent was required for its establishment or operation, unless the facilities are separated by the Waikato River, an arterial transport corridor, railway lines, or a gully system identified by the Waikato Riverbank and Gully Hazard Area within the Planning Maps.

g. No part of any site or premises used as a managed care facility shall contain a secure unit.

5.5.7 Relocated Buildings

a. Any relocated building intended for use as a dwelling (excluding previously used accessory buildings) must have been previously designed, built and used as a dwelling.

b. A building inspection report shall accompany the application for a building consent. That report is to identify all reinstatement works that are to be completed to the exterior of the building.

c. All reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.

d. The proposed owner of the relocated building must certify that the reinstatement work will be completed within the six month period.

5.5.8 Show Homes

a. These shall be:

   i. Staffed by a maximum number of two staff at any time.

   ii. Located on a front or corner site.

   iii. Have a maximum activity duration of two years from the time of first occupation.

5.5.9 Rest Homes

a. Maximum occupancy shall be 10 residents (including live-in staff), excluding rest homes within the Temple View Comprehensive Development Plan Area 2 in Volume 2, Appendix 4, Figure 4-5.

b. The maximum density for rest homes shall be:

   i. One person per 75m^2 of net site area in the Special Residential and Special Natural zone; or

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ii. One person per 50m^2 of net site area in the Special Heritage zone, Peacocke Character Zone and Temple View Zone.

c. An outdoor living area shall be provided that:

i. Is for the exclusive use of the residents.

ii. Is readily accessible for all residents.

iii. Is free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

iv. Has a maximum area of impermeable surfaces not exceeding 60% of the outdoor living area.

d. The outdoor living area shall be provided communally which shall comprise:

i. At least 12m^2 per resident.

ii. A minimum dimension of not less than 4m.

iii. An area capable of containing a 6m-diameter circle.

iv. At least 60% provided at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.

e. A service area shall be provided with areas and dimensions as follows:

i. Minimum area of 20m^2.

ii. Minimum dimension of 3m.

iii. Provided that where a fully equipped laundry (both washing and drying machines) is provided in the rest home, then the service area can be reduced to a minimum of 16m² with a minimum dimension of 2m.

5.5.10 Visitor Accommodation

a. Maximum occupancy for visitor accommodation shall be 12 guests.

b. Visitor accommodation shall not provide for the sale of liquor through an ancillary facility such as a bar or a restaurant.

5.5.11 Retail activities within the Peacocke Character Zone and Temple View Zone

a. Retail activities within the Peacocke Character Zone need to be in general accordance with the Peacocke Structure Plan.

b. Retail activities within the Peacocke Character Zone that form part of an approved Master Plan or part of a land use consent for Precinct 1 within the Temple View Zone, Character Area shall be required to comply with the associated rules in Chapter 6: Business Zones 1 to 6 as follows:

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i. Business Zone 5 when located in the defined Suburban Centre

ii. Business Zone 6 when located in the defined Community Focal Point

once a Master Plan or land use consent has been implemented.

5.5.12 Development Yield in the Rototuna North East Character Zone

a. The maximum development yield, spread over the entire area shall be 1100 residential units.

5.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. Any building or structure (including alterations and additions) identified as a Restricted Discretionary Activity in the Special Character Zone; except where specifically listed below*.	• E – Heritage Values and Special Character
ii. Any activity identified as a Restricted Discretionary Activity in the Special Character Zone; except where specifically listed below*.	• E – Heritage Values and Special Character
iii. Alterations and additions forward of the front building line to a pre-1940 dwelling within the Hamilton East Dwelling Control area or to a pre-1939 dwelling within the Claudelands Dwelling Control area on a front, corner or through site	• E – Heritage Values and Special Character
iv. Ancillary residential unit*	• B – Design and Layout • E – Heritage Values and Special Character
v. Single dwelling: Second and subsequent residential unit per site*	• B – Design and Layout • E – Heritage Values and Special Character
vi. Duplex dwellings – excluding Hayes Paddock*	• B – Design and Layout • E – Heritage Values and Special Character
vii. Childcare facility for 6 or more children, except in Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
viii. Community centre	• B – Design and Layout • E – Heritage Values and Special Character
ix. Dairy	• B – Design and Layout • E – Heritage Values and Special Character
x. Tertiary education and specialised training facility	• B – Design and Layout • E – Heritage Values and Special Character

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xi. Rest home*	• B – Design and Layout • E – Heritage Values and Special Character
xii. Walkways and cycleways*	• E – Heritage Values and Special Character • G – Transportation
xiii. Single dwelling: First residential unit per site*	• B – Design and Layout • E – Heritage Values and Special Character
xiv. Childcare facility within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xv. Apartments within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xvi. Erection of any boundary structure along Tuhikaramea Road, within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xvii. Construction of a new building within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xviii. School within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xix. Marae within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xx. Place of Worship within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xxi. Visitor accommodation within Precinct 4 of the Character Area within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xxii. Retail activity, other than as a homebased business in Precinct 1 of the Character Area within Temple View	• B – Design and Layout • E – Heritage Values and Special Character • H1 – Function, vitality and amenity of centres
xxiii. Healthcare services within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xxiv. Place of Assembly within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xxv. Office, other than as a home-based business, in Precinct 1 of the Character Area within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character • H1 – Function, vitality and amenity of centres
xxvi. Emergency housing for up to 10 residents within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xxvii. Managed care facilities within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

5.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

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- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

6 Business 1 to 7 Zones

6.1 Purpose

a. Business resources commonly group around a series of centres in Hamilton and include activities such as retailing, offices, business and financial services, manufacturing, warehousing and associated parking, storage and display areas. These areas and the infrastructure that serves them are significant public and private resources and influence the urban form and function of all parts of the City.

b. The grouping of business activities into centres provides an environment that will draw in other business and facilities. This agglomeration results in productivity gains arising from economies of scale and efficiencies of inter-connectedness.

c. The focus of the business centres' hierarchy is to manage existing centres to ensure they retain and enhance their function, vitality, viability and amenity as focal points for a diverse range of activities needed by the community. Ongoing public investment is a significant element in any centres-based strategy.

d. A centre is a cohesive or integrated set (cluster) of diverse land-use (business) activities, characterised by high pedestrian levels in a high-amenity public environment and supported by efficient and accessible passenger transport, infrastructure and services.

e. A business centres' hierarchy has been developed that comprises six tiers. The overall aim being to re-establish the primacy of the Hamilton Central City and define its relationship with the sub-regional centres and suburban centres, in particular, with each centre comprising one or more of the following Business Zones.

    i. The Central City Zone (refer to Chapter 7: Central City Zone)

    ii. Sub-regional centres being at The Base and Chartwell that generally comprise some or all the following business zones:

        - Business 3 (sub-regional centre) Zone at The Base, the primary sub-regional centre

        - Business 3 (sub-regional centre) and Business 5 (suburban centre) Zone at Chartwell, the secondary sub-regional centre

    iii. Suburban centres distributed around the City's residential neighbourhoods that comprise:

        - Business 5 (suburban centre) Zone

        - Business 1 (commercial fringe) Zone

    iv. Neighbourhood centres serving local residential areas that comprise the Business 6 (neighbourhood centre) Zone

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v. Localised commercial activity supporting major visitor facilities that comprise the Business 2 (events facilities) Zone

vi. Commercial fringe areas where specific activities have conglomerated to create a particular enclave or precinct or related uses comprise the Business 1 (Commercial Fringe) and Business 7 (Frankton Commercial Fringe) Zones.

f. The approach taken in this plan is necessary to ensure that investment in infrastructure and services is programmed and used most efficiently. The approach will also support the primacy of the Central City and manage the range and scale of commercial development outside this area to ensure its function, vitality, viability and amenity is enhanced.

g. Zoning and rule provisions provide for a range of activities, scales and formats appropriate to managing the effects of development of business centres, the principally retail role of the sub-regional centres, the community, mixed use and pedestrian focus of the suburban centres, the neighbourhood function of local facilities, the supporting role of commercial fringe areas and the peak visitor demands associated with visitor facilities.

h. The rule provisions reflect seven distinctive business environments, which operate either individually or in combination with each other. In each Business Zone the distribution of office and retail development, outside the Central City Zone, is controlled to ensure that adverse effects on the Central City are avoided. Rules are more permissive in relation to community activities while residential activity above ground floor as part of appropriate mixed use is encouraged in the suburban centre, neighbourhood centre and commercial fringe zones. The intention is to encourage the establishment of retail and office activities back to the Central City. The retention, re-development and return of office activities to the Central City is critically important to maintaining a sizeable day-time population to support retail and other activities.

i. The approach also aims to consolidate people-focused activities within cohesive and integrated business centres, supported by larger-format vehicle based activities in the fringes of these centres. This is reflected in the sub-regional centres zoning and in particular at Te Rapa North, where a grouping of large format activities has established within and on the edge of The Base retail centre.

j. It is envisaged that future large format retail growth will be accommodated within existing centres and significant large format retail development beyond the identified out of centre zones is not envisaged for the Plan period. Large format retail zoning provides for out-of-centre development of large format retail activities only in circumstances where their scale/floor area may not be appropriate in centres within the business hierarchy and it can be demonstrated that the primacy, function, vitality, viability and amenity of the Central City, the function, vitality, viability and amenity of the sub-regional centres and the function of lower order centres within the business hierarchy are not undermined.

The Commercial fringe zoning also provides for those out of centre areas which have developed with a common character such as health care and hospitals, or building, automotive, and other wholesale retail and trade activities. Such common function-based precincts are unique and have been developed over time, outside of the city centre and suburban centre localities.

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k. The Commercial Fringe zone provides for a mix of uses and commercial activities in locations that are adjacent to nearby centres. It is anticipated business activities will complement and support the centres they are adjacent to without undermining the primacy, function, vitality and amenity of the Central City, sub-regional centres or suburban centres.

l. In some limited locations commercial development has occurred outside defined centres on large sites; Home Straight Park is one such example. It can be described as an integrated business park with a unique set of characteristics. These include being reliant on passing motor vehicle custom, shared access and common parking on site, common landscaping themes, and shared services supporting mixed use developments that include offices, small and large format retailing and commercial services.

m. Hamilton East is also recognised as having a unique character, being an important residential and employment area situated close to the Central City, readily accessible from a walkable residential catchment, yet well served by public transport. A greater commercial role for Hamilton East is envisaged as an 'overflow' or fringe commercial area to the Central City and as a stand alone suburban centre. There are opportunities for sites on the fringe of the suburban centre to be developed to accommodate a range of residential and commercial activities.

n. A defined area within Frankton has developed over time to establish a unique character largely functioning as a wholesale retail and trade commercial area, serving building, automotive and other industries. This area is characterised by smaller sites, showrooms, trade supply and limited general retail and office activity.

o. The adoption of the business centres hierarchy is consistent with the commercial development framework promoted in the Regional Policy Statement. This recognises the Hamilton Central City as the primary commercial, civic and social centre in the region ahead of the sub-regional centres of The Base and Chartwell. See Figures 6.1a and 6.1b.

Figure 6.1a: Chartwell Sub-regional Centre

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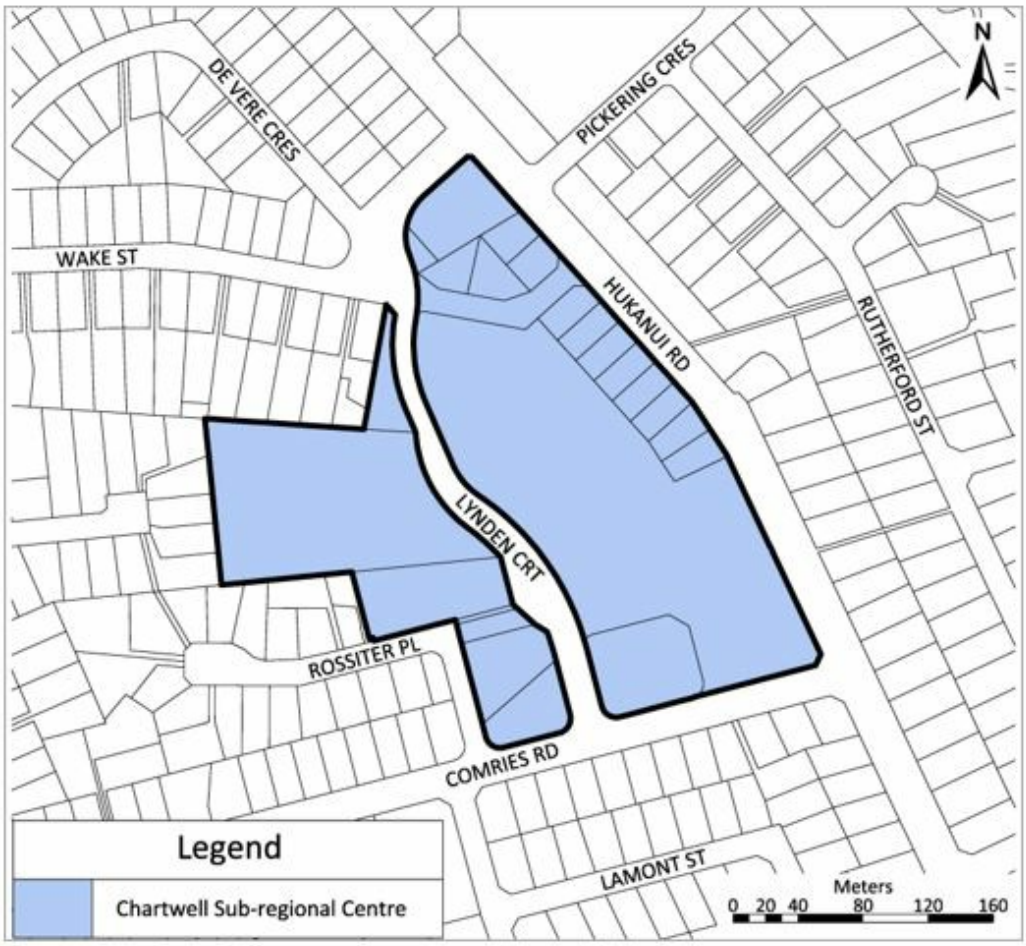
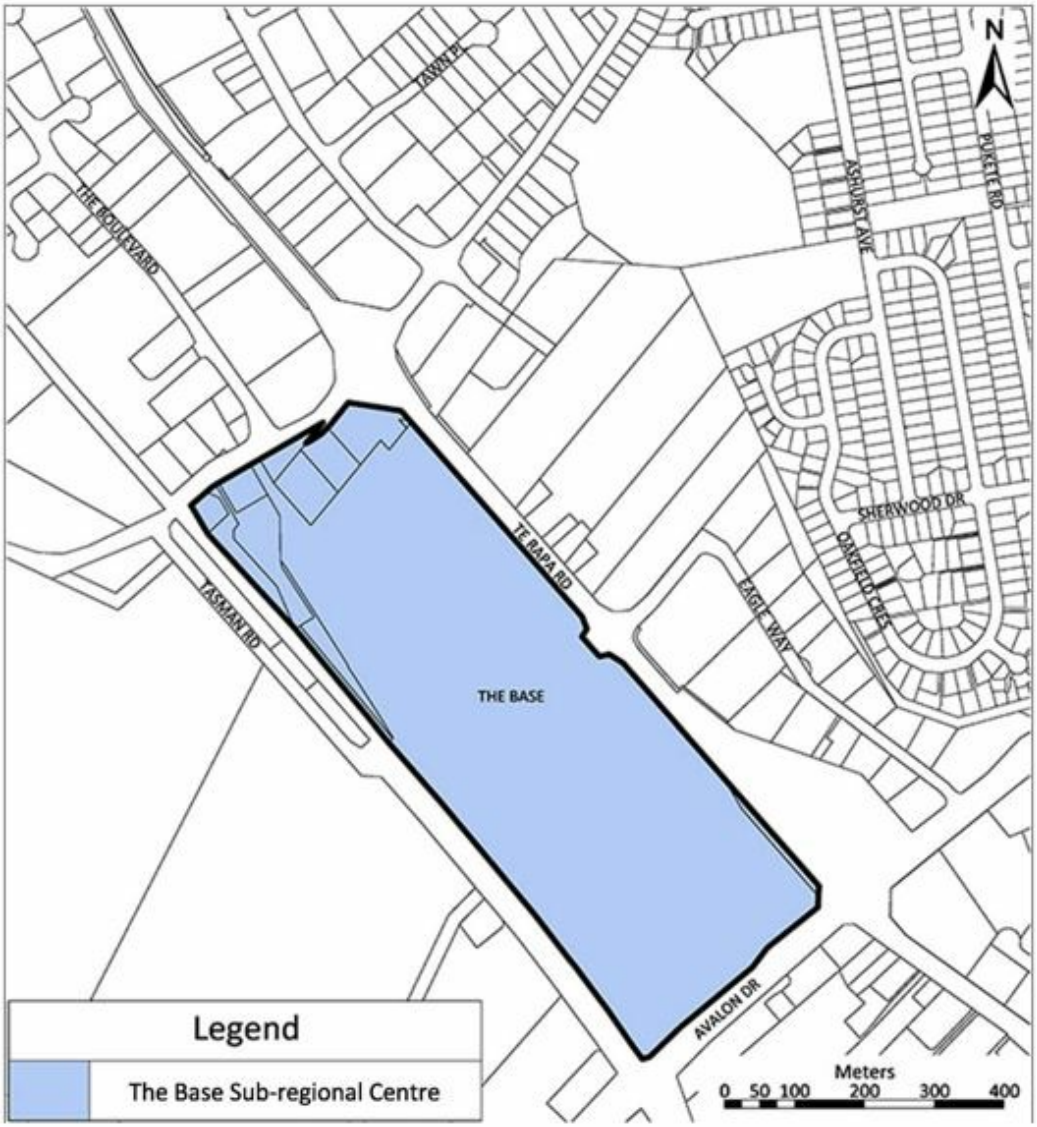


Figure 6.1b: The Base Sub-regional Centre

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Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.



6.2 Objectives and Policies: Business 1 to 7 Zones

Sub-regional Centres

Objective	Policies
6.2.1 The Base and Chartwell function as sub-regional centres for business activities providing a scale and diversity of retail floorspace, entertainment facilities and limited offices while not undermining the primacy, vitality, viability, function and amenity of the Central City.	**6.2.1a** The further development of sub-regional centres, the range and trading format of activities and traffic management shall contribute to the development of a cohesive and integrated centre, commensurate with their role in serving an extensive catchment, whilst avoiding adverse effects on the functionality, vitality, viability and amenity of the Central City.
	6.2.1b Development provides for a diverse range of

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	activities but remains predominantly retail and of a scale that will sustain the centres and complement but not undermine the primary role of the Central City.
	6.2.1c The anticipated high levels of travel demand is proactively managed to optimise opportunities for passenger transport, walking and cycling.
	6.2.1d Development maintains and enhances the amenity values of the centre as a destination for sub-regional visitors.
	6.2.1e The scale and nature of activities within sub-regional centres do not generate significant adverse effects on neighbouring amenity values.
	6.2.1f Residential development is discouraged from establishing in sub-regional centres.

Explanation

The Regional Policy Statement acknowledges the primacy of the Central City while noting the role of two sub-regional centres in meeting the needs of large sections of the community living within and beyond the City boundary.

The sub-regional centres provide for an integrated pattern of diverse activities which principally include retail activities in a mix of mall and small scale speciality stores, offices, large format retail, limited offices, community services, entertainment facilities and some visitor accommodation with easy access to the strategic transport network.

The previous planning framework has enabled an unplanned dispersal of retail and office development which has contributed to the underperformance of some elements of the Central City with consequential effects on its function, amenity and vitality. Therefore, when considering development outside the Central City, it is important to consider the potential for that to result in adverse effects on the role of the Central City. Individual or cumulative establishment of commercial development that may jeopardise the function, vitality and amenity of the Central City should be avoided or managed.

The Base sub-regional centre is significantly larger than the Chartwell sub-regional centre, and with existing consents has greater potential to accommodate additional business activities. Accordingly there is a distinction in rules that apply between the two sub-regional areas.

Assessment criteria related to the establishment of offices, retail activities and community facilities apply to further development of the two sub-regional centres. Any further development at the two sub-regional centres needs to be carefully managed to safeguard the transport network and ensure consistency with neighbouring activities.

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Suburban Centres

Objective	Policies
6.2.2 A distribution of suburban centres that provide a mixed use environment with health-care services, goods, services and employment at a scale appropriate to suburban catchments, while not undermining the primacy, function, vitality, amenity or viability of the Central City.	**6.2.2a** Suburban centres are to be retained, expanded, and provided at a scale and nature appropriate to the needs of the surrounding residential areas, taking into account the need for any expansion to avoid adverse affects on the functionality, vitality, viability and amenity values of the Central City.
	6.2.2b Suburban centres provide an opportunity to reduce the need for travel, by providing for mixed uses, a diverse range of activities, services and trading formats. Residential activities above ground floor level shall be supported where quality on-site amenity is achieved.
	6.2.2c Suburban centres act as focal points for local community development through the control of size, scale, built form and diversity of activity.
	6.2.2d Expansion of existing suburban centres is integrated with existing activities and transport networks.
	6.2.2e A comprehensive, urban design-led approach is used to determine the form of suburban centres intended to serve new growth areas.
	6.2.2f Recognise Hamilton East as a fringe employment node to the Central City, but ensure potential adverse effects on adjoining areas (including the Central City) and the safety and efficiency of the transport network are avoided.
	6.2.2g Recognise that the expansion of healthcare services and facilities maintain viable and accessible medical services and hospital facilities to the regional and city-wide community.

Explanation

Suburban centres anchor the City's main residential areas and provide a range of activities and services that can reduce reliance on car travel for meeting day-to-day requirements. These centres provide multi-purpose destinations for customers. These centres are generally well served by passenger transport.

Suburban centres vary in size and character between 10,000-20,000m² gross floor area and generally serve between 10,000-30,000 people. Supermarkets commonly

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anchor these centres and between 20-30 outlets, comprising a variety of smaller specialist retailers, provide retail, limited office, community and other services to the suburban population on an integrated basis. Often another large format retailer is located in the centre. Service stations may also be a feature.

Opportunities exist for limited expansion and intensification to ensure the centres continue to meet the needs of growing populations and provide a focal point for communities. Residential activity above ground floor level in suburban centres enhances mixed use outcomes.

Recognition has been made for the hospital facilities at Hamilton East.

Carefully planned suburban centres will help to anchor and support residential and community development.

Neighbourhood Centres

Objective	Policies
6.2.3 A distribution of locally based centres that provide services and health-care services capable of meeting the day-to-day needs of their immediate neighbourhoods.	**6.2.3a** Activities within neighbourhood centres principally serve their immediate neighbourhood.
	6.2.3b The scale and nature of activities within neighbourhood centres shall not generate significant adverse amenity effects on surrounding residential areas and transport networks.
	6.2.3c Residential activities above ground floor commercial uses are encouraged as part of mixed use development where quality on-site amenity is achieved.
	6.2.3d In the Te Awa Lakes Business 6 zone ensure that reverse sensitivity effects are avoided or minimised by setting back residential activities from Hutchinson Rd.

Explanation

Neighbourhood centres provide a limited range of everyday goods and services and essentially serve a walk-in population. Being situated within residential areas it is essential that the range and scale of activities is compatible with neighbouring residential activity and local amenity values. Very limited opportunities exist for expansion of these centres.

Neighbourhood centres are small in land area and shop sizes are between 100-300m² with the overall floorspace for a centre between 500-5,000m². The anchor store is likely to be a superette.

Major Event Facilities

Objective	Policies

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6.2.4 Significant City events destinations are supported by complementary commercial activities.	**6.2.4a** A limited range of commercial activities can establish outside recognised business centres where they shall directly relate to major events facilities within the City.
	6.2.4b The range and scale of activity and built form do not undermine the role of any business centre and are consistent with the amenity values of neighbouring areas.
Explanation	
The provision of support activities in the immediate locality of significant events destinations can enhance the attraction of such facilities and meet community needs without adversely affecting the role of business centres. Such activities will assist in meeting the demands of occasional peak visitor numbers but will require careful management to ensure they will not undermine the amenity values of neighbouring areas. Securing additional commercial development in a limited number of locations aims to bring benefits to, and strengthen the attraction and viability of these stand alone facilities.	

Out-of-Centre Development – Large Format Retail Zone

Objective	Policies
6.2.5 Significant large format retail development beyond the out of centre zones identified is not envisaged for the Plan period. These limited zones provide for out-of-centre development comprising a range of moderate to low intensity commercial uses (offices and/or large format retail activities and community services) only in circumstances where the primacy, function, vitality, viability and amenity of the Central City, the function, vitality, viability and amenity of the sub-regional centres and the function of the lower order centres in the business hierarchy are not undermined.	**6.2.5a** Large format trading activities may be permitted to locate outside zoned business centres where it can be demonstrated that: i. Appropriately zoned land is not available within the Central City, or sub-regional centres or suburban centres; and ii. There is consistency with the assessment criteria to avoid potential adverse effects on the primacy, function, vitality, viability and amenity of the sub-regional centres and the function of the lower order centres; and iii. The proposal does not add to the continued loss of developable industrial land to retail uses.
	6.2.5b Development ensures potential adverse effects on adjacent residential areas are avoided, remedied or mitigated and the safety and efficiency of the transport network is maintained.
Explanation	
It is envisaged that future large format retail growth will be accommodated within existing centres for the life of the Plan, however, it is acknowledged that not all	

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business activities are able to locate within the defined zoned boundaries of the centres that comprise the business hierarchy and that there are often physical, historical and commercial relationships and trading patterns that need to be recognised. The Plan provides for these circumstances provided there are no suitable alternatives within the centres and the business hierarchy will not be undermined.

The extent to which the new large format trading activities replicate and challenge the functions as to result in adverse effects that are more than minor on the existing services and facilities and amenity of neighbouring business centres must be carefully considered through the provision of a Centres Assessment Report (refer to 1.2.2.15).

Out-of-Centre Development – Commercial Fringe Zone

Objective	Policies
6.2.6 Provide for a range of business activities that support and complement the Central City, Sub-Regional and Suburban Centres.	**6.2.6a** Business activities may be permitted to locate in the commercial fringe zone where it can be demonstrated that: i. Appropriate land is not available within the Central City, or sub-regional centres or suburban centres; and ii. There is consistency with the assessment criteria to avoid potential adverse effects on the primacy, function, vitality, viability and amenity of the Central City, Sub-Regional Centres and suburban centres iii. The role and function of lower order centres are not undermined.
	6.2.6b Development ensures potential adverse effects on adjacent residential areas are avoided, remedied or mitigated.
	6.2.6c The safety and efficiency of the transport network is not adversely affected.

Explanation

It is acknowledged that not all business activities are able to locate within the defined zoned boundaries of the centres that comprise the business hierarchy and that there are often physical, historical and commercial relationships and trading patterns that need to be recognised. The Plan provides for these circumstances, provided there are no suitable alternatives within the existing centres and the business hierarchy will not be undermined.

The extent to which new business activities replicate and challenge the functions of the business hierarchy as to result in adverse effects that are more than minor on

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the existing services, facilities and amenity of neighbouring business centres must be carefully considered through the provision of a Centre Assessment Report (refer to 1.2.2.15).

Objective	Policies
6.2.7 Provide for a range of community facilities, residential and business activities that may not be appropriate for, or are not able to locate in centres in the business hierarchy.	**6.2.7a** Enable a range of activities such as hospitals, research and innovation, health care centres, education and training centres to establish outside recognised business centres that are: i. difficult to accommodate within centres due to their scale and functional requirements; and ii. more appropriately located outside of the Central City, sub-regional and suburban centre zones.
	6.2.7b Residential activity is encouraged in locations adjacent to centres where it can be shown to support established and future business activity whilst providing a high amenity living environment.

Explanation

The Business 1 Zone provides for a range of activities that may not be appropriate for, or are unable to locate in centres. This includes activities ranging from light industrial, research and innovation activities, hospitals, health care services, education and training centres which whilst preferred in centres is recognised that this is not always possible due to scale and functional requirements. These activities are considered non-threatening to the function, primacy, vitality, viability and amenity of existing centres within the business hierarchy and so can reasonably be expected to locate in close proximity to existing centres in a fringe location. Retail and office activity may be allowed to establish where it is supportive of and complementary to the Central City, sub-regional centres and adjacent centres. These activities must be considered through the provision of a Centre Assessment Report (refer to 1.2.2.15) to ensure that they do not replicate and challenge the functions of the business hierarchy as to result in adverse effects that are more than minor on the primacy, function, vitality, viability and amenity of the Central City, sub-regional centres and adjacent centres.

Residential activity is encouraged as part of comprehensive mixed use development where any adverse effects of reverse sensitivity are able to be appropriately managed.

Objective	Policies
6.2.8 Enable sites adjacent to the Hamilton East Suburban Centre to be redeveloped for a range of activities that complement and support the established centre.	**6.2.8a** The built form shall: i. Have regard to the character and scale of the Hamilton East Suburban Centre and surrounding area.

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	ii. Respond to the setting, context and opportunities of the site and adjoining areas of open space. iii. Respond to and maintain the amenity of the Waikato River, adjoining open space and surrounding urban area. iv. Provide quality urban design that responds to the form, scale and heritage of the Hamilton East Suburban Centre and the Waikato River.
	6.2.8b Residential activity is encouraged in locations adjacent to the Hamilton East Suburban Centre where it can be shown to support established and future business activity whilst providing a high amenity living environment.
	6.2.8c Mixed use development shall provide a range of uses that complement, and are supportive of, the Hamilton East Suburban Centre which are managed to ensure high levels of amenity for any residential activity and avoid any reverse sensitivity issues.
	6.2.8d Office and retail activity shall provide a range of tenancy sizes that are supportive of, and complementary to, the Hamilton East Suburban Centre and Central City.

Explanation

The unique characteristics of large Business 1 zoned sites adjacent to the Hamilton East Suburban Centre provide an opportunity for high quality development of a range of uses. Development of this nature has the potential to support the economic, cultural, social and environmental sustainability of the Hamilton East area.

It is envisaged that any high quality development will be well integrated into the Hamilton East Suburban Centre by being of appropriate scale and including activities that reflect the strategic position adjacent to the established Suburban Centre. These activities should only be allowed to establish where any adverse effects on the function, primacy, vitality, viability and amenity of the Central City and established centres within the business hierarchy are proven to be no more than minor.

Out-of-Centre Development – Frankton Commercial Fringe Zone

Objective	Policies
6.2.9 Provide for a range of light and service industries, wholesale retail, trade and community activities that may not be	**6.2.9a** Enable a range of light and service industries, and activities such as cafes and restaurants, healthcare centres, education and training centres, yard based retail and trade and wholesale

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appropriate for, or are unable to locate in, the Central City, Sub Regional or Suburban Centres identified in the business hierarchy.	retail to establish where these activities are: i. difficult to accommodate within centres due to their scale and functional requirements; ii. more appropriately located outside of the Central City, Sub-Regional and Suburban Centre zones; and iii. consistent with the established character, or trading pattern of the Frankton Commercial Fringe Zone.

Explanation

The Frankton Commercial Fringe Zone provides for a mix of commercial, light and service industrial and healthcare services that may not be appropriate for, or are unable to locate in, the Central City, the Sub Regional or Suburban centres. This includes activities ranging from light industrial, research and innovation activities, trade and wholesale retail, health care services, education and training facilities which whilst preferred in these centres it is recognised that this is not always possible due to scale and functional requirements. These activities are considered non-threatening to the function, primacy, vitality, viability and amenity of the Central City and the existing centres within the business hierarchy and so can reasonably be expected to locate on the fringe of these existing centres.

Objective	Policies
6.2.10 Recognise lawfully established existing office and retail activities that have located in the Frankton Area.	**6.2.10a** The continued operation of existing office and retail activities in Frankton that were lawfully established as permitted activities under previous planning regimes are recognised and provided for.
	6.2.10b Avoid any increase in, or expansion of, additional standalone office activities.
	6.2.10c Avoid any increase in, or expansion of, standalone retail activities/tenancies in the zone unless it is yard-based, trade or wholesale in nature.

Explanation

Previous district plan provisions allowed office and retail activity to establish in the Frankton Area. The zone recognises and provides for the continued operation of these lawfully established businesses, however restricts their expansion or the creation of new standalone office and retail activity to protect the primacy, vitality, viability and amenity of the Central City and the existing centres within the business hierarchy.

6.3 Rules – Activity Status Table

	Character (for information only)						
	Commer	Major	Sub-	Large	Suburba	Neighbo	Frankto

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	fringe	Event Facilities	Regional centre	Format Retail	Centre	Centre	Comme Fringe
Business Zone	**1**	**2**	**3**	**4**	**5**	**6**	**7**
Buildings							
a. New buildings	RD*	RD*	RD*	RD*	RD*	RD*	RD*
b. Alterations and additions ~~additions~~to buildings except: Heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas (see note 3)	P	P	P	P	P	P	P
c. Minor works	P	P	P	P	P	P	P
d. Accessory buildings	RD*	RD*	RD*	RD*	RD*	RD*	RD*
e. Demolition~~,~~ or removal, maintenance ~~or~~and repair of ~~existing buildings~~buildings and structures (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 3)	P	P	P	P	P	P	P
f. Demolition or removal of existing buildings on Lot 129 DPS 930	-	-	-	-	-	NC	-
Industry							
g. Industrial activity i. excluding light or service industry	D	NC	NC	D	NC	NC	D

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ii. noxious or offensive activities	NC	NC	NC	NC	NC	NC	NC
h. Light industry	RD	D	D	D	D	NC	P
i. Service industry	P	D	P	P	D	D	P
j. Transport depot	RD	D	NC	D	D	NC	RD
k. Emergency service facility	RD*	D	RD*	RD*	RD*	D	RD*
l. Research and innovation activities	P	NC	NC	NC	NC	NC	RD
Offices							
m. Ancillary office	P	P	P	P	P	P	P
n. Offices (excluding offices on land zoned Business 3 on The Base site shown on Figure 6.1b) i. <250m^2 GFA per site ii. 250m^2 – 500m^2 GFA per site iii. iii. >500m^2 GFA per site whereby site excludes Unit Titles and Cross Leases in i. – iii. above	P RD* D	P D NC	P D NC	D NC NC	P D NC	D NC NC	NC NC NC
o. Offices i. up to 11,350m^2 GFA on land zoned Business 3 on The Base site shown on Figure 6.1b ii. >11,350m^2 GFA on land zoned Business 3 on The Base site shown on Figure 6.1b	- -	- -	P NC	- -	- -	- -	- -
p. Offices on Lot 1 DPS 86312, Lot 1 DPS 1751 and Pt Lot 8 DP1233 i. <250m^2 per	P RD*	- -	- -	- -	- -	- -	- -

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existing title ii. 250m^2 – 500m^2 per existing title iii. >500m^2 per existing title where an existing title was held as at the date of plan notification (10 December 2012) For clarity, any future titles created will default to the zone wide activity status (Rule 6.3.n).	D	-	-	-	-	-	-
q. Offices on Lots 1-7 DP 492238, Lot 1 DP 492571 and Lot 3 DP 492571 i. <100m^2 GFA per site above ground floor	-	-	-	-	-	P	-
r. Office activity where lawfully established at 10 December 2012	-	-	-	-	-	-	P
s. The expansion of existing office activity	-	-	-	-	-	-	NC
t. The establishment of any new office activities	-	-	-	-	-	-	NC
Retail/Commercial							
u. Ancillary retail	P	P	P	P	P	P	P
v. Retail i. <150m^2 GFA per tenancy	D	P	P	D	P	P	NC
ii. 150m^2– 399m^2 GFA per tenancy	D	D	P	D	P	D	NC
Except for Lot 1 DPS 86312, Lot 1 DPS 1751 and Pt Lot 8 DP1233	RD*	-	-	-	-	-	-
iii. 400m^2– 999m^2 GFA per tenancy	RD*	D	P	RD*	D	NC	NC
Except for Lot 1 DPS 84445 & Lot 2 DPS	-	-	-	-	RD*	-	-
	NC D	- NC	- P	- RD*	- NC	- NC	- NC

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26655 Except for Hamilton East	-	-	-	-	RD*	-	-
iv. >1,000m^2 GFA per tenancy Except for Lot 1 DPS 84445 & Lot 2 DPS 26655 Except for Hamilton East	NC	-	-	-	-	-	-
w. Total retail floorspace in categories u., v.i. – iv. and cc. to ee.	-	-	P	-	-	-	-
i. up to 103,700m^2 GFA on land zoned Business 3 on The Base site shown on Fig 6.1b	-	-	RD*	-	-	-	-
						P	
ii. >103,700m^2 GFA on land zoned Business 3 on The Base site shown on Fig 6.1b						D	
iii. Up to 2,500m^2 GFA on land in the Te Awa Lakes Business 6 Zone (inclusive of existing retail floorspace GFA as at 1 November 2017 and including categories gg. and hh.							
iv. 2,500m^2 to 5,000m^2 GFA on land in the Te Awa Lakes Business 6 Zone							
x. Any retail floorspace described in u., v.i. – iv. and cc. to ee. comprised in tenancies less than 400m^2 GFA that exceeds a total of 34,300m^2 GFA on	-	-	RD*	-	-	-	-

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land zoned Business 3 on The Base site shown on Fig 6.1b							
y. Retail activity where lawfully established at 10 December 2012	-	-	-	-	-	-	P
z. The expansion of existing retail activity	-	-	-	-	-	-	NC
aa. The establishment of any new retail tenancies	-	-	-	-	-	-	NC
bb. Banks i. <200m^2 GFA ii. >200m^2 GFA	 P NC	 NC NC	 P P	 NC NC	 P P	 P NC	 P NC
cc. Yard-based retail i. <400m^2 GFA ii. >400m^2 GFA	 NC NC	 NC NC	 D D	 P P	 D NC	 D NC	 P P
dd. Supermarket	RD*	NC	RD*	RD*	RD*	NC	RD*
ee. Building Improvement Centres	NC	NC	D	P	D	NC	P
ff. Wholesale retail and trade supplies	NC	NC	NC	P	NC	NC	P
gg. Restaurants, cafes and licensed premises i. <200m^2 GFA ii. >200m^2 GFA	 P P	 P P	 P P	 D NC	 P P	 P D	 P P
hh. Food and beverage outlets i. <200m^2 GFA ii. >200m^2 GFA	 P P	 P P	 P P	 D NC	 P P	 P D	 P P
ii. Commercial places of assembly i. excluding cinemas and bowling alleys ii. excluding cinemas and bowling alleys on Lots 1-7 DP 492238, Lot 1 DP 492571 and Lot 3 DP 492571 iii. cinemas and	 NC - NC -	 P - NC -	 P - P -	 P - NC -	 P - P -	 NC P NC RD	 P - NC -

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bowling alleys only iv. In the Te Awa Lakes Business 6 Zone							
jj. Drive-through services i. excluding automotive fuel retailing ii. automotive fuel retailing only iii. In the Te Awa Lakes Business 6 Zone (existing as at 1 November 2017)	RD RD - 	RD NC - 	RD* D - 	RD* RD - 	RD* D - 	NC NC P 	RD RD -
kk. Parking lots and parking buildings Except for sites in Hamilton East	P D	P -	P -	P -	D -	NC -	P -
ll. Gymnasium i. <250m^2 GFA (ground floor) ii. >250m^2 GFA (ground floor) iii. Above ground floor	P RD P 	P P P 	P P P 	P P P 	P P P 	P NC P 	P P P
Community							
mm. Passenger transport facility	P	P	P	P	P	P	P
nn. Health-care services i. above ground floor ii. <250m^2 GFA iii. 250m^2 – 1,000m^2 GFA at ground floor iv. >1,000m^2 GFA at ground floor	P P P P 	NC NC NC NC 	P P P P 	D D D RD 	P P P RD 	P P RD D 	P P P P
oo. Health-care services and hospital including Whanau Ora i. up to 10,750m^2 GFA on land zoned Business 3 on The Base site shown on	- -	- -	P NC	- -	- -	- -	- -

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Fig 6.1b ii. > 10,750m^2 GFA on land zoned Business 3 on The Base site shown on Fig 6.1b							
pp. Childcare facility	P	RD	P	P	P	P	RD
qq. Community centres	P	RD	P	P	P	P	P
rr. Tertiary education and specialised training facilities i. above ground floor ii. at ground floor <250m^2 GFA iii. at ground floor 250m^2 – 1,000m^2 GFA iv. at ground floor >1,000m^2 GFA	P P P P	NC RD RD RD	P P D D	D D D NC	P P D NC	P P NC NC	P P P P
ss. Trade and industry training facilities	-	-	-	-	-	-	P
tt. Public art	P	P	P	P	P	P	P
uu. Hospital	D	NC	NC	NC	NC	NC	D
vv. Places of Worship	-	-	-	-	-	-	RD
Residential							
ww. Ancillary residential units	RD*	RD*	RD*	RD*	RD*	RD*	RD*
xx. Single dwellings and duplex dwellings	NC	NC	NC	NC	NC	D	NC
yy. Apartments i. at ground floor ii. above ground floor iii. above ground floor within the Frankton Living Overlay	NC RD* -	NC NC -	NC NC -	NC NC -	NC RD* -	NC RD* -	NC D RD*
zz. Apartments on Lot 1 DPS 86312, Lot 1 DPS 1751 and Pt Lot 8 DP1233	P	-	-	-	-	-	-
aaa. Home-based business located in the Frankton Living	-	-	-	-	-	-	P

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	Overlay						
bbb.	Residential centres	D	D	D	D	D	D	D
ccc.	Visitor accommodation i. on Lots 1-7 DP 492238, Lot 1 DP 492571 and Lot 3 DP 492571 and in the Te Awa Lakes Business 6 Zone	RD* -	RD* -	RD* -	D -	D -	NC D	RD* -
ddd.	Subdivision	Refer to Chapter 23: Subdivision and Chapter 24: Financial Contributions						

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*
3. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.*

6.3.1 In Te Awa Lakes Business 6 Zone, all activities listed in Table 6.3 of the Business 6 Zone as Permitted activities (except for activities on the area identified as X on Te Awa Lakes Structure Plan Figure 2-21) are Restricted Discretionary activities, except for Public Art. All applications for Restricted Discretionary activities in accordance with this rule shall include a Simple Integrated Transport Assessment prepared in accordance with the requirements of Rule 25.14.4.3 and including the information required by Rules 1.2.2.21.r and s.

6.3.2 In Te Awa Lakes Business 6 Zone, all activities listed in Table 6.3 on the area identified as X in Te Awa Lakes Structure Plan Figure 2-21 are Discretionary Activities. All applications for Discretionary activities in accordance with this rule shall include:

a. a Simple Integrated Transport Assessment prepared in accordance with requirements of Rule 25.14.4.3 and including the information required by Rules 1.2.2.21.r and s; and

b. the information required by Rule 1.2.2.21.v, Land Development Consent-Te Awa Lakes Medium-Density Residential Zone.

6.3.3 Activities listed in 6.3 Rules - Activity Status Table which are undertaken in the Te Awa Lakes Structure Plan Area shall comply with Rules 3.8.5.1, 3.8.5.2, 3.8.5.3, 3.8.5.4, 3.8.5.5 and 3.8.6 in Chapter 3 Structure Plans.

Figure 6.3a: Lot 1 DPS 86312, Lot 1 DPS 1751 and Pt Lot 8 DP1233

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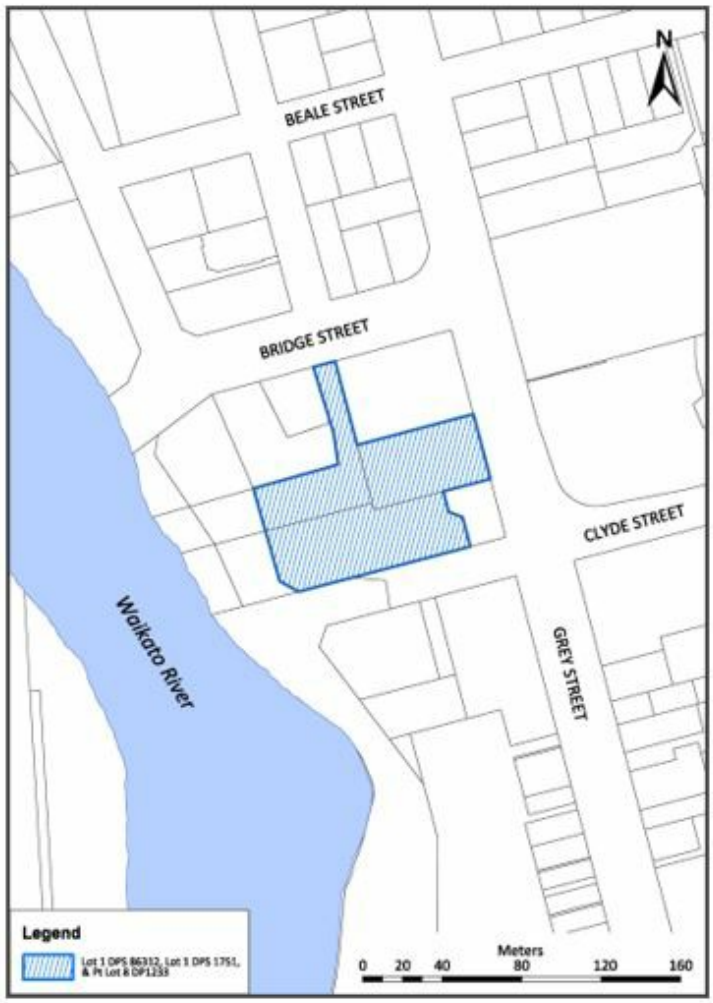
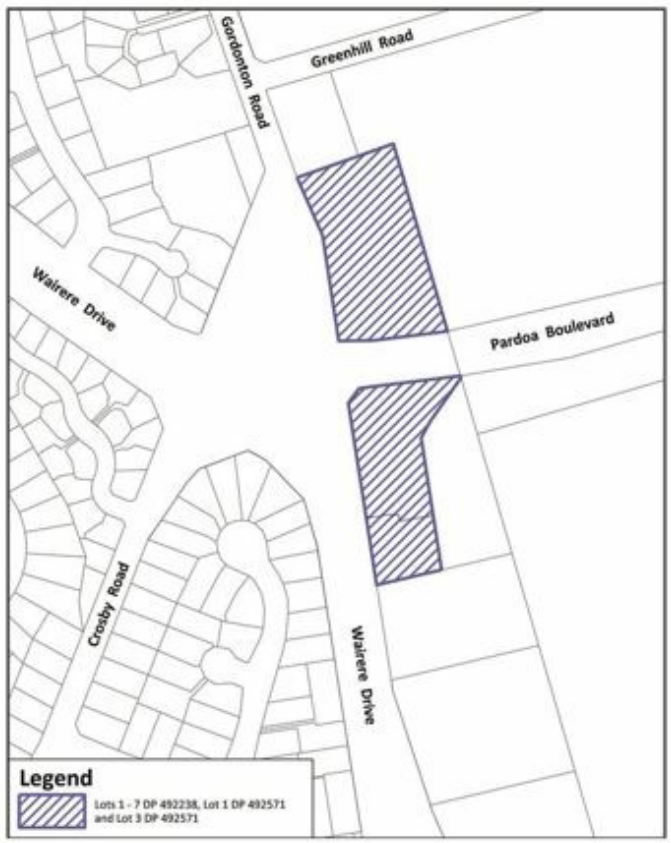


Figure 6.3b: Lots 1-7 DP 492238, Lot 1 DP 492571 and Lot 3 DP 492571

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6.4 Rules – General Standards

6.4.1 Maximum Building Height

Business Zones	Height of buildings
a. Business 3, 4 (where adjoining Industrial Zone)	20m
b. Business 1, 2, 4, 5, 7	15m
c. Business 6	10m
d. Elements such as flues, flagpoles, open balustrades and aerials shall be exempt from 6.4.1.a., b. and c. above	

6.4.2 Height in Relation to Boundary

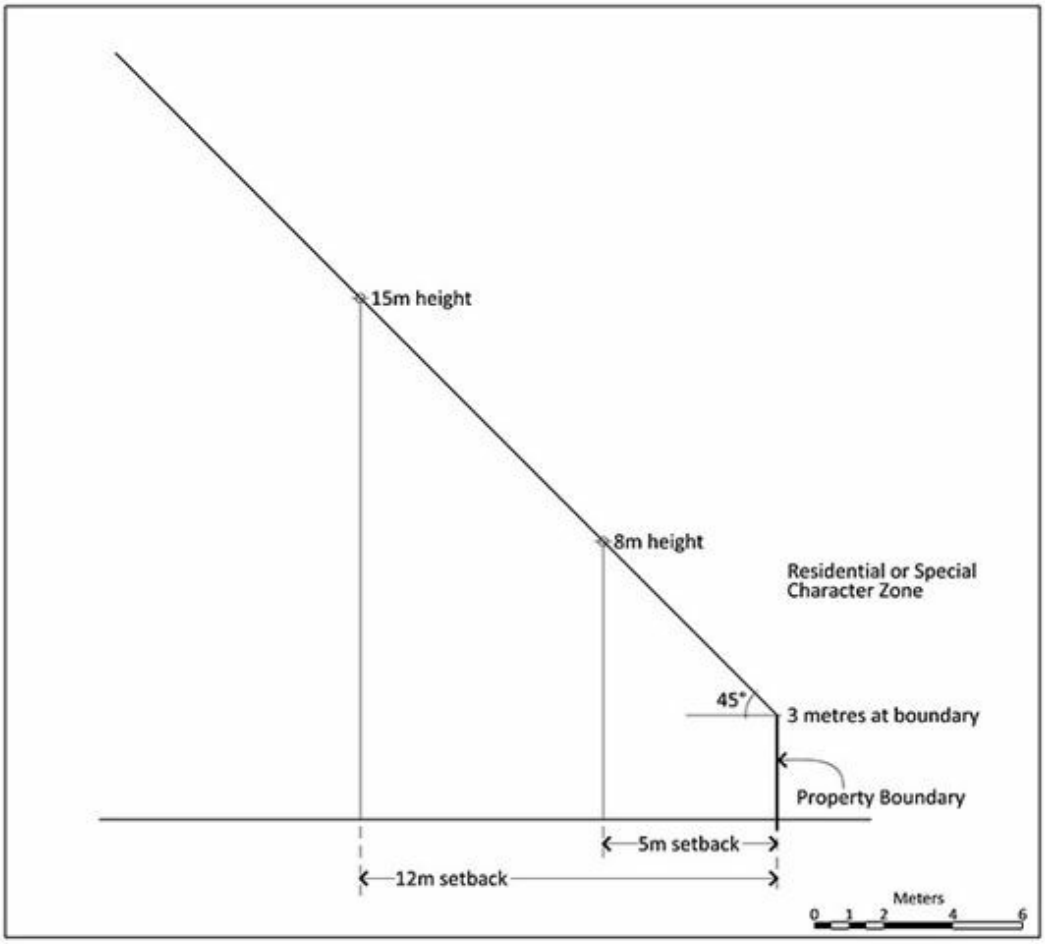
a. Where any boundary adjoins a Residential or Special Character Zone, no part of any building shall penetrate a height control plane rising at an angle of 45 degrees beginning at an elevation of 3m above the boundary.

b. Elements such as flues, flagpoles, open balustrades and aerials shall be exempt from 6.4.2.a above.

Figure 6.4c: Height control plane for boundaries adjoining any residential or special

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character zone



6.4.3 Building Setbacks

Front boundary	Minimum distance
a. All Business Zones	5m when fronting an arterial transport corridor
Rear and side boundaries	**Minimum distance**
b. Business 1, 2, 5, 7	5m where the boundary adjoins a Residential or Special Character Zone
c. Business 4	5m (except for any internal site boundary within the Business 4 Zone)
d. Business 6	1.5m where the boundary adjoins a Residential or Special Character Zone
All Boundaries	
e. Te Awa Lakes Business 6 Zone	All single dwellings and duplex dwellings, apartments, ancillary residential units and residential centres, including outdoor living areas associated with any of the

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	foregoing, but excluding garages and storage sheds (which are not used as habitable rooms) associated with the foregoing, shall be set back at least 25m from the boundary of Hutchinson Road. Non-compliance with this setback shall be a prohibited activity.
Building setback from	**Minimum distance**
f. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)

Note: refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.

6.4.4 Building Intensity

a. The following maximum building intensities (floor area ratios) shall apply.

Business Zones	Maximum ratio of floor area to net site area
i. Business Zones 1, 3, 5, 7	2:1
ii. Business Zones 2, 4, 6	1:1

b. In determining the floor-area ratio:

i. Floor space used for parking within Business Zones 3 and 5 shall be excluded when it does not increase the maximum permitted floor area by more than 50%.

ii. Underground parking is fully excluded.

6.4.5 Service Areas

a. Any building shall provide service areas as follows.

i. At least one service area of not less than $10m^2$ or 1% of the gross floor area of the building, whichever is the greater.

ii. Any additional service areas shall not:

- Be less than $5m^2$
- Have a minimum dimension of less than 2.5m

iii. Any outdoor service area shall be maintained with an all-weather, dust-free surface.

iv. A service area may be located within a building provided that it is separately partitioned with an exterior door directly accessible by service vehicles.

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v. Any service area shall not encroach on to areas required by this District Plan for other purposes (e.g. parking, loading, landscaping and screening).

6.4.6 Outdoor Storage

a. Any outdoor storage area used for the storage of goods or materials shall:

i. Be laid out and used in a manner that does not conflict with vehicle access.

ii. Be maintained with an all-weather, dust-free surface.

iii. Be located away from public view or otherwise screened by fencing and landscaping.

iv. Not encroach on areas required by this District Plan for other purposes (e.g. parking, loading, landscaping and screening).

6.4.7 Residential Development

a. Only one ancillary residential unit is allowed per site.

b. Except for providing an entrance or when located on Lot 1 DPS 86312, Lot 1 DPS 1751 or Pt Lot 8 DP 1233, no residential activities shall be undertaken at ground-floor level.

c. The following standards shall apply to residential units, including apartments above ground floor and residential centres. Unless specifically noted, they do not apply to visitor accommodation.

d. Density (Minimum Number of Residential Units Required Per Site)

i. Minimum densities within the Business Zones shall be 30 residential units per hectare based on net site area. This is to be calculated in accordance with the formula below:

- 0.003 residential units per 1m^2 of site area

Example
For a site which has an area of 4000m^2, the minimum number of residential units required under this rule would be 12. This is calculated by multiplying the site area (4000m^2) by 0.003

ii. Where mixed-use is provided for within a development (e.g. office or retail with residential above), the density requirements of Rule 6.4.7.d.i shall be applied on a pro rata basis relative to the percentage of gross floor area of the development that is residential (e.g. where 40% of the gross floor area of a development is comprised of residential activities, then 40% of the total minimum number of residential units calculated under Rule 6.4.7.d.i is the minimum number of residential units required to be provided.

e. Outdoor Living Areas

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i. Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:

- For the exclusive use of each residential unit.
- Readily accessible from a living area inside the residential unit.
- Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

ii. Communal open space for 4 or more residential units and apartment buildings shall comply with 6.4.7.e.i, bullet points 3 and 4 as well as being:

- For the shared use of all residents on the site, and
- Readily accessible from all residential units on site.

iii. Outdoor living areas for residential units shall have areas and dimensions as follows.

Residential units	Outdoor living area per residential unit[1]	Shape
Apartments and ancillary residential units	$8m^2$	No dimension less than 1.5m
Communal open space for apartment buildings	$8m^2$ per unit	Capable of containing a circle with the following diameter: 4-7 residential units – 6m 8 or more residential units –8m No dimension less than 2.5m

Note

1. *Communal open space is an alternative to, and not in addition to, individual outdoor living areas for each residential unit.*
2. *The outdoor living area for an ancillary residential unit shall be separate from the outdoor living area provided for the principal residential unit.*

f. Storage Areas

Each residential unit shall be provided with a storage area:

- Located at or below ground-floor level, readily accessible to that residential unit, secure and weatherproof.
- A minimum of 1.8m long by 1m high by 1m deep.

Note

1. The provision of a private, secure garage accessible only by the occupiers of the residential unit is considered to meet this requirement. (A shared parking garage is not sufficient to meet this standard).

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g. Residential Unit Size

i. The minimum floor area required in respect of each apartment shall be:

Form of Residential Unit	Floor Area
Studio unit	Minimum 35m^2
1 bedroom unit	Minimum 45m^2
2 bedroom unit	Minimum 55m^2
3 or more bedroom unit	Minimum 90m^2

ii. In any one apartment building containing in excess of 20 residential units, the combined number of one-bedroom units and studio units shall not exceed 50% of the total number of residential units within the building.

h. Daylight Standards

Residential units shall be designed to achieve the following minimum daylight standards.

i. Living rooms and living/dining areas: a total clear-glazed area of exterior wall no less than 20% of the floor area of that space.

ii. Bedrooms (excluding studio units, and any bedroom that complies with iii. below): a minimum of one bedroom with a total clear-glazed area of exterior wall no less than 20% of the floor area of that space.

iii. No more than one bedroom in any residential unit may rely on natural light borrowed from another naturally lit room provided:

- The maximum distance of the bedroom from the natural light source window shall be 6m.
- The minimum total clear-glazed area of the light source shall be no less than 20% of the floor area of that bedroom.

i. External Outlook Area

Each residential unit shall have an external outlook area that:

i. Is provided from the face of the building containing windows to the indoor living area, and

ii. Has a minimum depth of 6m, measured perpendicular from the face of the window area.

iii. Where an indoor living room has two or more walls containing windows, the outlook area shall be provided from the face with the greatest window area.

iv. The external outlook area may be over:

a. The site on which the building is located;

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b. The Transport Corridor Zone; or

c. Public Open Space.

6.4.8 Active Frontages

a. No roller doors, or similar, which may obscure windows or entranceways may be installed on the front of any building fronting a public space within Business Zone 5 (Suburban Centre) and Business Zone 6 (Neighbourhood Centre).

Note

1. *For the purpose of clarification, security grilles which allow views between the street and premises are an acceptable means of compliance with this standard.*

6.4.9 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

6.5 Rules – Specific Standards

6.5.1 Alterations and Additions to Existing Buildings

a. Building alterations and additions shall either:

i. Not be visible from any public space, or

ii. Not result in more than 25m^2 of additional gross floor area to the existing building.

6.5.2 Rototuna Western Neighbourhood Centre

There shall be:

a. A maximum individual gross floor area of 250m^2 for each office activity.

b. A maximum individual gross floor area of 250m^2 for each education and training facility.

c. A front building setback of 10m maximum when fronting an arterial transport

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corridor.

d. No service areas within the front building setback or forward of the front building line.

e. A minimum of 50% of the ground floor wall of any activity facing the road/ transport corridor or public space shall consist of clear glazing and be capable of displaying goods and services.

6.5.3 Rotokauri Suburban Centre Primary Frontage Interface

a. For buildings within the primary frontage as defined in Volume 2, Appendix 2, Figure 2-13 Rotokauri Suburban Centre Concept Plan:

   i. Buildings shall include a minimum of two storeys of usable floor space.

   ii. The width of any ground floor tenancy shall not exceed a maximum of 1.5 times the height of the building above that tenancy. For the purposes of this standard, tenancy is defined as 'the gross floor area occupied by way of exclusive use by a tenant and includes both freehold and leasehold areas'.

   iii. A minimum of 75% of the ground floor wall facing the main shopping street, as defined in the Rotokauri Suburban Centre Concept Plan set out in Volume 2, Appendix 2, Figure 2-13, shall be of clear glass and capable of being used for displaying goods and services to passing pedestrians.

   iv. A continuous veranda not less than 2.5m deep shall be provided which extends along the full street frontage, except that no veranda over a footpath may encroach to within 600mm from the kerb.

b. There shall be no vehicle access or parking within the primary frontage area.

6.5.4 Ancillary Retail and Office activity in the Frankton Commercial Fringe Zone

a. When combined, the total area of ancillary office and ancillary retail activity shall not occupy more than the equivalent of 50% of the gross floor area of the principal activity on the site.

6.5.5 Ancillary Office for Yard Based Activities in the Frankton Commercial Fringe Zone

a. Where the principal activity is wholly or partly yard based in nature the following may apply as an alternative, but not in addition to, 6.5.4

   i. Ancillary office activity shall not occupy more than 250m^2 or 10% of the Yard Area of the principal yard based activity on the site, whichever is the lesser.

6.5.6 Home-based Business in the Frankton Living Area

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a. If an activity does not comply with all of the standards specified, it is not a home-based business. Home-based businesses shall:

   i. Not employ more than 1 person who does not reside on the site.

   ii. Not exceed 30% of the total gross floor area of buildings on the site.

   iii. Not generate any trips by a heavy motor vehicle.

   iv. Not generate vehicle trips or pedestrian traffic between 2000 to 0800 hours.

   v. Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs.

   vi. Retail only those goods which have been manufactured, repaired, renovated or otherwise produced on the site.

   vii. Not create electrical interference with television and radio sets or other types of receivers in adjacent residential units.

   viii. Not generate nuisances, including smoke, noise, dust, vibration, glare, and other noxious or dangerous effects – these shall be measured at the boundaries of the site.

   ix. Have only one sign with a maximum area of 0.6m², a maximum dimension of 1m and having no part higher than 2m above the adjacent ground level. The sign must be attached to either a fence, wall or building.

6.5.7 Office and retail activities lawfully established and existing at 10 December 2012 in the Frankton Commercial Fringe Zone

a. Any office or retail activity permitted under 6.3.r. or y. shall hold sufficient records to prove that the activity was lawfully established and operating at 10 December 2012, including details of the following:

   i. The gross floor area that was being used for trading at 10 December 2012; and

   ii. The number of tenancies existing on site at 10 December 2012.

6.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

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Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. New buildings, alterations and additions to buildings, and accessory buildings*	• B – Design and Layout
ii. Ancillary residential units*	• B – Design and Layout • C – Character and Amenity
iii. Light industry and transport depots (goods)	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety
iv. Emergency service facility*	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety
v. Retail activities*	• H1 – Function, Vitality and Amenity of Centres
vi. Offices*	• H1 – Function, Vitality and Amenity of Centres
vii. Drive-through services Business 3-5 Zones*	• M – Drive-through services
viii. Community centres, tertiary education and specialised training facilities	• C – Character and Amenity
ix. Apartments and visitor accommodation*	• C – Character and Amenity
x. Health-care services	• C – Character and Amenity
xi. Supermarkets*	• M – Supermarkets
xii. Supermarkets (Business 1 ,4 and 7 – out of centre zones)	• M – Supermarkets • H2 – Function, Vitality and Amenity of Centres
xiii. Research and Innovation activities	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety
xiv. Building Improvement centres	• M – Building Improvement centres
xv. Commercial Places of Assembly	• B – Design and Layout • C – Character and Amenity
xvi. All activities in the Te Awa Lakes Business 6 Zone	• N – Ruakura and Te Awa Lakes • G – Transportation • C4a - Alligator Weed Management
xvii. All activities and buildings on land identified as X on the Te Awa Lakes Structure Plan Figure 2-21	• N14 – Te Awa Lakes Earthworks and Land Remediation • F – Hazards and Safety

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Note
1. Refer to Chapter 1.1.9 for activities marked with an asterisk (*)

6.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

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7 Central City Zone

7.1 Purpose

a. The Central City of Hamilton is the heart of the Waikato region. It is the primary centre for commercial, civic and social activities, and is the region's cultural and recreational hub.

b. Although Hamilton is growing, the unplanned dispersal of retail and office development under the previous planning framework has contributed to the underperformance of some elements of the Central City with consequential effects on its function, amenity and vitality. It is essential that the Central City supports and encourages investment and growth through planning for development and urban design. Council's vision is for the Central City to be at the core of this growth and to guide development towards achieving a unique character that is representative of and enhances the City's social, cultural, economic and environmental wellbeing.

c. The Hamilton Central City Local Area Plan (LAP) and six City Strategies (Access Hamilton, Active Communities, Economic Development, Environmental Sustainability, Hamilton Urban Growth and Social Wellbeing) provide guidance on how this can be achieved. The LAP presents an overarching "people first" vision for the Central City. It identifies the importance of pedestrian movements for people of all levels of mobility to ensure that Hamilton develops as a successful and vibrant destination that people want to be a part of. It outlines the importance of providing for a diverse mix of uses and users within the Central City, and the significance of an attractive setting to encourage business and commercial activities. This is supported by the themes discussed throughout the City's strategy documents.

d. Derived out of the LAP, four distinct precincts have been identified within the Central City (refer Volume 2, Appendix 5, Figure 5-1 Central City Zone Precinct Plan). The LAP identifies the desired character of the precincts and strategies for guiding future development and intensification within them. These strategies have helped inform this chapter of the District Plan, where objectives, policies and rules seek to guide the growth and development of the Central City in a sustainable manner.

e. Building on the outcomes of the LAP, Council has also identified six 'key development sites' that it believes are strategically located and have the potential to act as catalyst developments to encourage and set the tone for future development within the surrounding locality. Specific guidance is provided within this Plan as to the form and function of development that is likely to assist in enhancing the social, cultural, environmental and economic wellbeing of the Central City. The key development sites are identified in Volume 2, Appendix 5, Figure 5-9 and the desired outcomes described in Volume 2, Appendix 1.4: Plan Administration – Design Guides.

f. The Central City will be characterised by its enhanced relationship with the Waikato River, and built form and land-use activities that enable connection with and contribute positively to provide for a continuous riverfront promenade.

g. A historic heritage area is identified on Victoria Street between Garden Place and Hood Street, and it made up of multiple buildings and features collectively have a distinctive and special heritage values. The area is one of the first areas settled by Maaori and later by European settlers and it is the location of the first 'City Centre' commercial development. The design of the streetscape within Victoria Street, the associated trees and landscaping, and the existing buildings add a further dimension of interest to the area and contribute to its overall significance.

7.1.1 Precinct 1 – Downtown Precinct

a. The Downtown Precinct is bounded to the east by the western banks of the Waikato River; by London Street to the north, Tristram Street to the west and lots fronting Hood Street to the south (refer Volume 2, Appendix 5, Figure 5-1).

b. The Downtown Precinct will provide for the largest proportion of the region's commercial growth

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over the next 30 years. In order to achieve both commercial growth and higher residential densities within this precinct, taller building height is encouraged, providing buildings are well designed, adverse effects are mitigated, are appropriate to their setting and achieve public amenity bonuses to safeguard pedestrian amenities at ground level.

c. To attract and support ongoing growth, continued development of an attractive, pedestrian-orientated Central City will be promoted. In particular, the precinct will be characterised by its relationship with the Waikato River, and built form and land-use activities that contribute positively to the public realm.

d. The Downtown Precinct will continue to be supported by on-going improvements to the public realm, building on the success of design improvements to Victoria Street, strengthened connections to the river, the transport centre, Wintec Campus and other destinations.

e. At street level, there will be a requirement for active building frontages, including retail, dining and entertainment (refer Volume 2, Appendix 5, Figure 5-7: Active Frontages Overlay Plan). Above ground level, high-density commercial offices and residential use will be encouraged. Collectively these measures will assist to enhance vitality and public safety. The images in Figure 7.1.1f illustrate the outcomes sought within Precinct 1.

f. A historic heritage area is identified on Victoria Street between Garden Place and Hood Street, and it made up of multiple buildings and features collectively have a distinctive and special heritage values. The area is one of the first areas settled by Maaori and later by European settlers and it is the location of the first 'City Centre' commercial development. The design of the streetscape within Victoria Street, the associated trees and landscaping, and the existing buildings add a further dimension of interest to the area and contribute to its overall significance.

Figure 7.1.1f: Illustrative outcomes for Precinct 1 – Downtown Precinct



Possible future treatment of Anglesea Street/Ward Street intersection – with safe and convenient access across Anglesea Street, high-quality streetscape treatment and active ground-floor uses.



A possible future link from Victoria Street to the Waikato River, providing public access and an activated through-site link.



Promotion of pedestrian priority, human-scale development and a high-quality streetscape environment.



Active public spaces result from outdoor dining areas.

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7.1.2 Precinct 2 – City Living Precinct

a. The City Living Precinct includes:

   i. The area bounded by London, Tristram and Mill Streets and lots fronting Victoria Street to the north of Precinct 1, and

   ii. The area bounded by Collingwood and Hill Street to the north, Tristram Street and Ruakiwi Road to the west, Anglesea Street to the east and Cobham Drive to the south (see Volume 2, Appendix 5, Figure 5-1).

b. With significant potential for comprehensive development, the City Living Precinct will grow to become a vibrant, mixed-use residential centre, supporting small to medium scale office and commercial activities within the heart of Hamilton. Development within this precinct shall be guided by a combination of activity standards and design assessment criteria to encourage a predominantly residential, mixed-use and multi-level development. It is likely opportunities for comprehensive development will occur on the larger amalgamated sites.

c. As a high-amenity living and working precinct, this area will be characterised by 'human-scale', safe, pedestrian-friendly streets and open spaces, and high-quality, sustainable buildings that contribute positively to the public realm.

d. In conjunction with better connections to existing open space, the City Living Precinct will encourage new mid-block connections to break down the large blocks; pocket parks and community open space to support living and working in the area; and high-amenity apartment living as part of comprehensive, master-planned developments. The images in Figure 7.1.2e illustrate the outcomes sought within Precinct 2.

Figure 7.1.2e: Illustrative outcomes for Precinct 2 – City Living Precinct

 Potential future pedestrian amenity and streetscape quality along northern Anglesea Street.	 High-quality mixed-use development with active ground floor uses.
 Incorporation of pocket parks and high-amenity open space with mixed-use developments.	 High-quality mixed-use development with active ground floor uses.

7.1.3 Precinct 3 – Ferrybank Precinct

a. The Ferrybank Precinct is bounded by Knox Street and Sapper Moore-Jones Place to the north, the Waikato River to the east, Anzac Parade and the Waikato River to the south and Anglesea Street to

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the west (refer Volume 2, Appendix 5, Figure 5-1).

b. The Ferrybank Precinct will continue to grow as the civic, community, cultural and tourism centre of Hamilton. It will build on its proximity to the Downtown retail and dining activities by providing potential for similar activities, particularly along Victoria and Knox streets. In addition, cultural and tourism activities will be encouraged along the eastern side of Victoria Street, close to existing attractions such as the Waikato River, ArtPost, St Peter's Cathedral, Hamilton Rowing Club and the Waikato Museum.

c. Commercial development above active ground-floor uses (e.g. dining, retail) will be encouraged, particularly to the west of Victoria Street, to enliven the public realm, and assist in establishing a vibrant environment.

d. Heritage and character buildings within the Ferrybank Precinct will be protected and maintained by promoting sympathetic yet contemporary design responses in the surrounding development. The images in Figure 7.1.3e illustrate the outcomes sought within Precinct 3.

Figure 7.1.3e: Illustrative outcomes for Precinct 3 – Ferrybank Precinct



Promote active, tourism-focused uses along the riverfront in this location.



Retain and enhance the lower riverfront walk and cycleway.





Retain and enhance existing character and heritage buildings.

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7.1.4 Policy Framework of the Chapter

a. The chapter is structured to provide a policy framework that applies to the whole Central City zone, as well as a specific policy framework that is relevant to the precincts described above. Rules and standards included in this chapter provide a regulatory framework to ensure the Central City grows and develops in accordance with the vision for the area, as detailed within the Council's Central City LAP and the six City Strategies.

7.2 Objectives and Policies: Central City Zone

All Central City

Objective	Policies
7.2.1 The Hamilton Central City is the heart of the Waikato region acting as a diverse, vibrant and sustainable metropolitan centre.	**7.2.1a** Opportunities are provided within the Central City to live, work and play for people of varying ages, cultures, incomes and all levels of mobility.
	7.2.1b Activities that assist in generating bustling city streets and distinctive public spaces (including public open space, esplanades and reserves) are encouraged, in a manner that is consistent with the role and function of each Central City precinct.
	7.2.1c Economic sustainability is promoted.
	7.2.1d Key attractors and areas of interest within and surrounding the Central City are connected through attractive, efficient and safe passenger transport and pedestrian and cycle links.
	7.2.1e Visual and physical connections to the Waikato River are protected and enhanced to support increased residential and business development.
	7.2.1f Development within the Central City Zone should contribute to the restoration and protection of the Waikato Region's communities' economic, social, cultural and spiritual relationships with the Waikato River.
	7.2.1g Housing densities are consistent with 50 dwellings per hectare in the Central City.
Explanation	
If the Central City is to grow and prosper in a sustainable way and to be a fun, vibrant and high amenity place to live, work and socialise, and to ensure high-quality living environments and amenity, it is important to maintain and provide strong connections with public open space (including city streets), esplanades, reserves and specifically, the Waikato River. Development along the Waikato River that contributes to the restoration and protection of communities' economic, social, cultural and spiritual relationships with the River will be encouraged. *The Regional Policy Statement sets out high density residential development within and close to the Central City. Residential activities within the Central City promote sustainable living environments through the concentrated use of the City's resources. This approach ensures stability for established parts of the City, so higher density will not occur where it is not identified and provided for.*	
Objective	**Policies**

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7.2.2 The form, scale and diversity of activities support and facilitate the role of the Central City as the Regional Centre.	**7.2.2a** The multi-functional role of the Central City is protected by supporting investment and development in the Central City, and controlling the distribution, scale, character and cumulative effects of activities that could undermine this role.
	7.2.2b The Central City is promoted as the preferred location for major retail, office, cultural, civic administration and entertainment activities.
	7.2.2c The design of public spaces and buildings ensures high levels of amenity, convenience and safety.
	7.2.2d Heritage resources and heritage values are recognised and managed to ~~contribute to local amenity values~~maintain and ~~anchor investment within~~enhance the sense of identity and wellbeing of the City's residents and the historical legibility of the Central City.
	7.2.2e The revitalisation of the Central City is promoted and links facilitated with sporting and entertainment facilities and environmental features close to the central area by establishing precincts of key activities.
	7.2.2f Building height and the edge treatment of buildings is managed to enhance the relationship to the public realm and improve public safety.
	7.2.2g The role of key development sites (refer Volume 2, Appendix 5, Figure 5-9) in providing for the revitalisation of the Central City should be reflected in any development proposal and be in general accordance with the design guidance contained in this Plan.
	7.2.2h Future development will be undertaken in a manner that protects and appropriately integrates heritage values into the Central City to enhance social and cultural values and the overall attractiveness of the city.

Explanation

The Central City seeks to be the preferred location for major activities which cements its place as the heart of the Waikato Region. Encouraging and facilitating high-quality development will ensure the Central City is attractive and well connected with strong local amenity values specific to the character of Hamilton.

Objective	Policies
7.2.3 Amenity values within the Central City that encourage the growth of a sizeable, centrally located residential community.	**7.2.3a** Increased levels of residential accommodation within and close to the Central City is promoted and provided for.
	7.2.3b Mixed-use activity within the Central City is supported, where it is consistent with existing activities, to sustain the vitality of the central area and enable increased use of upper floor areas for business and residential activity.
	7.2.3c

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	Residential development adjacent to or overlooking areas of existing or planned open space is encouraged.

Explanation

The interface between residential accommodation and other Central City activities creates a vibrant, safe and prosperous environment. Residential activities within the Central City promote sustainable living environments through the concentrated use of the City's resources.

Objective	Policies
7.2.4 Increased development opportunities are created by establishing a finer-grain street block pattern for pedestrian accessibility, emphasising links to key features and attractions.	**7.2.4a** Redevelopment provides opportunities to introduce safe, vibrant lanes, arcades and pedestrian links that increase access and connectivity within the Central City.

Explanation

Enabling development to take place in accordance with key urban design principles, such as improved links, connectivity and convenience, provides for improvements to the design quality of Hamilton's built environment.

Objective	Policies
7.2.5 A pedestrian-oriented Central City.	**7.2.5a** Pedestrian and cycle connections to the Waikato River, Hamilton Transport Centre, Wintec Campus and other destinations are enhanced.
	7.2.5b Entrances and corridors to the Central City are enhanced through increased activity, building design, streetscape treatment and traffic management to provide attractive and safe pedestrian environments.
	7.2.5c Traffic and transport corridors are managed to enhance passenger transport connectivity, prioritise safety and convenience for pedestrians and cyclists, and encourage the removal of unnecessary traffic from within the Central City.
	7.2.5d Recognise, protect and maintain the strategic transport function of the Hamilton Public Transport Centre.

Explanation

Integrating transport planning and development within the Central City will improve accessibility, safety and convenience for pedestrians and cyclists. Improving connections and alternative modes of transport, such as innovative passenger transport services including rail and extensive walking and cycling networks, combined with improved building design, will ensure attractive and safe pedestrian environments are developed. In turn, this will make the Central City a safer, more attractive place to be for people of all levels of mobility. This includes retaining the options to access the Central City Rail Station for future use.

Downtown Precinct

Objective	Policies
7.2.6 Continued development and growth which enhances the commercial heart of Hamilton as an attractive and vibrant	**7.2.6a** Retail, dining and other pedestrian-oriented activities are encouraged to locate within the Downtown Precinct, particularly at ground level.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

pedestrian orientated City centre that is accessible to all levels of mobility and has a strong relationship with the Waikato River.	**7.2.6b** Commercial, offices and residential activities are encouraged to be provided at upper levels.
	7.2.6c Local amenities and a quality of environment that attracts workers, residents and visitors to the Downtown area are provided for.
	7.2.6d A range of activities, including events to reinforce the area's vitality, excitement and interest, that encourage people to visit, live and work in the City are provided for.
	7.2.6e Built form which enhances the integrity and amenity of Garden Place is encouraged.
	7.2.6f Developments within the Riverfront Overlay are required to contribute to opening up the western riverbank area by providing public open space, plaza areas or he promenade, supported by retail, dining and entertainment activities at ground-floor level.
	7.2.6g Diversity in building form and height is encouraged, subject to enhancing and protecting public amenity values ~~and~~, minimising adverse effects on adjoining sites and the public realm, and protecting the authenticity and integrity of the identified historic heritage area.
	7.2.6h Quality living environments are encouraged through appropriately sized and located internal living spaces with adequate external outlook space.
	7.2.6i Developments within the historic heritage area are required to be sympathetic to the heritage values and be accompanied with a Heritage Impact Assessment.

Explanation

Protecting and enhancing the character of the City's core is essential for Hamilton's continued positive development and growth. An important challenge is to ensure that new developments add positively to the overall character of the City, and contribute to an attractive, vibrant and accessible Downtown. The structure and layout of Hamilton is crucial to ensuring the Downtown is the heart of the City. Development that has strong connections to passenger transport and the City's facilities and amenities, as well as to the Waikato River, will provide for this.

City Living Precinct

Objective	Policies
7.2.7 High-density, sustainable, residential mixed-use development, supporting commercial activities and small to medium scale offices, within a high amenity environment appropriate to attract and retain a significant resident and working population.	**7.2.7a** Safe, legible pedestrian connections are provided to surrounding areas, existing open spaces and local amenities.
	7.2.7b A network of public open spaces (including pocket parks and squares) is provided alongside existing and future pedestrian routes and close to high-density residential and working environments.

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	7.2.7c Residential development is close to existing amenities, including open spaces (such as opposite the north Tristram Street parks), passenger transport, supermarkets and sporting facilities.
	7.2.7d Development is required to contribute to fostering a high-amenity public and private environment to assist in establishing a sense of community within the inner City.
	7.2.7e High-quality living environments are encouraged through appropriately sized and located internal living spaces with adequate external outlook space.
	7.2.7f Commercial office, retail, service activities and amenities that complement (rather than compete with) the primary retail and office function of the Downtown Precinct are encouraged.
	7.2.7g The establishment of a diverse range of fringe, start-up and creative small businesses with an appropriate level of commercial activities and residential development is enabled.
	7.2.7h Flexible and adaptive floor space capable of accommodating different uses over time is required.

Explanation

The City Living Precinct is an area with the greatest potential for transformation. Currently, a number of uses would be more appropriately located to industrial areas outside the Central City. Facilitating development to provide for a new mixed-use environment with an emphasis on establishing higher-density commercial and residential activity within the City Living Precinct will improve existing streetscapes and amenity in the area. Combined with this, providing better connections to existing open space and local amenities will attract and retain a high resident and working population.

Ferrybank Precinct

Objective	Policies
7.2.8 Continued development of the cultural and tourism core of Hamilton, including development and activities that promote social and cultural wellbeing.	**7.2.8a** A variety of activities with an emphasis on cultural, entertainment, small-scale retail, recreation and tourist activities, and including provision for office and medium-density residential and supporting land uses (e.g. local supermarket shopping) are provided for.
	7.2.8b Tourism facilities and public amenities, including club facilities close to the Waikato River, are provided for.
	7.2.8c A range of activities that encourage people to visit and spend time in the City should be allowed, including events which will reinforce the area's vitality, excitement and interest.
	7.2.8d Quality urban design that respects the form, scale, architecture and heritage value of existing character buildings within the Ferrybank Precinct is encouraged.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	7.2.8e Quality living environments are encouraged through appropriately sized and located internal living spaces with adequate external outlook space.

Explanation
The Ferrybank Precinct is an area rich in character that needs to be protected, enhanced and celebrated. Located close to the Downtown Precinct, the Ferrybank Precinct is an area that is well connected and can provide for a range of activities. Respecting the existing character of this area and providing for its growth and development will ensure that it remains as the cultural and tourism heart of Hamilton.

7.3 Rules – Activity Status

Activity	Central City Zone		
	Downtown Precinct 1	City Living Precinct 2	Ferrybank Precinct 3
Buildings			
a. New buildings	RD*	RD*	RD*
b. Alterations and additions to ~~existing~~ buildings – see Rule 7.5.7 (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 3)	P	P	P
c. Minor works (except signs, and maintenance and repair of buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 3)	P	P	P
d. Relocated buildings	RD*	RD*	RD*
e. Demolition or removal of buildings (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 3)	P	P	P
Industry			
f. Light industry except noxious or offensive activities	NC	RD	NC
g. Service industry except noxious or offensive activities	P	P	NC
h. Transport depot (goods)	NC	D	NC
i. Emergency service facilities	D	D	D
Offices			
j. Offices <1000m^2 GFA per site	P	P	P
k. Offices >1,000m^2 GFA per site	P	D	D
l. Home-based business	P	P	P
m. Ancillary office	P	P	P
Retail / Commercial			
n. Ancillary retail	P	P	P

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

o. Retail < or equal to 250m^2 GFA per tenancy	P	P	P
p. Retail >250m^2 GFA (per tenancy) (except ground floor retail >250m^2 GFA per tenancy, within Riverfront Overlay (refer Volume 2, Appendix 5, Figure 5-1))	P (RD)	P -	RD* (RD)
q. Supermarkets	P	P	RD*
r. Tourism ventures and information centres	P	RD*	P
s. Yard-based retail < or equal to 400m^2	NC	RD*	NC
t. Restaurants, cafes, licensed premises (except sites fronting Victoria Street and any identified Primary or Secondary Active Frontage)	P (P)	RD* (P)	P (P)
u. Places of assembly	P	RD*	RD*
v. Drive-through services i. excluding automotive fuel retailing ii. including automotive fuel retailing	 NC NC	 RD D	 NC NC
w. Parking buildings i. within the Parking Building Overlay ii. outside the Parking Building Overlay (refer Volume 2, Appendix 5, Figure 5-5)	 RD* D	 RD* D	 - NC
x. Parking lots i. operating for twelve months or less ii. operating for more than twelve months	 RD* NC	 RD* NC	 RD* NC
y. Passenger transport facilities	P	P	D
Community			
z. Health care services i. at ground floor < or equal to 250m^2 GFA ii. at ground floor > 250m^2 GFA iii. at ground floor with a primary active frontage (refer Volume 2, Appendix 5, Figure 5-7) iv. above ground floor	 P RD NC P	 P RD NC P	 P P NC P
aa. Childcare facilities i. at ground floor < or equal to 250m^2 GFA ii. at ground floor >250m^2 GFA iii. at ground floor with a primary active frontage (refer Volume 2, Appendix 5, Figure 5-7) iv. above ground floor	 P RD NC P	 P RD NC P	 P P NC P
bb. Community centres i. at ground floor < or equal to 250m^2 GFA ii. at ground floor >250m^2 GFA iii. at ground floor with a primary active frontage (refer Volume 2, Appendix 5, Figure 5-7) iv. above ground floor	 P RD NC P	 P RD NC P	 P RD NC P
cc. Tertiary education and specialised training facilities i. at ground floor < or equal to 250m^2 GFA ii. at ground floor >250m^2 GFA iii. at ground floor with a primary active frontage(refer Volume 2, Appendix 5, Figure 5-7) iv. above ground floor	 P RD NC P	 P D NC P	 P RD NC P
dd. Public art	P	P	P

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Residential			
ee. Apartments at ground floor excluding areas on the Primary or Secondary Active Frontages (refer Appendix 5: Figure 5-7)	P	P	P
ff. Apartments at ground floor within the **Primary Active Frontage** (refer Appendix 5: Figure 5-7)	NC	NC	NC
gg. Apartments at ground floor within the **Secondary Active Frontage** (refer Appendix 5: Figure 5-7)	RD*	RD*	RD*
hh. Apartments above ground floor	P	P	P
ii. Single dwellings	NC	NC	NC
jj. Residential centres	NC	RD*	NC
kk. Visitor accommodation	P	RD*	RD*
ll. Ancillary residential units above ground floor	P	P	P
Key Development Sites			
mm. New buildings, including alterations and additions within Key Development Site 1 and 5	-	RD*	-
nn. New buildings, including alterations and additions within Key Development Sites 2,3,4 and 6	RD*	-	-

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *Refer to Volume 2, Appendix 5, Figure 5-1: Central City Zone Precinct Plan for precinct locations.*
3. *For the activity status and provisions applying to signs, the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.*

7.4 Rules – General Standards

7.4.1 Site Coverage

a. The following maximum site coverage shall apply in each Precinct.

Precinct 1	Precinct 2	Precinct 3
100%	60%	80%

b. Except in the following circumstances when this rule shall not apply:

i. Undertaking minor works.

ii. Any change of use that would otherwise be a permitted activity and does not increase site coverage above what already existed at 10 December 2012.

7.4.2 Permeable Surfaces

a. The following minimum permeable surface area shall be required for each site.

Precinct 1	Precinct 2	Precinct 3
Nil	20%	20%

b. Except in the following circumstances when this rule shall not apply:

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i. Undertaking minor works.

ii. Any change of use that would otherwise be a permitted activity and does not increase site coverage above what already existed at 10 December 2012.

7.4.3 Maximum Height Control

a. The following maximum height limits shall apply to sites within Height Overlay 1 to 3 (refer Volume 2, Appendix 5, Figure 5-2: Height Overlay Plan).

	Height Overlay 1	Height Overlay 2	Height Overlay 3
Maximum height	No height limit	20m	13m

7.4.4 Through-Site Links

a. Within a block identified as providing for a potential through-site link shown on Volume 2, Appendix 5, Figure 5-4: Pedestrian Connections and Gateways Overlay Plan, any new wholesale redevelopment in excess of 5000m^2 at ground-floor shall provide a ground-level through-site link. The through-site link shall meet the standards set out below:

i. These apply to a separately defined, continuous and clearly identifiable public walkway taking the most direct route, which is designed specifically to traverse a site to connect transport corridors or other public spaces or other (potential or existing) through-site links.

ii. They provide for unobstructed pedestrian movements and have a minimum unobstructed width of 2.8m.

iii. They are available for public use, the minimum hours of operation being 0830 to 1730 Monday to Friday and such other times when the site is open for business or for its principal purpose.

iv. They are subject to the standards for Secondary Active Frontages (refer to Rule 7.4.13).

v. Clearly visible signs identify the through-site link.

vi. The access easement is registered on the title(s) to which the through-site link applies to ensure preservation of the link and its ongoing maintenance by the owner(s) of the title(s).

7.4.5 Height in Relation to Boundary

a. Where a boundary adjoins any Residential or Special Character Zone, no part of any building shall penetrate a height control plane rising at an angle of 45 degrees beginning at an elevation of 3m above the boundary.

7.4.6 Street Wall

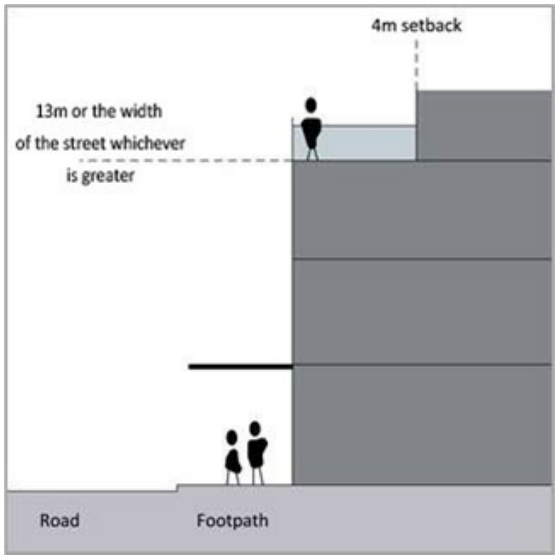
a. On those identified streets within Volume 2, Appendix 5, Figure 5-3: Street Wall Height Overlay Plan:

i. Building height on that street frontage shall be a maximum of 13m (maximum 3 storeys) or the width of the street, whichever is the greater; and

ii. A set back of 4m or greater shall be required from the front boundary before any additional height is gained (refer Figure 7.4.6).

Figure 7.4.6: Street wall and setback concept

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7.4.7 Building Setbacks

a. The following minimum setbacks shall apply within each Precinct.

	Precinct 1	Precinct 2	Precinct 3
i. Front boundaries	0m	0m	3m
ii. Side boundaries	0m	0m, or 3m adjoining any Residential or Special Character Zone	3m
iii. Rear boundaries	0m	0m, or 3m adjoining any Residential or Special Character Zone	5m
iv. Boundaries adjoining the Riverfront Overlay	5m	-	5m
v. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)		

Note

1. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area*

b. In addition to the above, a maximum setback of 0m (nil) shall apply to the entirety of any front boundary within Precinct 1 (i.e. within Precinct 1, the front boundary shall be considered the "build-to" line), with the exception of any setbacks associated with building entrances.

c. The 0m (nil) setback shall not apply to the eastern elevations within the Riverfront Overlay (refer Volume 2, Appendix 5, Figure 5-1) that adjoin the Open Space zones along the Waikato riverbank.

d. Where multiple and contiguous allotments are proposed as a single development site, these rules shall apply only to the outer site boundaries of the land to be developed, and shall not apply to internal boundaries.

e. The setback requirements in this rule do not apply to any structure provided as part of the riverfront promenade.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

7.4.8 Car Parking

a. No part of the front of a site (i.e. that part of the site adjoining a road and located in front of the front building line) shall be used for car parking, except in the following circumstances when this rule shall not apply:

   i. Any rear site.

   ii. Undertaking minor works.

   iii. Any change of use that would otherwise be a permitted activity and does not change car parking arrangements that existed at 10 December 2012.

b. No plant or machinery (including air-conditioning units) relating to the activity shall be placed within the front setback of a site fronting an arterial transport corridor (whether or not the site is separated from the transport corridor by a segregation strip or service lane).

7.4.9 Service Areas

a. Buildings shall provide service areas as follows.

   i. At least one service area of not less than $10m^2$ or 1% of the gross floor area of the building, whichever is the greater, and with a minimum dimension of 2.5m.

   ii. At least one service area of not less than $10m^2$ for each residential unit, up to a maximum requirement of $100m^2$.

   iii. Any outdoor service area shall be maintained with an all-weather dust-free surface.

   iv. No service area shall be visible from a street identified as a Primary or Secondary frontage (Volume 2, Appendix 5, Figure 5-7).

b. A service area may be located within a building, provided that it is separately partitioned with an exterior door directly accessible by service vehicles.

7.4.10 Outdoor Storage

a. Any outdoor storage areas for goods and materials shall:

   i. Be laid out and used in a manner that does not conflict with vehicle access.

   ii. Be maintained with an all-weather, dust-free surface.

   iii. Be located away from public view or otherwise screened by fencing and landscaping.

   iv. Not encroach on required parking, loading or planting areas, or setbacks from boundaries.

   v. Not be located within 15m of any defined Primary or Secondary frontage (Volume 2, Appendix 5, Figure 5-7).

7.4.11 Fences and Walls

a. Sites within Precinct 1 shall have no fence or wall along the street front boundary.

b. The following design and dimensions shall apply to street front (excluding as provided for by a. and side boundary fences or walls located forward of the front building line; and fences on boundaries adjoining any Open Space Zone.

	Precinct 2	Precinct 1 and 3

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

i. Designed or constructed for less than 50% see-through visibility (e.g. close paling, masonry, or other opaque material)	1.2m max. height	1.2m max. height
ii. Materials with 50% or more see-through visibility	1.8m max. height	1.2m max. height

Note

1. *Glass, metal bars or louvres are acceptable fence materials to achieve a minimum 50% see-through visibility. Examples of acceptable and unacceptable fence and wall solutions can be found in Chapter 25.5: City-wide – Landscaping and Screening, Figure 25.5.4a.*

c. For all other instances, boundary fences shall have a maximum height of 1.8m.

7.4.12 Sunlight Protection – Garden Place

a. Except for elements such as flues, flag poles, open balustrades, aerials and other items which are normally placed above the roof line and which will not materially affect sunlight penetration, no part of the building shall penetrate the sunlight protection plane as illustrated in Volume 2, Appendix 5, Figure 5-8: Sunlight Penetration Plan, between 1100 and 1400 hours from May 1 to August 10.

7.4.13 Active Frontages

a. For buildings on sites adjoining a Primary or Secondary active frontage (refer Volume 2, Appendix 5, Figure 5-7: Active Frontages Overlay Plan), the following standards shall apply.

   i. Buildings shall be designed to:

   - Provide at least 5m or 75% of the active frontage (whichever is greater) of clear glazing (or equivalent) on all Primary Active Frontages at ground floor level.
   - Provide at least 50% of the active frontage as clear glazing (or equivalent) on all Secondary Active Frontages at ground floor level.

   Note
   This rule does not restrict the covering of clear glazing for the purpose of providing privacy within a building where this is necessary for the nature and type of activity undertaken.

   ii. Vehicular access across active frontages shall not use any more than 10% of the defined frontage.

   iii. The principal public entrance to a building shall be provided from the active frontage.

   iv. All storage areas shall be situated within or to the rear of the building.

   v. This rule shall not apply to:

      a. apartments at ground floor located with those areas shown as Secondary Active Frontage on the Active Frontages Overlay Plan (refer Appendix 5: Figure 5-7)

      b. any separation between buildings or built form that is required to form part of the vehicle crossing to access the site.

b. No roller doors, which may obscure windows or entranceways, may be installed on the front of any building fronting a public space within Precincts 1-3. (For the purposes of clarification, security grills which allow views from the street into premises are not classed as roller doors.)

Note

1. *Figure 7.4.13b below shows examples of building façades illustrating acceptable and unacceptable frontages.*

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Figure 7.4.13b: Existing façades showing active façades and veranda cover that are promoted (left) and blank façades that are discouraged (right)



7.4.14 Veranda Cover

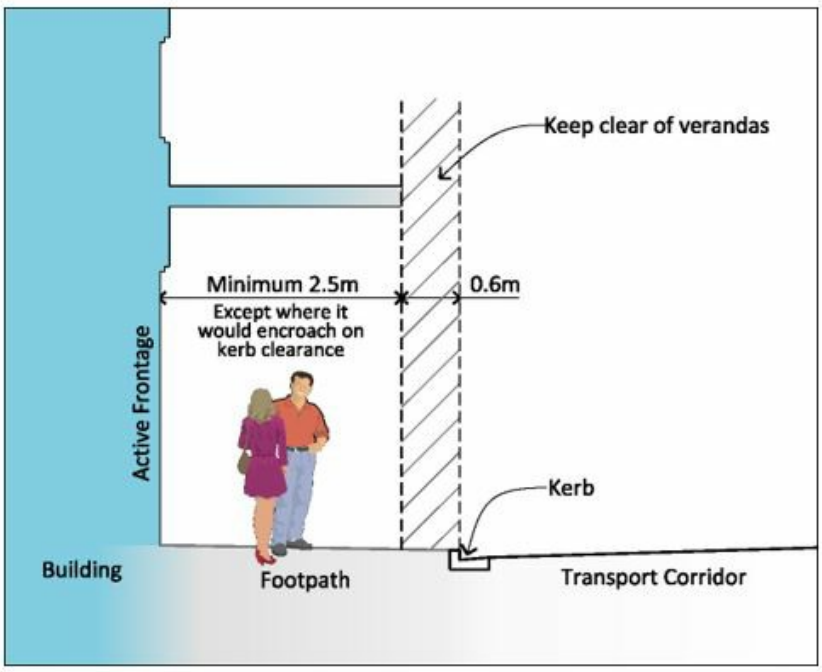
a. For buildings on sites adjoining a Primary active frontage (refer Volume 2, Appendix 5, Figure 5-7: Active Frontages Overlay Plan), the following standards shall apply.

   i. Buildings shall provide veranda cover:

   - Over the footpath, extending along the full length of the building frontage.
   - Have a minimum depth of 2.5m, except where it would encroach within 0.6m of a transport corridor kerb (refer Figure 7.4.14b).
   - Have its fascia a minimum of 2.4m above the footpath (including any signs connected to the veranda).

Figure 7.4.14b: Depth of verandas in relation to kerbs

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.



7.4.15 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

7.5 Rules – Specific Standards

7.5.1 Protection of the Riverbank

a. The development or redevelopment of any site within the Riverfront Overlay area (see Volume 2, Appendix 5, Figure 5-1), or Key Development Site 6 (see Volume 2, Appendix 5, Figure 5-9) shall comply with the following.

   i. Any work located within 15m of the river boundary, as shown on Appendix 5, Figure 5-1, is carried out in a manner which ensures the protection of the riverbank; except Lot 2 DPS 24594 to the northern boundary of Lot 3 DPS 71126, a distance of 20m from the river boundary applies.

   ii. Any such work shall require an assessment by a qualified geotechnical engineer on the stability of the area and the measures required to ensure that the stability of the riverbank is maintained, with particular regard to the avoidance of damage to the adjoining riverbank reserve and the river.

   iii. All stormwater discharges shall be reticulated directly to the Council's stormwater system and no discharge to the riverbank shall be allowed.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Note

1. *Parts of the area covered by this rule fall within identified hazard areas (refer to Chapter 22: Natural Hazards) or archaeological and cultural sites (refer Chapter 19: Historic Heritage).*

7.5.2 Setback from the Riverbank

a. From the top of the bank (or in a location approved by Council) a minimum setback from eastern site boundaries adjoining the western bank of the Waikato riverbank of 5m shall apply (this includes the 5m minimum width of the riverfront promenade), see Figure 1.4.6c in Appendix 1 Volume 2.

b. The setback requirements in this rule do not apply to any structure provided as part of the riverfront promenade.

Note

1. *Council will take as a financial contribution (in the form of land), any land on the riverbank side of the promenade for vesting as recreation reserve in accordance with Rule 24.3.*
2. *The riverfront promenade will be constructed as a Council responsibility to a basic standard at ground level with provision for adequate lighting.*
3. *See 22.5.6 for setback from the Waikato Riverbank and Gully Hazard Area.*

7.5.3 Residential

a. The following standards shall apply to residential units, including apartments at ground floor or above ground floor, residential centres and ancillary residential units. Unless specifically noted, they do not apply to visitor accommodation.

b. Density (Minimum Number of Residential Units Required Per Site)
Minimum densities within the Central City Zone shall be in accordance with the table below (residential units/ha; based on net site area).

Downtown	City Living	Ferrybank
Precinct 1	**Precinct 2**	**Precinct 3**
0.005 residential units per $1m^2$ of site area	0.004 residential units per $1m^2$ of site area	0.003 residential units per $1m^2$ of site area

Note
For a site in Precinct 1 which has an area of 4000m2, the minimum number of residential units required under this rule would be 20. This is calculated by multiplying the site area (4000m2) by 0.005 (Downtown column). The multipliers in the other columns would be used depending on which precinct the site under consideration is located in.

c. Where mixed-use is provided for within a development (e.g. residential and office or retail), the density requirements of Rule 7.5.3.b shall be applied on a pro rata basis relative to the percentage of gross floor area of the development that is residential (e.g. where 60% of the gross floor area of a development is comprised of residential activities then 60% of the total minimum number of residential units calculated under Rule 7.5.3.b is the minimum number of residential units required to be provided).

d. Outdoor Living Areas

i. Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:

- For the exclusive use of each residential unit.
- Readily accessible from a living area inside the residential unit.
- Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

ii. Communal open space for 4 or more residential units and apartment buildings shall comply with 7.5.3.d.i, bullet point 3 as well as being:

- For the shared use of all residents on the site, and
- Readily accessible from all residential units on site.

iii. Outdoor living areas for residential units shall have areas and dimensions as follows.

Residential units	Outdoor living area per residential unit[1]	Shape
A. Ancillary residential units	8m^2	No dimension less than 1.5m
B. Apartments above ground-floor level	8m^2	No dimension less than 1.5m
C. Apartments at ground-floor level	12m^2	Capable of containing a 2.5m diameter circle
D. Communal open space for apartment buildings	8m^2 per unit	Capable of containing a circle with the following diameter: 4-7 residential units – 6m 8 or more residential units –8m No dimension less than 2.5m

Note

1. *Communal open space is an alternative to, and not in addition to, individual outdoor living areas for each residential unit.*
2. *The outdoor living area for an ancillary residential unit shall be separate from the outdoor living area provided for the principal residential unit.*

e. Storage Areas

i. Each residential unit shall be provided with a storage area:

- Located at or below ground-floor level, readily accessible to that residential unit, secure and weatherproof.
- A minimum of 1.8m long by 1m high by 1m deep.

Note

1. *The provision of a private, secure garage accessible only by the occupiers of the residential unit is considered to meet this requirement. (A shared parking garage is not sufficient to meet this standard).*

f. Residential Unit Size

i. The minimum floor area required in respect of each apartment shall be:

Form of Residential Unit	Floor Area
Studio unit	Minimum 35m^2
1 bedroom unit	Minimum 45m^2
2 bedroom unit	Minimum 55m^2
3 or more bedroom unit	Minimum 90m^2

ii. In any one apartment building containing in excess of 20 residential units, the combined number of one-bedroom units and studio units shall not exceed 50% of the total number of residential units within the building.

g. Daylight Standards

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Residential units shall be designed to achieve the following minimum daylight standards.

i. Living rooms and living/dining areas: a total clear-glazed area of exterior wall no less than 20% of the floor area of that space.

ii. Bedrooms (excluding studio units, and any bedroom that complies with iii. below): a minimum of one bedroom with a total clear-glazed area of exterior wall no less than 20% of the floor area of that space.

iii. No more than one bedroom in any residential unit may rely on natural light borrowed from another naturally lit room provided:

- The maximum distance of the bedroom from the natural light source window shall be 6m.
- The minimum total clear-glazed area of the light source shall be no less than 20% of the floor area of that bedroom.

h. External Outlook Area

Each residential unit shall have an external outlook area that:

i. Is provided from the face of the building containing windows to the indoor living area, and

ii. Has a minimum depth of 6m, measured perpendicular from the face of the window area.

iii. Where an indoor living area has two or more walls containing windows, the outlook area shall be provided from the face with the greatest window area.

iv. The external outlook area may be over:

a. The site on which the building is located;

b. The Transport Corridor Zone; or

c. Public Open Space.

i. Primary and Secondary Active Frontages

On primary and secondary frontages identified within Volume 2, Appendix 5, Figure 5-7: Active Frontages Overlay Plan, ground floor pedestrian entrances to upper-floor residential units shall be a maximum width of 4m. Residential units shall not be located at ground floor level on primary frontages.

7.5.4 Interface Between Public and Private

a. The front wall of all accessory buildings shall be set back at least 1.5m behind the front building line established by any building.

b. For front, corner and through sites, the primary entrance on the ground floor of all buildings (excluding accessory buildings) shall face the street.

7.5.5 Yard-Based Retailing

a. All yard-based retailing shall have the yard located at the rear of the site (i.e. be located behind a building facing the street). Rear sites are exempt from this requirement.

7.5.6 Rules – Civic Square

a. The Objectives, Policies and Rules of the Destination Open Space Zone shall apply to Civic Square (PU4 Lot 2 DPS 64212 (CT 53B/284)).

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Note

1. *Part of PU4 Lot 2 DPS 64212 (CT 53B/284) is formed public road (Worley Place) and is zoned separately as Transport Corridor Zone.*

7.5.7 Alterations and Additions to Existing Buildings

a. Building alterations and additions shall either (except where provided in Rule 7.5.7.b:

   i. Not be visible from any public space, or

   ii. Not result in a reduction in the percentage of clear glazing on any primary or secondary active frontage (refer volume 2, Appendix 5 Figure 5-7: Active Frontages Plan).

b. Alterations and additions visible from any public shall not result in more than 25m^2 of additional gross floor area to the existing building.

7.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
Buildings (also refer to Key Development Sites further below)	
i. New buildings, including alterations and additions*	• B – Design and Layout • L – Central City – Design and Layout
ii. New buildings, including alterations and additions >32m height	• B – Design and Layout • L – Central City – Design and Layout
iii. Relocated buildings*	• B – Design and Layout • C – Character and Amenity • L – Central City – Design and Layout
Industry	
iv. Light industry*	• C – Character and Amenity • F – Hazards and Safety
Offices	
v. Offices greater than 1,000m^2*	• H1 – Function, Vitality and Amenity of Centres
Retail/Commercial	
vi. Retail activities >250m^2 GFA (per tenancy)* (except floor retail >250m^2 GFA per tenancy within Riverfront Overlay (refer Volume 2, Appendix 5, Figure 5-1))	• B – Design and Layout • C – Character and Amenity
vii. Supermarkets*	• M – Supermarkets
viii. Tourism ventures and information centres*	• C – Character and Amenity
ix. Yard retail less than or equal to 400m^2*	• C – Character and Amenity

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	• H1 – Function, Vitality and Amenity of Centres
x. Restaurants/cafes/licensed premises*	• C – Character and Amenity
xi. Places of assembly*	• C – Character and Amenity
xii. Drive-through services	• M – Drive-through services
xiii. Parking buildings, located within the Parking Building Overlay*	• C – Character and Amenity
xiv. Parking lots (operating for up to 12 months or less)*	• C – Character and Amenity
Community	
xv. Health care services greater than 250m^2 gross floor area	• C – Character and Amenity
xvi. Community centres greater than 250m^2 gross floor area	• C – Character and Amenity
xvii. Tertiary education and specialised training facilities greater than 250m^2 gross floor area and Childcare Facilities at ground floor greater than 250m^2 gross floor area.	• C – Character and Amenity
Residential	
xviii. Apartments at ground floor within the Secondary Active Frontage (refer Appendix 5, Figure 5-7)*	• C – Character and Amenity • L – Central City – Design and Layout
xix. Residential centres*	• C – Character and Amenity • L – Central City – Design and Layout
xx. Visitor accommodation*	• C – Character and Amenity • L – Central City – Design and Layout
Key Development Sites	
xxi. New buildings, including alterations and additions within Key Development Site 1*	• B – Design and Layout • L – Central City – Design and Layout
xxii. New buildings, including alterations and additions within Key Development Site 2*	• B – Design and Layout • L – Central City – Design and Layout
xxiii. New buildings, including alterations and additions within Key Development Site 3*	• B – Design and Layout • L – Central City – Design and Layout
xxiv. New buildings, including alterations and additions within Key Development Site 4*	• B – Design and Layout • L – Central City – Design and Layout
xxv. New buildings, including alterations and additions within Key Development Site 5*	• B – Design and Layout • L – Central City – Design and Layout
xxvi. New buildings, including alterations and additions within Key Development Site 6*	• B – Design and Layout • L – Central City – Design and Layout

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

7. 7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

8 Knowledge Zone

8.1 Purpose

a. The Knowledge Zone encompasses existing land-use activities which provide significant opportunities for tertiary education, innovation and research; including the University of Waikato, Waikato Innovation Park and the AgResearch Centre campus. The zone reflects the importance of these existing physical resources by providing further opportunities for a wide range of education, research and development activities with supporting retail and mixed-use activities.

b. The University of Waikato comprises a 65 hectare campus site and is a major employer in education and research as well as serving a student population of approximately 12,000. The campus is characterized by extensive planting and green spaces interspersed with learning and accommodation facilities set in an undulating landscape.

c. The neighbouring Waikato Innovation Park promotes the commercialisation and economic development of leading primary sector science, technology and research conducted in the region. It does this by providing business infrastructure ready to support and incubate new business, encouraging collaboration and innovation between research, entrepreneurs and business groups.

d. The neighbouring AgResearch campus is a Crown Research Institute. The campus comprises 56 hectares. Its focus is to create sustainable wealth in the pastoral and biotechnology sectors.

e. The extent of the Knowledge Zone is strategically important. It assists in enabling the City and wider catchment to meet its social, cultural and economic needs and provides an opportunity through development to achieve connectivity between all three existing land uses.

f. Future development within the zone will strengthen the economic base of the region, generating positive economic and social outcomes. The potential for new research and innovation activities related to the operation of activities within the Ruakura Logistics Zone represents further opportunities for the City.

g. The ongoing development of the zone provides the opportunity to create a wider range of activities that complement its research and innovation functions. It is recognised that the enduring success of such activities rely increasingly upon being able to provide research facilities near related commercial activities, which will increase the end value of innovation and research.

h. Future development within the zone should be integrated with existing activities and reflect high quality design outcomes. To achieve this, development is encouraged to occur through comprehensive resource consent applications for concept development consents.

i. The Knowledge Zone also provides supporting retail and commercial activities which act as a focal point and increase the attractiveness for innovation and research activities to establish. A Ruakura Retail Centre is provided for which is centred on a

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

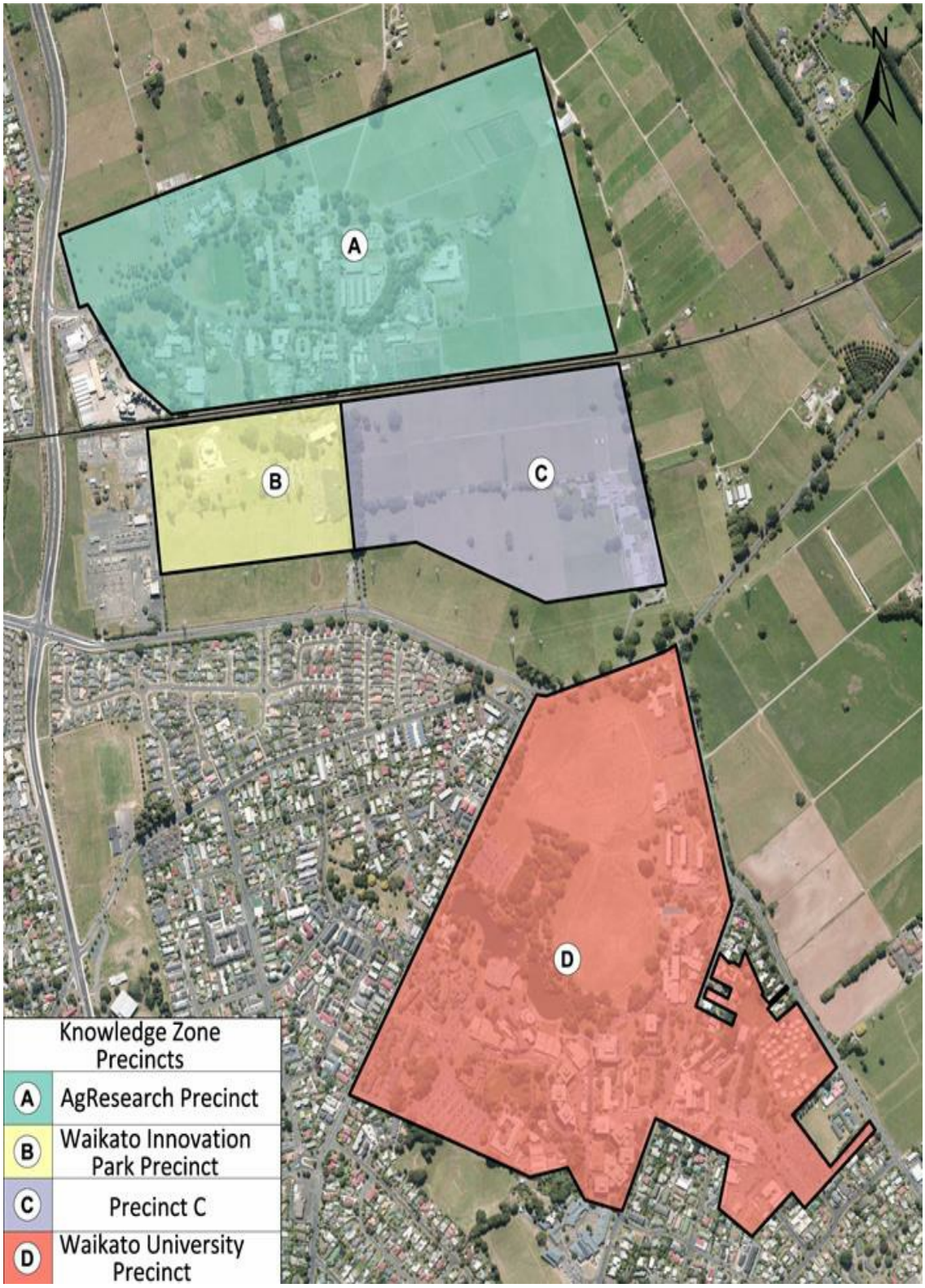
'main street' precinct with a large public plaza. This area makes provision for a passenger transport hub to provide connectivity to the Central City.

j. Development concepts for activities within the zone were developed as part of the Ruakura Structure Plan area. This identifies the area as being appropriate for a retail, commercial and community centre which is referred to as the Ruakura Retail Centre. Activities within the Ruakura Retail Centre will be developed at a scale that will serve the Ruakura Structure Plan and adjacent area. The scale and nature of the activities in the Ruakura Retail Centre shall not generate significant adverse amenity effects on surrounding residential areas and transport networks or adversely affect the primacy, function, vitality and amenity of the Central City.

k. The four precincts of the Knowledge Zone are identified on Figure 8.1 below.

Figure 8.1 Knowledge Zone Precincts

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.



8.2 Objectives and Policies: Knowledge Zone

Objective	Policies
8.2.1	**8.2.1a**

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Support the continued development and expansion of research, education, innovation and technological activity precincts at the University of Waikato, Waikato Innovation Park, AgResearch and Precinct C that comprise the Knowledge Zone.	Research, education, innovation and technological activities and their supporting infrastructure and ancillary activities be encouraged within the Knowledge Zone.
	8.2.1b Co-location of activities and the shared use of infrastructure be encouraged to maximise the efficient use of land.
	8.2.1c Activities involving the commercialisation, manufacture and development of prototype goods are provided for to complement the primary role of research, education and innovation.
	8.2.1d Activities that support the primary purpose of the Knowledge Zone be provided for, which includes offices relating to a research and innovation function.
	8.2.1e Establishing activities in the Knowledge Zone that would compromise the vitality, functions and amenity of the Central City shall be avoided.
	8.2.1f Development within Precinct C is integrated with activities authorised through a Land Development Consent.
	8.2.1g Development within Precincts A, B and D of the Knowledge Zone is integrated with activities authorised through a Concept Plan Consent.

Explanation

The existing Waikato Innovation Park and AgResearch centre are important economic anchors for the City, and serve the wider Waikato Region and upper North Island. Collectively these facilities represent a significant physical resource. It is important they are recognised and provided for in the zone. The immediately adjoining University of Waikato also has a strong education and research function. The significant opportunities for collaboration are enabled through these provisions.

New development should be of a similar activity type to encourage the shared use of infrastructure, and maximise opportunities for interaction both within and outside the zone. Similarly, the provision of appropriate commercial, retail and other ancillary activities that leverage off, and are related to, innovation and research activities, as provided for in Precinct C, will enhance the outcomes sought for the zone. Precinct C includes the Ruakura Retail Centre and the wider research, education, innovation and technological activities provided for in the Knowledge Zone.

An application for a Concept Plan Consent (Precincts A, B and D) or Land Development Consent for Precinct C is required to provide information which sets out a detailed consideration of the scale, while including innovative and attractive designs to achieve a higher amenity environment.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Objective	Policies
8.2.2 Maximise opportunities for increased accessibility, connectivity and efficiency for all modes of transport within the Knowledge Zone.	**8.2.2a** The development of at-grade pedestrian and cycling connections from the Knowledge Zone into the University of Waikato campus are to be provided for.
	8.2.2b Provide for the establishment of an integrated passenger transport hub that can include both road and rail networks to service the Knowledge Zone and surrounding catchment upon the demand arising.

Explanation

The zone aims to achieve comprehensively designed precincts tied to a legible network of cycleways, reserves, walkways and connections to the balance of the Ruakura Structure Plan area. The proximity to the East Coast Main Trunk railway is also a significant opportunity to realise rail as a potential mode of passenger transport infrastructure. Planning for new development within the zone must ensure that opportunities to provide such infrastructure are not compromised.

Objective	Policies
8.2.3 Maximise the long-term positive, environmental, economic, cultural and social benefits of the Knowledge Zone.	**8.2.3a** A range of development in a form and at a scale shall be enabled to provide for: i. The configuration of activities, buildings and infrastructure within the Knowledge Zone to maximise its appeal as a place to work and socialise. ii. A distinctive identity and a high level of amenity and function. iii. A hierarchy of connected open spaces through the Knowledge Zone and connections to other areas within the Ruakura Structure Plan Area. iv. Limited residential and accommodation activity where it complements the primary innovation and research function. v. The clustering of appropriate activities around a future passenger transport hub and plaza to maximise the use and efficiency of these elements.

Explanation

The spatial and landscape character of the existing development is a defining quality of the zone. New development should be provided for through a Concept Plan Consent or Land Development Consent (for Precinct C) process that will build upon such qualities, for example, the character of the existing development pattern and the maintenance of open space areas. However, the range and configuration of activities is recognised as

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an important factor in maximising the efficiency of the zone, and to draw activities from the nearby university campus into the zone. The incorporation of a 'main street', public plaza and future passenger transport interchange introduces the opportunity to create high-quality precincts that complement other development within the zone and creates a focal point for workers and visitors.

Objective	Policies
8.2.4 To manage the potential adverse effects of activities within the Knowledge Zone.	**8.2.4a** Activities within the zone shall be located where potential adverse effects on security and safety will be avoided.
	8.2.4b Activities shall be located within the zone to minimise potential reverse-sensitivity effects on one another.
	8.2.4c Activities sensitive to potential adverse effects shall not establish in locations within the zone where effects from activities outside the zone will be more than minor.

Explanation

The range of existing activities within the zone is large and includes outdoor research activities in the AgResearch Campus. Some existing activities will be sensitive to new development so care is required when considering how each new activity could impact upon the other. Security and safety issues may be an important consideration depending on the nature of the activities being introduced. Provision for Concept Plan Consents or Land Development Consents (for Precinct C) seeks to ensure that the potential for such effects are minimised.

Ruakura Retail Centre

Objective	Policies
8.2.5 The Ruakura Retail Centre serves other activities within and adjoining the Ruakura Structure Plan area while not undermining the primacy, function, vitality and amenity of the Central City and the function of other centres.	**8.2.5a** The Ruakura Retail Centre is to provide a mixed use environment that meets the day-to-day retail, commercial and community needs of the Ruakura Structure Plan area and adjoining residential catchment.
	8.2.5b The scale and nature of activities and the rate of development are managed to avoid adverse effects on the primacy, function, vitality and amenity of the Central City and the function of other centres.
	8.2.5c A range of activities is provided for so that the Ruakura Retail Centre acts as a focal point for local community development through the control of size, scale, built form and diversity of activity.
	8.2.5d

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	A comprehensive, urban design-led approach, including integration with transport networks, is used to determine the form of the Ruakura Retail Centre.

Explanation
The Ruakura Retail Centre is to provide an attractive, landscaped environment within the Knowledge Zone. This will include a mainstreet and a large public plaza. The scale and nature of the activities are not to generate significant adverse amenity effects on the surrounding residential areas and transport networks or to adversely affect the primacy, function, vitality and amenity of the central city. A Land Development Consent for Precinct C is required to be approved as the basis for managing the overall framework for urban developments.

University of Waikato Precinct

Objective	Policies
8.2.6 The University of Waikato develops and operates successfully and contributes to the economic, social and cultural wellbeing of the City.	**8.2.6a** A mixture of activities shall be enabled to be carried out while retaining the principal purpose.
	8.2.6b The positive effects of use and development shall be recognised.
	8.2.6c Adverse effects on neighbourhood amenity values shall be minimised.
	8.2.6d Development should enable the scale and configuration of buildings and open space to contribute positively to the visual amenity values of the City.
	8.2.6e Quality urban design, particularly at their interface with public areas, shall be encouraged.
	8.2.6f Encourage long term planning for the University which integrates buildings, facilities and open spaces through the use of applications for Concept Plan Consents.

Explanation
The University of Waikato is a large-scale educational complex with a range of activities. Therefore the flexibility to develop and adapt is important. However, its size and complexity can make it difficult to accommodate under normal District Plan provisions and zones. *The intention of the policies is to support the continued functioning and growth of its education services.* *The effect of the University on the wider environment and its neighbours must be managed effectively to maintain the ongoing activities of the campus. Co-existence with*

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

the neighbouring residential areas is an important element that will contribute to its long-term success.

The development of the University provides opportunities for innovative and attractive design of buildings and facilities based on a Concept Plan which will help maintain positive effects on the locality.

Waikato Innovation Park and AgResearch Precincts

Objective	Policies
8.2.7 Development within these two adjoining precincts (A and B) is integrated and enables the scale and configuration of buildings and open spaces to contribute positively to the visual amenity values of the wider Ruakura area.	**8.2.7a** Encourage the continued development of the Waikato Innovation Park and AgResearch Campus to occur in a manner which is consistent with individual Concept Plans to be submitted with an application for a Concept Plan Consent for each precinct.
Explanation	
The Waikato Innovation Park and AgResearch Campus are significant existing establishments within the Knowledge Zone. A Concept Plan Consent approach to future development within their respective precincts is intended to implement a comprehensive approach to development which integrates with current uses, while recognising the role and function of the zone. The opportunity to leverage off the nearby University of Waikato, the Ruakura Logistics and Industrial Park Zones will provide growth opportunities for the existing facilities.	

8.3 Rules – Activity Status

8.3.1 Rules – Activity Status for Precincts A, B and D

Activity	Class
Precincts A, B and D	
a. A Concept Plan Consent for the following activities: i. New buildings, including relocated buildings, alterations or additions to buildings; ii. Preparation of land for development purposes including earthworks and vegetation removal iii. Construction of roads, pedestrian paths and cycle routes iv. Installation of Three Waters infrastructure (including linear wetlands and storage basins) v. Works related to the establishment of open space networks An application for resource consent for a Concept Plan Consent must be for the whole site; however development of the site may proceed in stages.	RD
AgResearch (Precinct A) and Waikato Innovation Park (Precinct B) Only	
b. Farming, pastoral grazing, horticulture and farm management activities associated with research establishments, including worker and staff accommodation	P

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

c. Internal alterations	P
d. Alterations and additions to existing buildings	P
e. Any new buildings greater than 150m^2 gross floor area or within the Interface Area unless otherwise authorised under Rule 8.3.1.a	RD
f. Any new buildings up to 150m^2 gross floor area and not within the Interface Area	P
g. Existing research and innovation activities within the Waikato Innovation Park which were established in accordance with the concept plan set out in Schedule 25B of the previous Waikato District Plan	P
h. All other research, and innovation activities including testing, evaluation, office[4] and laboratory activities	P
i. Tertiary education and other education and specialised training facilities	P
j. Ancillary offices to permitted research, innovation, education and laboratory activities	P
k. Commercialisation of activity ancillary to research, innovation, food production, education and laboratory activities	P
l. Support/ancillary services (including manufacturing) to research and innovation activities including workshops, plant and vehicle depots, heating and power generators, laundries, telecommunications and data facilities	P
m. Passenger transport facilities and transport depots (passengers)	P
n. Ancillary residential units (e.g. for research and innovation employees, including caretakers and maintenance workers)	P
o. Informal recreation, park maintenance buildings and yards, seating, sculptures and art installations	P
p. Places of assembly	RD
q. Community centres, libraries and childcare centres	P
r. Parking buildings	RD
s. Parking lots	P
t. Visitor accommodation	RD
u. Healthcare services	RD
v. Any noxious or offensive activity	NC
w. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures) scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
x. Maintenance or repair of buildings	P
y. Field days and open days relating to research and innovation activities	P
University of Waikato Campus Only (Precinct D)	
z. Accessory buildings	P
aa. New buildings, relocated buildings, alterations or additions less than 150m^2 footprint and which are not located within the Interface Area	P

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

bb. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
cc. Maintenance or repair of buildings	P
dd. New buildings, alterations or additions to buildings with an external footprint of 50m^2 or greater and which are located within the Interface Area which can be viewed directly from the closest adjoining road boundary where the activity: • Complies with relevant standards in Rules 8.6 to 8.7, and • Generates less than 100 vehicle movements per day	C
ee. Residential centres, managed care facilities, rest homes, apartments, detached dwellings and visitor accommodation	P
ff. Organised recreation, informal recreation and indoor recreation	P
gg. Licensed premises	P
hh. Parking lots and parking buildings	P
ii. Restaurants	P
jj. Support services, including workshops, plant and vehicle depots, heating and power generators, laundries, printing and publishing, telecommunications and broadcasting	P
kk. Community centres	P
ll. Tertiary education and specialised training facilities	P
mm. Childcare facilities	P
nn. Healthcare services	P
oo. Libraries	P
pp. Marae	P
qq. Places of assembly	P
rr. Places of worship	P
ss. Research and innovation (excluding any noxious or offensive activity)	P
tt. Any activity identified in Rule 8.3.1.aa that is greater than 150m^2 footprint	RD

Note

1. *For activities and buildings in the Electricity Transmission Corridors see Chapter 25.7: City-wide – Network Utilities and Electricity Transmission Corridors.*
2. *Explanation of Rule 8.3.1.g above:*
   As a result of the boundary reorganisation scheme which came into effect on 1 July 2011, the land within which the existing Waikato Innovation Park is situated was transferred from Waikato District Council to Hamilton City Council, Schedule 25B of the Waikato District Plan contains a Concept Plan for the Innovation Park. Existing development within that area which was established in general accordance with that Concept Plan as a permitted activity will remain a permitted activity.
3. *Table 15-2d of Volume 2, Appendix 15-3 contains guidance for converting vehicles per day into other units of measures.*
4. *'Office' includes space used for desk based research and innovation, associated meeting and administration, conferencing and similar activities and excludes commercial offices and professional offices not associated with research and innovation activities.*

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

5. *A Concept Plan Consent may include a condition which requires the consent holder to submit a detailed building design, prior to construction commencing. This is to ensure quality outcomes for the Knowledge Zone in circumstances where a CPC identifies building envelopes. The matters which may be required to be addressed will be based on Assessment Criteria B – Design and Layout in Appendix 1.3.3.*
6. *For any activity not identified above, see Section 1.1.8.1.*
7. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

8.3.2 Rules – Activity Status for Precinct C (Except Ruakura Retail Centre)

Activity	Class
Precinct C Only	
a. Land Development Consent (refer Rule 3.7.4.2)	RD*
b. Farming, pastoral grazing, horticulture and farm management activities associated with research establishments, including worker and staff accommodation	P
c. Minor works	P
d. Alterations and additions to existing buildings (other than minor works)	RD*
e. Any new buildings	RD*
f. All other research, and innovation activities including (but not limited to) testing, evaluation, office and laboratory activities	P
g. Tertiary education and other education and specialised training facilities	P
h. Ancillary offices to permitted research, innovation, education and laboratory activities	P
i. Commercialisation of activity ancillary to research, innovation, education and laboratory activities	P
j. Support/ancillary services to research and innovation activities including (but not limited to) workshops, plant and vehicle depots, heating and power generators, laundries, telecommunications and data facilities	P
k. Passenger transport facilities and transport depots (passengers)	P
l. Ancillary residential units (e.g. for research and innovation employees, including caretakers and maintenance workers)	P
m. Informal recreation, park maintenance buildings and yards, seating, sculptures and art installations	P
n. Places of assembly	RD
o. Community centres, libraries and childcare centres	P
p. Parking lots	P
q. Visitor accommodation	RD
r. Healthcare services	RD
s. Any permitted or restricted discretionary activity listed above generating 1500 or more vehicle movements per day	RD*

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *'Office' includes space used for desk based research and innovation, associated meeting and administration, conferencing and similar activities and excludes commercial offices and professional offices.*

8.3.3 Rules – Activity Status for Precinct C - Ruakura Retail Centre only

Activity	Class
Ruakura Retail Centre Only	
a. Land Development Consent (refer Rule 3.7.4.2)	RD*
b. New buildings	RD*
c. Alterations and additions to existing buildings (excluding minor works)	RD*
d. Minor works	P
e. Accessory Buildings	RD*
f. Demolition, removal, maintenance ~~or~~and repair of ~~existing buildings~~buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 2)	P
g. Any industrial activity except light or service industry	NC
h. Light Industry	D
i. Service Industry	D
j. Transport Depot	D
k. Emergency service facility	RD*
l. Noxious or offensive activities	NC
m. Research and Innovation Activities	P
n. Ancillary Office	P
o. Office less than 250m^2 gross floor area per tenancy	P
p. Office 250m^2-500m^2 gross floor area per tenancy	RD*
q. Office greater than 500m^2 gross floor area per tenancy	NC
r. Ancillary retail	P
s. Retail less than 400m^2 gross floor area per tenancy	P
t. Retail 400m^2 gross floor area per tenancy or greater except where provided for in activity category u) in this table	RD*
u. Supermarkets or Building Improvement Centres 1,000m^2 gross floor area or greater within the Ruakura Retail Centre	P
v. Banks	P
w. Yard based retail less than 400m^2 gross floor area per tenancy	D
x. Yard based retail 400m^2 gross floor area or greater per tenancy	NC

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y. Cafes, Restaurants and Licensed Premises	P
z. Commercial places of assembly	P
aa. Parking lots and parking buildings	P
bb. Passenger Transport Facility	P
cc. Health Care Services above ground floor	P
dd. Heath care services less than 1000m^2 at ground floor	P
ee. Health care services over 1000m^2 at ground floor level	RD
ff. Childcare facility	P
gg. Community centres	P
hh. Tertiary education and specialised training facilities less than 250m^2 gross floor area per tenancy	P
ii. Tertiary education and specialised training facilities 250m^2 – 999m^2 gross floor area per tenancy	D
jj. Tertiary education and specialised training facilities greater than 1000m^2 gross floor area per tenancy	NC
kk. Total floorspace in the Ruakura Retail Centre of up to 9,000m^2 gross floor area comprised of: • no more than 7,000m^2 gross floor area in the activity categories s. to u. • no more than 3,000m^2 gross floor area for any other permitted activities in Rule 8.3.3	P
ll. Total floorspace in the Ruakura Retail Centre that exceeds: • 7,000m^2 gross floor area in the activity categories s. to u.; or • 3,000m^2 gross floor area for any other permitted activities in Rule 8.3.3	RD
mm. Total floorspace in the Ruakura Retail Centre between 9,000m^2 and 15,000m^2 gross floor area	RD
nn. Total floorspace in the Ruakura Retail Centre that exceeds 15,000m^2 gross floor area	NC
oo. Public Art	P
pp. Ancillary residential units	RD*
qq. Visitor accommodation	D
rr. Any permitted or restricted discretionary activity listed above generating 1500 or more vehicle movements per day	RD*

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

8.4 Rules – General Standards

a. The general standards in Rule 8.4.2 – 8.4.8 do not apply to activities listed in Rule 8.3.1 in the University of Waikato Campus (Precinct D). See Rule 8.6 for specific

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

standards relating to the University of Waikato Campus (Precinct D).

b. The general standards in Rule 8.4 do apply to activities listed in Rule 8.3.1 in the AgResearch Centre (Precinct A) and Waikato Innovation Park (Precinct B), which are located in the Knowledge Zone.

c. With the exception of activities in Precinct A, Precinct B and Precinct D, land use and development in the Knowledge Zone, which is undertaken in the Ruakura Structure Plan Area, shall comply with Rules 3.7.4.1, 3.7.4.2, 3.7.4.3, 3.7.4.4, 3.7.4.5 and 3.7.5 in Chapter 3: Structure Plans.

d. The general standards in Rule 8.4 do apply to activities listed in 8.3.2 Precinct C and 8.3.3 Precinct C (Ruakura Retail Centre).

8.4.1 Provision of Concept Plans Consents for the Waikato Innovation Park, AgResearch and University of Waikato Precincts

a. An application for a Concept Plan Consent which provides for the further development of Precinct A, B and D within the Knowledge Zone shall include, diagrammatically in the form of sub-areas the following activities:

   i. New building, including relocated buildings, alterations or additions to buildings;

   ii. Preparation of land for development purposes including earthworks and vegetation removal

   iii. Construction of roads, pedestrian paths and cycle routes

   iv. Installation of Three Waters infrastructure (including linear wetlands and storage basins)

   v. Works related to the establishment of open space networks.

   An application for resource consent for a Concept Plan Consent must be for the whole site; however development of the site may proceed in stages.

b. All applications for Concept Plans Consents must be accompanied by a concept plan which has been prepared in accordance with the standards in this chapter and the Information Requirements in Appendix 1.2.2.20.

c. Development or activities which are not consented by a concept plan consent will be the subject of separate resource consent applications, unless provided for as a permitted activity in the activity status table.

8.4.2 Location of Buildings and Activities (excluding Precinct C)

a. Building location	No building footprint shall be closer than 10m from any indicative local or collector transport corridor identified on the Ruakura Structure Plan area.

8.4.3 Site Coverage

a. Maximum site coverage 50%.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

8.4.4 Permeable Surfaces

a. Net site permeability	Minimum 20% of the net site area

8.4.5 Access from Ruakura Road

a. No access to service an activity shall be provided directly to Ruakura Road unless consistent with the connection point locations identified on Figure 2-15A Ruakura Strategic Infrastructure – Transport (Appendix 2).

8.4.6 Building Setbacks

a. Buildings shall have minimum set backs from boundaries as follows:

i. Any boundary adjoining the railway designation (Designation F1 & F1a)	10m
ii. Transport corridor boundary (except in the Ruakura Retail Centre) – local and collector transport corridors	5m
iii. Transport corridor boundary in Ruakura Retail Centre	0m
iv. Transport corridor boundary – arterial transport corridors	15m
v. Any boundary adjoining any Residential, Special Character or Open Space Zones	8m
vi. All other boundaries	0m

8.4.7 Height in Relation to Boundary

a. No part of any building or structure may penetrate a height control plane rising at an angle of 45 degrees beginning at an elevation of 3m at the boundary of any adjoining zone.

8.4.8 Maximum Height

a. The maximum height of a building or structure is 15m, except that 20% of the footprint of the building may be between 15m and 20m high.

8.5 Rules – Specific Standards for AgResearch and Waikato Innovation Park Precincts

8.5.1 Location of Buildings and Activities

Location	
a. Proximity to Ruakura Logistics Zone: Noise control	No visitor accommodation shall be situated closer than 40m to the boundary of the Ruakura Logistics Zone unless the building within which the activity is located can achieve compliance with the relevant noise controls specified in Rule 25.8.3.11 – 25.8.3.14

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8.5.2 Parking Building Design

a. Parking buildings and lots	Parking buildings shall incorporate screening and facade detailing treatments affixed to the face of the building so that 50% of any facade visible from any public space is treated

8.6 Rules – Specific Standards for University of Waikato Precinct

8.6.1 Building Setbacks

Building setback from	Minimum
a. Residential Zone or Special Character Zone boundary	5m
b. Transport corridor boundary – arterial transport corridor	5m

8.6.2 Building Standards

a. Site coverage	Maximum 45%
b. Height control plane Note: No maximum height control	i. Angle: 45 degrees ii. Starting point above boundaries of campus site: • 20m above a boundary along Hillcrest Road • 3m above a boundary adjoining a site in the Residential Zone, Special Character Zone and Community Facilities Zone • 10m above all other boundaries iii. All internal boundaries of the campus site are excluded

8.6.3 Permeable Surfaces

a. Net site permeability	Minimum 20% of the net site area.

8.7 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gully Systems
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

8.8 Controlled Activities: Matters of Control

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. In determining any application for resource consent for a controlled activity in addition to the relevant standards within Rules 8.4 to 8.6 the Council shall have control over the following matters referenced below:

Activity Specific Precinct D – University of Waikato	Matter of Control Reference Number (refer to Volume 2, Appendix 1.3.2)
i. New buildings, alterations or additions to buildings with an external footprint of 50m^2 or greater and which are located within the Interface Area which can be viewed directly from the closest adjoining road boundary where the activity: • Complies with relevant standards in Rules 8.6 to 8.7, and • Generates less than 100 vehicle movements per day	• C – Knowledge Zone

8.9 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion.

Activity Specific	Matter of Discretion (Refer to Volume 2, Appendix 1.3.3)
Precincts A and B and D Knowledge Zone	
i. A Concept Plan Consent*	• B – Design and Layout • C – Character and Amenity • N – Ruakura
ii. Any new buildings greater than 150m^2 gross floor area or within the Interface Area unless otherwise authorised under Rule 8.3.1.a	• B – Design and Layout • C – Character and Amenity • D – Natural Character and Open Space • F – Hazards and Safety
iii. Places of assembly	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety
iv. Parking buildings	• B – Design and Layout • C – Character and Amenity • G - Transportation
v. Visitor accommodation	• B – Design and Layout • C – Character and Amenity
vi. Healthcare services	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety
Precinct C Knowledge Zone	

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

vii. Any new buildings*	• B – Design and Layout • N – Ruakura
viii. Alterations and additions to existing buildings (other than minor works)	• B – Design and Layout • N – Ruakura
ix. Places of assembly	• C – Character and Amenity
x. Visitor accommodation	• C – Character and Amenity
xi. Healthcare services	• C – Character and Amenity
xii. Activities which require resource consent under Rules 8.3.3.p, t., ll. and mm.	• H – Functionality, Vitality, Viability and Amenity of Centres
xiii. Any permitted or restricted discretionary activity listed generating 1500 or more vehicle movements per day*	• G – Transportation
xiv. Land Development Consent*	• N – Ruakura
Ruakura Retail Centre – Precinct C – Knowledge Zone	
xv. New buildings*	• B – Design and Layout • N – Ruakura
xvi. Alterations and additions to existing buildings (excluding minor works)*	• B – Design and Layout • N – Ruakura
xvii. Land Development Consent*	• N – Ruakura
xviii. Emergency Service Facility*	• N – Ruakura
xix. Accessory Buildings*	• N – Ruakura
xx. Office 250m^2-500m^2 gross floor area per tenancy*	• N – Ruakura
xxi. Retail 400m^2 gross floor area per tenancy or greater except where provided for in Rule 8.3.3.u*	• N – Ruakura
xxii. Health care services over 1000m^2 at ground floor level	• N – Ruakura
xxiii. Total floorspace in the Ruakura Retail Centre that exceeds: • 7,000m^2 gross floor area in the activity categories s. to u. in Rule 8.3.3; or • 3,000m^2 gross floor area for any other permitted activities in Rule 8.3.3	• N – Ruakura
xxiv. Total floorspace in the Ruakura Retail Centre between 9,000m^2 and 15,000m^2 gross floor area	• N – Ruakura
xxv. Ancillary residential units*	• N – Ruakura

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

xxvi.	Any permitted or restricted discretionary activity listed above generating 1500 or more vehicle movements per day*	• G – Transportation
University of Waikato – Precinct D – Knowledge Zone		
xxvii.	Any activity identified in Rule 8.3.1.aa that is greater than 150m^2 footprint	• N - Ruakura

8.10 Notification Rule

a. Except as provided for by Section 95A(2)(b) and (c), 95B(2) and (3) and 95C(1) to (4) of the Act applications for any Restricted Discretionary Activity identified with an asterisk(*) in the table above and activity status 8.3 will be considered without notification or the need to obtain approval from affected persons except that applications for:

   i. Land Development Activities and

   ii. Activities Generating 1500 or More Vehicle Movements Per Day

   shall be limited notified to the following unless they have given their affected party approval

   - Waka Kotahi New Zealand Transport Agency

b. Notwithstanding clause a., where an activity identified in Rule 8.3.2 requires resource consent for a Restricted Discretionary Activity under two or more activity descriptions, and only one of the Restricted Discretionary Activities is identified with an asterisk (*), notification of the activity shall be at the Council's discretion in accordance with Section 95A, 95B and 95C of the Act.

8.11 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification Defaults
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Controlled Activities – Matters of Control
- Restricted Discretionary Activities – Matters for Discretion and Assessment Criteria
- Discretionary Activity Assessment Criteria
- Design Guides and Design Assessment Criteria
- Information Requirements
- Acronyms Used in the District Plan
- Definitions Used in the District Plan
- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

9 Industrial Zone

9.1 Purpose

a. The industrial land base in the City is a key economic driver for the regional economy. Industrial land in the City represents a finite and valuable resource that needs to be recognised and protected. There is evidence of considerable retail and office development having occurred in the industrial areas over the last decade resulting in adverse effects on the amenity, viability and vitality of the City Centre.

b. District Plan provisions are generally enabling and aim to complement the City's commercial activities, both in the Central City zone and in other business centres. This complementary role includes providing locations for industrial activities that are unsuitable for commercial centres, and reducing the potential for non-industrial activities establishing in industrial locations.

c. The Industrial Zone provisions seek to ensure that industrial land is not occupied by land activities that are non-industrial, unless they are either ancillary to industrial activity, support industrial activities, or are more appropriately located within an industrial environment than a business centre. This will reduce the potential for industrial land to be diluted by non-industrial activities, resulting in pressure for new industrial land to be zoned elsewhere, and for existing industrial land to be rezoned for commercial activity. In limited circumstances, supermarkets may locate out-of-centre in the Industrial Zone provided suitable land is not available within the business centres and where it can be demonstrated that the primacy, function, vitality, and amenity of the centres within the business hierarchy are not undermined.

d. The rule provisions place restrictions on the scale of retail and office activities in industrial areas. This is in order to manage the potential for significant adverse effects on the Central City arising both individually and cumulatively from out-of-centre development.

e. The Rotokauri Employment Area, as identified on the Rotokauri Structure Plan, provides for a wide range of light industrial activities in a high amenity environment. This area also provides for the operational needs of the Crawford Street Freight Village.

f. The Riverlea Industrial Area, as identified in Appendix 6, Figure 6-1, provides for a range of light and service industrial activities. Its location within close proximity to sensitive land uses means that the establishment of heavy industry and noxious or offensive activities is not considered to be desirable or appropriate.

g. Amenity Protection Areas will be used at the Industrial Zone's interface with Residential and other sensitive areas in order to minimise adverse effects of industrial activities and thereby to maintain amenity values in the adjacent Residential Zone or other sensitive areas.

h. The Te Rapa corridor is a confined overlay that recognises existing office and retail activities which have been lawfully established under the previous planning regime.

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It provides for continuation of existing office and retail activities within defined thresholds which reflect the standards in the previous district plan whilst encouraging a return to industrial uses. The expansion of existing activities or establishment of any new or additional retail or office activities/ tenancies is not envisaged in this area.

i. The area at 980 Te Rapa Road between Maui Street and Eagle Way identified in Fig 9.3a adjoins open space, residential and commercial activities and is also adjacent to the Te Rapa Sub Regional Centre. This is an area in a state of land use transition from heavy industrial use to more non-industrial type activities. Given its location and surrounding land uses, on those specific lots identified provision is made for managed care facilities; retirement village, rest homes and visitor accommodation providing adverse effects are mitigated.

9.2 Objectives and Policies: Industrial Zone

Objective	Policies
9.2.1 Industrial activities are able to establish and operate within the zone in an efficient and effective manner.	**9.2.1a** Industrial land is used for industrial activities.
	9.2.1b Except as specifically provided for, non-industrial activities establish and operate only where they are ancillary to industrial activities, support industrial activities, or are consistent with industrial activities.
	9.2.1c While the Industrial Zone is for industrial purposes, specified non-industrial activities may operate in the Greenwood/Kahikatea Corridor and Te Rapa Corridor due to their characteristics; provided that such non-industrial activities do not adversely affect industrial activities in the Industrial Zone, or impact adversely on the strategic role of the Central City and other business centres in the City.
9.2.2 Non-industrial activities which establish and operate within the zone do not undermine the primacy, function, vitality and amenity of the Central City, the sub-regional centres and the function of the lower order centres in the business hierarchy.	**9.2.2a** Non-industrial activities do not adversely affect industrial activities in the Industrial Zone, or impact adversely on the strategic role of the Central City as the primary office, retail, and entertainment centre, and the other business centres in the City.
	9.2.2b In limited circumstances, new supermarkets may establish in the Industrial Zone where it can be demonstrated that: i. suitable land is not available within the business centres; and

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	ii. the potential adverse effects on the primacy, function, vitality, and amenity of the centres within the business hierarchy are avoided.

Explanation

Activities that are non-industrial and that are provided for in other parts of the City should in general not be carried out within industrial locations. The District Plan sets as the key principle in this regard that industrial land should be preserved for industrial activities, but also includes provision for a range of non-industrial activities considered to be ancillary to industrial activity, that support industrial activities, or specific forms of commercial activity that are acceptable within industrial environments.

Supermarkets are a form of commercial activity envisaged in the Industrial Zone only in limited circumstances. Strategic Framework and Business policies encourage their location within business centres as a priority. Because of the nature of their trade catchments they may be suitable in some industrial areas if Business zoned sites are not available and, having regard to the extent to which effects on business centres (beyond effects associated with trade competition) are avoided. Businesses that attract a great deal of traffic are encouraged in the Central City and business centres, where they will be more accessible, and where significant public investment has been made in providing amenities and facilities capable of supporting such activities.

Objective	Policies
9.2.3 The amenity levels of industrial areas are to be enhanced.	**9.2.3a** Amenity levels within the Industrial Zone are improved with the use of landscaping and screening, restrictions on site layout, enhanced design of buildings, ensuring orientation of buildings towards the site frontage, and enhanced urban design outcomes.

Explanation

Although lower standards of amenity are often characteristic of industrial locations, Plan provisions aim to enable a general improvement in the amenity of the City's industrial locations. The purpose of this is to create functional and attractive employment areas and to contribute to raising amenity levels within the City generally.

This is to be achieved through resource consent being required for the construction of new buildings or alterations to existing buildings located on identified transport corridors (other than minor alterations) to ensure improved urban design outcomes on these highly visible locations. There are also requirements for increased landscaping, articulation of building frontages and screening (particularly on the boundary of residential land and reserves), and site layout.
In relation to the Crawford Street Freight Village, amenity matters are addressed through Objective 9.2.5.

Objective	Policies
9.2.4 The adverse amenity impacts of	**9.2.4a** The adverse effects of industrial activities are

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industrial activities on residential and open space areas are to be avoided.	contained within the Industrial Zone boundary to avoid adverse effects on amenity within other zones, particularly the Residential, Special Character and Open Space Zones.
	9.2.4b The establishment of noxious or offensive activities within the Riverlea Industrial Area, or in locations near the boundary with Residential, Special Character and Open Space Zones, where there will be adverse amenity effects on these locations, shall be avoided.
	9.2.4c Additional standards apply to activities within Amenity Protection Areas in order to minimise adverse effects on the amenity of residential sites or other sensitive sites adjacent to land within the Industrial Zone.

Explanation

Industrial activities can generate adverse amenity effects beyond the boundaries of the zone. These can have a particular impact on residential and open space areas where expectations for amenity are far higher.

The Amenity Protection Area is a key mechanism to protect residential sites where they are adjacent to land within the Industrial Zone. Industrial properties covered by the Amenity Protection Area are subject to additional standards. Enhanced management of noxious or offensive activities where they are near residential land uses is also a key aspect of the provisions.

Objective	Policies
9.2.5 To optimise the benefits of the regionally significant freight village facility at Crawford Street.	**9.2.5a** Logistics, freight-handling services and supportive activities and infrastructure are provided for within Crawford Street Freight Village.
	9.2.5b Activities sensitive to the adverse affects of logistics and freight-handling facilities avoid locating in proximity to the Crawford Street Freight Village.
	9.2.5c Visual amenity effects at the boundary of the Crawford Street Freight Village with the Mangaharakeke Drive transport corridor are maintained.

Explanation

The Crawford Street Freight Village is a key regional facility, because it provides connectivity between dairy manufacturing facilities in the region and further afield with the Auckland and Tauranga ports. The facility is a critical component in ensuring the efficiency of dairy manufacturing and export within the region.

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The freight village is designed and operated to achieve the seamless transfer of products from road to rail and includes major storage facilities and infrastructure. Measures designed to address amenity issues at the interface with the Mangaharakeke Drive corridor need to recognise the existing amenity of the area which is dominated by rail facilities on one side and a major arterial route on the other.

Objective	Policies
9.2.6 Recognise lawfully established existing office and retail activities that have previously located in the Te Rapa Corridor whilst encouraging a return to industrial uses in the future.	**9.2.6a** Industrial activity is encouraged to locate within the Te Rapa Corridor.
	9.2.6b The continued operation of existing office and retail activities in the Te Rapa Corridor that were lawfully established as permitted activities under the previous planning regime are recognised and provided for.
	9.2.6c Avoid any increase in additional office or retail activities/tenancies.
	9.2.6d Avoid any expansion of existing office or retail activities/tenancies.

Explanation

Previous district plan provisions allowed office and some retail activity to establish in the Te Rapa Corridor. The overlay recognises and provides for the continued operation of these lawfully established businesses. The provisions aim to encourage a transition to industrial activity, therefore any additional office or retail activities or expansion of these activities is to be discouraged.

Objective	Policies
9.2.7 Enable the redevelopment of the site in a state of land use transition described as Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 to include provision for managed care facilities; retirement villages, rest homes and visitor accommodation in a manner that achieves a high level of on-site amenity for those activities whilst ensuring that reverse sensitivity effects on surrounding industrial activities are avoided.	**9.2.7a** The development of managed care facilities; retirement villages and rest homes and visitor accommodation are managed, located and designed to: i. Avoid adverse effects from surrounding non-residential activities; and ii. Provide a high level of onsite amenity for the activities identified; and iii. Ensure adjacent non-residential activities are not subject to the effects of reverse sensitivity; and iv. Ensure adverse effects on the surrounding

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	residential and open space areas are avoided; and v. Ensure that the interface with adjacent residential and open space uses is treated sensitively.
	9.2.7b Any development on this transitional site shall ensure vehicle and pedestrian access between Karewa Place and Maui Street.

Explanation

The area between Maui Street and Eagle Way adjoins open space, residential, commercial and industrial activities. It is also adjacent to the Te Rapa Sub Regional Centre. The area identified is an area in a state of land use transition from a heavy industrial use to a lighter mix of uses due to its location and the surrounding land uses. The area has been identified as suitable for future re-zoning from industrial to an alternative mixed use zone which is focussed on residential activities. This will support the existing Te Rapa Sub Regional Centre and complement the adjoining open space and residential activities. In light of its transitional character, the site currently presents an opportunity for mixed use development of specified activities that can contribute positively to urban outcomes within this setting.

In addition to the general provision for industrial activities, managed care facilities; retirement village, rest homes and visitor accommodation are provided for in this area. These activities, and other non-industrial activities on the site, will need to be located, designed, and managed to ensure reverse sensitivity effects on any adjacent industrial activities are avoided.

A comprehensive traffic assessment has established the capacity of the site for development and identified the need for the construction of a new road link between Maui Street and Karewa Place, and specific intersection improvements prior to any development occurring on the site.

9.3 Rules – Activity Status Table

Activity	Industrial	Rotokaur Employm Area
Buildings		
a. New buildings and alterations and additions to ~~existing~~buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 4)	P	P
b. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 4)	P	P
c. Maintenance or repair of ~~existing~~ buildings and structures (except heritage buildings and structures scheduled in	P	P

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Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 4)		
d. Minor works	P	P
Activities		
e. Industrial activity	P	RD
f. Industrial activity in the Riverlea Industrial Area (Figure 6-1, Appendix 6, Volume 2)	RD	-
g. Light industrial activity Where the activity complies with relevant standards in Rules 9.4 and 9.5 and generates <250 vehicle movements per day	P -	- C
h. Service industrial activity Where the activity complies with relevant standards in Rules 9.4 and 9.5 and generates <250 vehicle movements per day	P -	- C
i. Any new activity requiring an air discharge consent under the Waikato Regional Plan, where discharge is from a point within 100m of the boundary of any Residential Zone or Special Character Zone	RD	RD
j. Any noxious or offensive activity greater than 250m from the boundary of any Residential Zone or Special Character Zone except within the Riverlea Industrial Area (Figure 6-1, Appendix 6, Volume 2) or Rotokauri Employment Area	RD	
k. Any noxious or offensive activity within 250m of the boundary of any Residential Zone or Special Character Zone or within the Riverlea Industrial Area (Figure 6-1, Appendix 6, Volume 2) or Rotokauri Employment Area	NC	NC
l. Ancillary offices	P	P
m. Ancillary retail	P	P
n. Trade and industry training facilities	P	P
o. Food and beverage outlets (no greater than 250m^2 gross floor area)	P	P
p. Wholesale retail and trade supplies	P	P
q. Yard-based retail on front sites adjoining the following transport corridors: Te Rapa Road, Avalon Drive, Mangaharakeke Drive, Lincoln Street, Greenwood Street, and Kahikatea Drive (excluding sites separated from the transport corridor by a segregation strip)	P	-
r. Yard-based retail other than as provided for as a permitted activity	RD	RD
s. Building improvement centres	P	P

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t. New supermarkets, where the activity complies with the standards in Rule 9.5.5	RD	NC
u. New supermarkets, where the activity fails the standards in Rule 9.5.5	NC	NC
v. Extensions to existing supermarkets, where the activity complies with the standard in Rule 9.5.6	P	NC
w. Extensions to supermarkets where the activity complies with the standard in Rule 9.5.7	RD	NC
x. Extensions to supermarkets where the activity fails the standard in Rule 9.5.7	NC	NC
y. Healthcare services (where existing at the date of Plan notification)	P	NC
z. Healthcare services other than as provided for as a permitted activity	RD	D
aa. Emergency service facilities	RD	RD
bb. Passenger transport facilities	P	P
cc. Transport depot	P	RD
dd. Transportation service centre	D	D
ee. Transportation service centre in Stage 1B of the Te Rapa North Industrial Zone in accordance with 12.3.3.h)	P	-
ff. Parking lots and parking buildings	P	RD
gg. Accessory buildings	P	P
hh. Motorised recreation activity	P	P
ii. Drive-through services*	RD	D
jj. Ancillary residential unit where the activity complies with relevant standards in Rules 9.4 and 9.5 and generates <250 vehicle movements per day	C	C
kk. Childcare facilities	RD	RD
ll. Any activity identified in Rule 9.3.jj that does not comply with relevant standards in Rules 9.4 and 9.5 or generates 250 or more vehicle movements per day	RD	
mm. Boarding kennels and catteries	RD	RD
nn. Gymnasiums	RD	RD
oo. Places of worship	RD	RD
pp. Banks less than 200m^2	P	P
qq. Managed care facilities; retirement villages and rest homes on the defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 shown on Figure 9.3a	RD	-

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

rr. Managed care facilities; retirement villages; and rest homes; outside of the defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 shown on Figure 9.3a	NC	-
ss. Visitor accommodation on the defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 shown on Figure 9.3a	D	-
tt. Visitor accommodation outside of the defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 shown on Figure 9.3a	NC	-

Note

1. *Table 15-2d of Volume 2, Appendix 15-2 contains guidance for converting vehicles per day into other units of measure.*
2. *For any activity not identified above, see Section 1.1.8.1.*
3. *Refer to Chapter 1.1.9 for activities marked with an (*)*
4. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

Figure 9.3a: Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 Area affected by Rule 9.3.qq. to tt.



9.3.1 Rules – Activity Status Table for the Greenwood/Kahikatea Corridor

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

In addition to the activities provided for within the Industrial Zone 9.3 Rules – Activity Status Table, the following shall apply to activities located in the Greenwood/Kahikatea Corridor.

Activity	Greenwood/ Kahikatea Corridor
a. Automotive and marine suppliers	P
b. Mowers and outdoor maintenance equipment retail	P
c. Pool and spa retail	P
d. Equestrian supply retail	P
e. Gymnasiums	P
f. Hire Centre	P

9.3.2 Rules – Activity Status Table for the Te Rapa Corridor

In addition to the activities provided for within the Industrial Zone 9.3 Rules – Activity Status Table, the following shall apply to activities located in the Te Rapa Corridor.

Activity	Te Rapa Corridor
a. Automotive and marine suppliers	P
b. Mowers and outdoor maintenance equipment retail	P
c. Pool and spa retail	P
d. Equestrian supply retail	P
e. Gymnasiums	P
f. Hire Centre	P
g. Retail activity within the Te Rapa Corridor Area where lawfully established at 10 December 2012 and which meets the standards in Rule 9.5.8 (but excluding sites which were occupied at 10 December 2012 by activities provided for in 9.3 m., o., p., q., r., s., t. - x. and 9.3.2 a.-f.): i. <150m^2 GFA per tenancy ii. 151-999m^2 GFA per tenancy iii. >1000m^2 GFA per tenancy	P NC P
h. Retail activity within the Te Rapa Corridor where established at 10 December 2012 and which fails the standards in Rule 9.5.8 but meets the standards in Rule 9.5.9 (but excluding sites which were occupied at 10 December 2012 by activities provided for in 9.3 m., o., p., q., r., s., t. - x. and 9.3.2 a.-g.): i. <150m^2 GFA per tenancy ii. 151-999m^2 GFA per tenancy iii. >1000m^2 GFA per tenancy	D NC D

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

i. Retail activity within the Te Rapa Corridor described in h. above, but which fails the standards in Rule 9.5.9	NC
j. Office activity within the Te Rapa Corridor where lawfully established at 10 December 2012 and which meets the standards in Rule 9.5.8	P
k. Office activity within the Te Rapa Corridor where established at 10 December 2012 and which fails the standards in Rule 9.5.8 but meets the standards in Rule 9.5.9	D
l. Office activity within the Te Rapa Corridor described in k. above, but which fails the standards in Rule 9.5.9	NC
m. Expansion of any retail or office activity within the Te Rapa Corridor	NC
n. Establishment of any new retail or office tenancies within the Te Rapa Corridor	NC

Note

1. *Table 15-2d of Volume 2, Appendix 15-2 contains guidance for converting vehicles per day into other units of measure.*
2. *Refer to Chapter 1.1.9 for activities marked with an (*)*

9.4 Rules – General Standards

9.4.1 Building Setbacks (Except in the Rotokauri Employment Area and the Crawford Street Freight Village)

Building setback from	Minimum distance
a. Transport corridor boundary – local and collector transport corridors	3m
b. Transport corridor boundary – arterial transport corridors	i. Any building must be set back a minimum of 5m from the property boundary; and ii. No part of any building may penetrate a building envelope that rises at an angle of 45 degrees starting at an elevation of 5m above the boundary adjoining any arterial transport corridor. Refer to Figure 9.4.1b
c. Waikato Expressway (Designation E90 and E90a)	i. 40m from the edge of the expressway carriageway for protected premises and facilities ii. 15m from designation boundary for other buildings
d. Any boundary adjoining any Residential or Special Character Zone	8m, except as follows: within the Ruakura Structure plan where intervening landscape buffers shown on

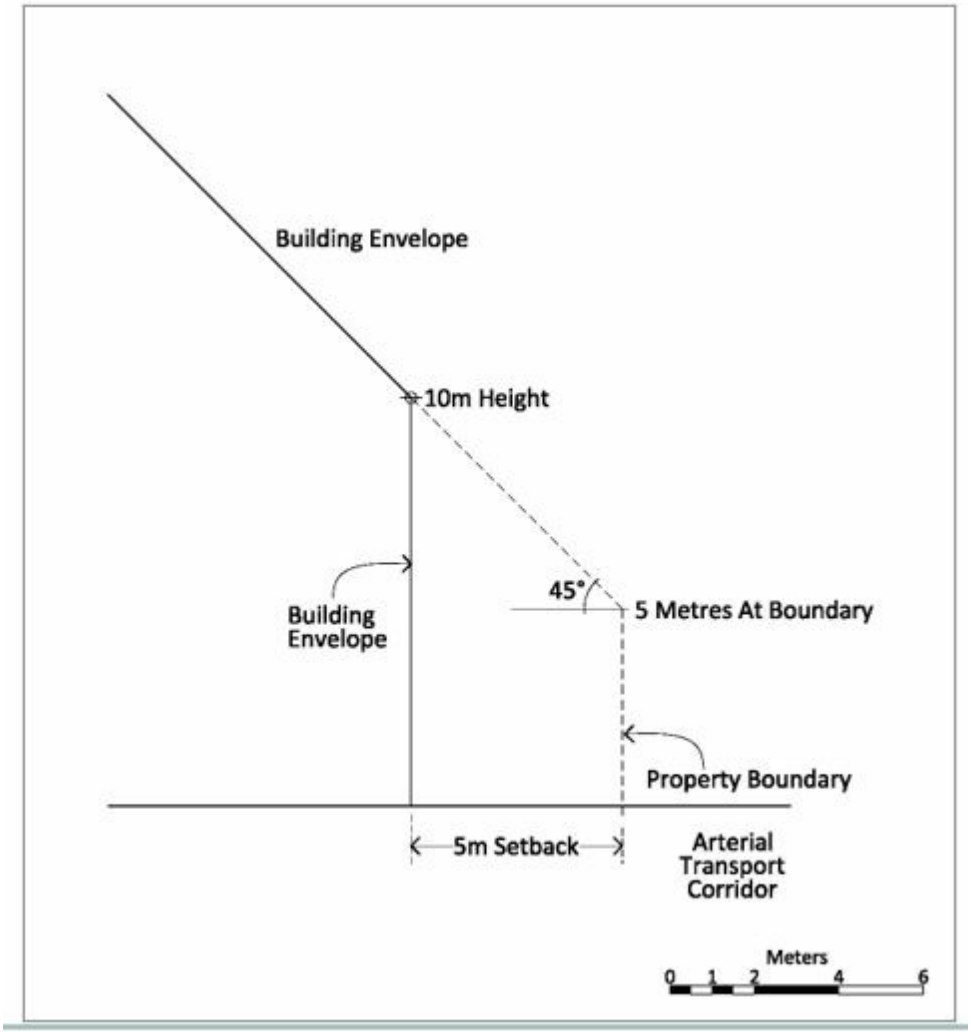
Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	the Structure Plan map are provided
e. Any boundary adjoining any Open Space Zone	3.0m
f. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)
g. Other boundaries	0m/nil

Note

1. *For Rotokauri Employment area, see 9.5.4.a.i.-v.*
2. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

Figure 9.4.1b: Building envelope for buildings located on an Arterial Transport Corridor



9.4.2 Building Height

a. Maximum building height	20m, except as follows. i. 10m for that part of the building

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

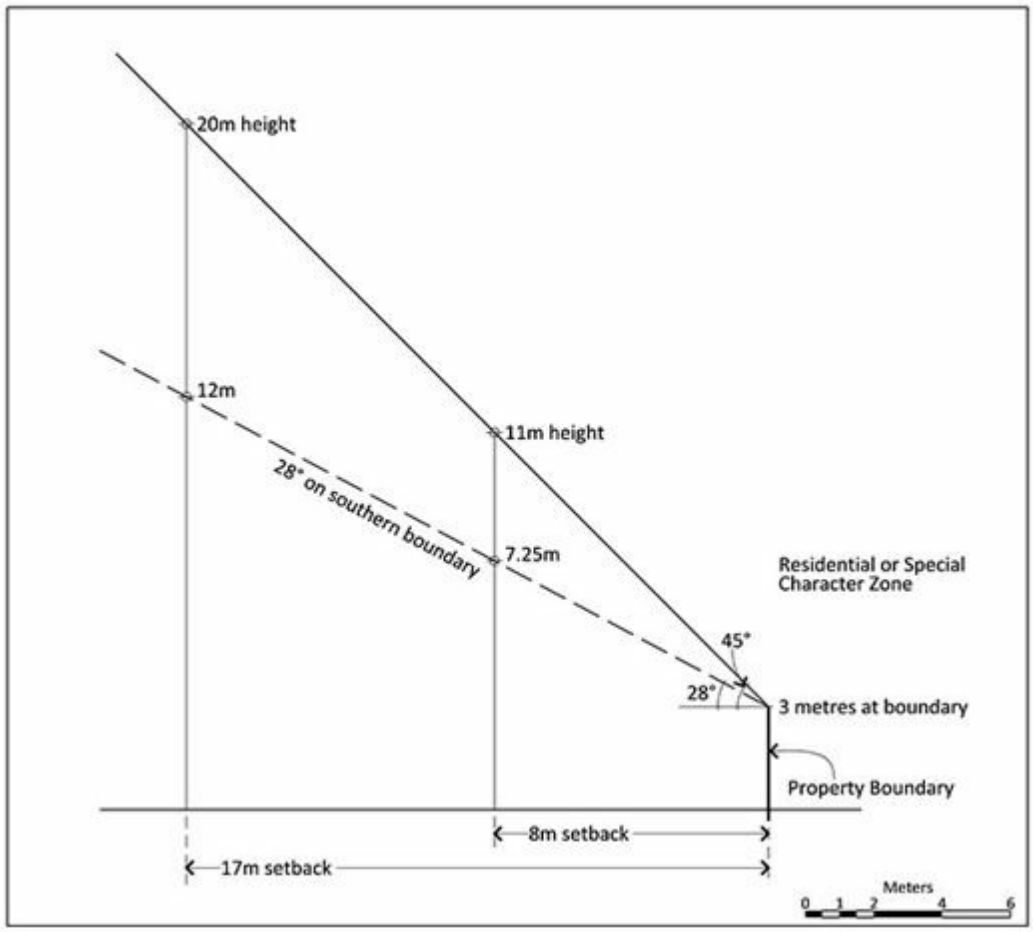
	located within the Amenity Protection Area ii. 15m where the site is in the Rotokauri Employment Area
b. Height of container stacking for Crawford Street Freight Village	Maximum 25m
c. Height of lighting towers, poles, aerials, loading ramps, link spans, flagpoles, machinery rooms and cranes and other lifting or stacking equipment for Crawford Street Freight Village	Maximum 35m

9.4.3 Height in Relation to Boundary

a. No part of a building may penetrate a height control plane rising at an angle of 45 degrees (except for the southern boundary where it is measured at 28 degrees) starting at an elevation of 3m above the boundary of any adjoining Residential, Special Character or Open Space Zones (refer to Figure 9.4.3b).

Figure 9.4.3b: Height control plane for boundaries adjoining any Residential, Special Character or Open Space Zones

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.



9.4.4 Site Coverage

a. Within the Amenity Protection Area or the Rotokauri Employment Area	Maximum 75%
b. Outside the Amenity Protection Area	No maximum

Note

1. *100% building coverage will not be possible given the requirements for permeable area, vehicle manoeuvring, and landscaping.*

9.4.5 Permeable Surfaces

a. Permeability across the entire site	Minimum 10%
b. The minimum permeable surface area shall not apply in the following circumstances: i. When undertaking minor works; or ii. For any change of use that would otherwise be a permitted activity and does not reduce the area of permeable surfaces below what already exists at 10 December 2012.	

9.4.6 Site Layout (Excluding Crawford Street Freight Village)

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. No plant or machinery shall be placed on the front of the building or within any building setback (with the exception of machinery displayed for sale, hire, or plant associated with on-site security).

9.4.7 Service and Outdoor Storage Areas

a. In the Rotokauri Employment Area no outdoor storage shall encroach into the side yard setback.

b. In the Rotokauri Employment Area no service or outdoor storage area shall be greater than 10% of the gross ground floor area of the building.

c. In the Rotokauri Employment Area no items stored outdoors shall exceed the height of any screen fence or screen planting or encroach into any buffer/planting strip required under Rule 25.5.3: Landscaping and Screening.

d. No service or outdoor storage area shall be located between the front of the principal building and the major arterial road from which vehicle access is obtained (whether or not the site is separated from the road by a segregation strip or service lane).

Note

1. *With subsection d., yard-based retail activities (including activities identified in Rule 9.3.q and automotive and/or marine suppliers, are not outdoor storage activities.*

9.4.8 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2 Strategic Framework
- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

9.5 Rules – Specific Standards

9.5.1 Ancillary Retail and Office activity

a. When combined, the total area of ancillary office and ancillary retail activity shall not occupy more than the equivalent of 50% of the gross floor area of the principal activity on the site.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

9.5.2 Ancillary Office for yard based activity

a. Where the principal activity is wholly or partly yard based in nature the following may apply as an alternative, but not in addition to, 9.5.1.a:
   i. Ancillary office activity shall not occupy more than 250m^2 or 10% of the Yard Area of the principal yard based activity on the site, whichever is the lesser.

9.5.3 Buildings on sites adjoining Major Arterial Transport Corridors

a. The construction of new buildings and alteration or additions to existing buildings which obtain vehicle access to and are visible from a Major Arterial Transport Corridor shall be designed and constructed to meet the following standards:

   i. Any exterior wall of any building which faces toward the Major Arterial Road from which vehicle access is obtained must contain doors or windows which cover a minimum of 30% of the façade.

      For the purpose of this standard the wall of a building is considered to face a road if the outside face of the wall is parallel, or at an angle of 45 degrees or less to the Major Arterial Transport Corridor.

   ii. The main pedestrian entrance of the principal building on the site shall face towards the Major Arterial Transport Corridor from which vehicle access is obtained.
      For the purpose of this standard the pedestrian entrance is considered to face a Major Arterial Transport Corridor if the wall in which the entrance is located parallel, or at an angle of 45 degrees or less, to the road.

   iii. Fences and walls in the front yard setback of the Major Arterial Transport Corridor that vehicle access is obtained from shall not exceed 1.2m in height.

   iv. No loading spaced shall be located in the front setback of the Major Arterial Transport Corridor that vehicle access is obtained from.

9.5.4 Buildings in the Rotokauri Employment Area

a. The construction and external alteration of buildings in the Rotokauri Employment Area will be subject to the following standards.

   i. Building setbacks.

      Minimum setback from any boundary:

      - 5m
      - 8m for any non-industrial activity

      Maximum setback from the front boundary and any boundary of the site adjacent to a major arterial road (except where that is a state highway) whether or not the site is separated from the major arterial road by a segregation strip or service lane:

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

- 10m

This standard will be met if any part of the building is in compliance with the rule.

iv. Any exterior wall of any building which faces a road or area of public space must contain doors or windows which cover a minimum of 30% of the façade. For the purpose of this standard the wall of a building is considered to face a road or area of public space if the outside face of the wall is parallel, or at an angle of 45 degrees or less, to the road or public space.

v. The main pedestrian entrance of the principal building on the site shall face towards the road to which the site has frontage. Where the site is adjacent to a major arterial road (except where that is a state highway), the main pedestrian entrance shall face that road whether or not the site is segregated from the road by a segregation strip or service lane. Where the site has a dual road frontage the main pedestrian entrance shall face the higher order road (except where that is a state highway), or in the case where both roads are of the same order, the developer shall nominate the street to which the main pedestrian entrance shall face. For the purpose of this standard the pedestrian entrance is considered to face a road if the wall in which the entrance is located is parallel, or at an angle of 45 degrees or less, to the road.

vi. Fences, walls and structures shall not exceed 1.2m in height in the front setback or where the site boundary adjoins a public space or where the site boundary is adjacent to a major arterial road.

vii. No loading spaces shall be located in the front setback or in the setback adjacent to a major arterial road.

Note

1. *9.5.4.a.iv and v continue to apply whether or not the site is separated from the road by a segregation strip or service lane.*

9.5.5 New supermarkets in the Industrial Zone

a. Resource consent applications for new supermarkets in the Industrial Zone must provide a Centre Assessment Report which:

i. addresses assessment criteria H2; and

ii. demonstrates that the proposal will not undermine the role and function of other centres within the localised catchment in the business hierarchy.

9.5.6 Extensions to existing supermarkets in the Industrial Zone

a. Any extension to a supermarket which was existing and trading at 15 September 2015 shall not exceed 500m^2 of retail floor space, either in a single stage or cumulatively.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

9.5.7 Extensions to supermarkets in the Industrial Zone, not existing at 15 September 2015

a. Resource consent applications for an extension to a supermarket not existing at 15 September 2015 must be accompanied by a Centre Assessment Report which:

   i. demonstrates how the proposal will not undermine the role and function of other centres within the localised catchment in the business hierarchy.

9.5.8 Office and retail activities lawfully established at 10 December 2012

a. Any office or retail activity permitted under 9.3.2 g. or j. shall hold records to prove that the activity was lawfully established and operating at 10 December 2012, including details of the following:

   i. The gross floor area that was being used for trading at 10 December 2012; and

   ii. The number of tenancies existing on site at 10 December 2012.

9.5.9 Office and retail activities established at 10 December 2012

a. Resource consent applications for any office or retail activity which is a discretionary activity under Rule 9.3.2 h. or k. shall provide records to prove that the activity was established and operating at 10 December 2012, including details of the following:

   i. The gross floor area that was being used for trading at 10 December 2012; and

   ii. The number of tenancies existing on site at 10 December 2012.

b. Resource consent applications for office and retail activities provided for as a discretionary activity under Rule 9.3.2 h. or k. must provide a Centre Assessment Report to address the potential effects in terms of the criteria set out in Appendix 1 – Clause 1.3.3H.

9.5.10 Managed care facilities, retirement villages and rest homes in the area identified in Figure 9.3a

a. Site coverage
   Maximum of 50%

b. Permeable Surface
   Minimum of 20%

c. Height
   The maximum height of buildings shall be 15m except that when any building is located in the Amenity Protection Area the maximum height shall be 10m.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

d. Height in relation to boundary

i. No part of any building shall protrude through a height control plane rising at an angle of 28 degrees between northwest (315 degrees) and northeast (45 degrees), and rising at an angle of 45 degrees in all other directions. This angle is measured from 3m above ground level at all boundaries.

Except that:

a. Where buildings are attached, no height control plane is required between those buildings

b. Where a boundary adjoins a transport corridor or access way, the 45-degree angle applies to that boundary, measured 3m above the boundary

c. Where there are two or more dwellings on the same site, the plane shall be measured at a line midway between the two dwellings rising at an angle of 45 degrees and with this angle measured from 3m above groundlevel at the midway line.

e. Setbacks

i. Managed care facilities, retirement villages and rest homes shall be set back 30m from the following:

a. The boundary of Te Rapa Road;

b. The boundary of any other industrial site; and

c. Any other industrial activity on the same site.

f. Lighting and Glare, Noise and Smoke, Fumes, Odour and Dust

Where the residential activities listed above are established on site, the following standards shall apply in addition to all other relevant city-wide standards:

i. Lighting and Glare
All residential activities shall be located to avoid the spill of light from artificial lighting (excluding street and navigation lights and traffic signals) from other activities in excess of 3 lux (horizontal and vertical) when measured at any point within 1.5m of the boundary of a residential activity.

ii. Noise and Vibration
Residential activities shall be located to ensure that noise from any surrounding activity does not exceed the following limits, when measured within any point within 1.5m of the boundary of the residential activities.

Time of day	Noise level measured in $L_{Aeq\ [15\ min]}$	Noise level measured in L_{AFmax}
0600-0700 hours	45 dB	75 dB
0700-2000 hours	50 dB	-

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2000-2300 hours	45 dB	-
2300-0600 hours	40 dB	75 dB

Note
Rule 25.8.3.10 Noise-sensitive Activities – Activities in all Zones applies for all noise sensitive activities.

iii. Smoke, Fumes, Odour and Dust
All residential activities shall be located to avoid objectionable or offensive dust, smoke, fumes or odour from any site including uses on the same site.

g. Hazardous Facilities

i. Residential activities may only locate within 30m of a Hazardous Facilities where the activity has quantity ratio of <0.2 as per Rule 25.4.5.1.

h. Density

i. The minimum area of land (net site area) required in respect of each residential unit (in the case of Retirement Villages) or resident (in the case of rest homes and managed care facilities) shall be:

Activity	Minimum net site area
i. Rest homes	50m^2 per resident
ii. Managed care facilities	100m^2 per resident
iii. Retirement Villages	300m^2 per single dwelling unit 400m^2 per duplex (200m^2 per unit) Apartments – Average net site area of 150m^2 per residential unit

i. Interface between public and private (these standards only apply to front, corner and through sites):

i. Location of accessory building:

a. All detached accessory buildings shall be located no further forward of the front building line of the dwelling than 0.5m;

b. Accessory buildings that are an integral part of the design and construction of the dwelling shall, if the garage door is to face the street, be located no further forward of the front building line of the dwelling than 0.5m;

c. Accessory buildings that are an integral part of the design and construction of the dwelling, if the garage door is 90 degrees to the street, shall be forward of the front line of the dwelling, by no more than 8m.

ii. At least one habitable room shall have a clear-glazed window facing the transport corridor. For corner and through sites this shall be required only on the frontage from which vehicular access is provided.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

iii. Fences and walls shall have a maximum height of 1.8m.

j. Residential Buildings – Separation and Privacy

i. Residential buildings shall be set back at least 3m from the nearest part of any other residential building on the same site, except:

a. No separation is required between buildings that are attached.

b. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings on the same site, separation distance is a minimum of 1.5m.

ii. A balcony at upper-floor level shall be set back at least 5m from all boundaries (see Figure 4.4.9c).

This does not apply to a boundary along a transport corridor, access way, right-of-way, private way, access lot, or entrance strip, less than 6m wide.

9.5.10.1 Managed Care Facilities

The following standards shall apply to any Managed Care Facility in the area identified in Figure 9.3a.

a. Within one calendar month of its occupancy, the Agency/person(s) responsible for the Managed Care Facility shall provide the residents of the properties adjoining the site and Council's Planning Department a written information pack. The information pack shall include an overview of the Agency and the range of services provided (if relevant), and the type of care and programs to be provided within the Managed Care Facility and shall include the following.

i. Proposed number of residents.

ii. The anticipated number of visitors to the site per week and daily visiting hours.

iii. Anticipated full time equivalent staff at the facility.

iv. Regular and emergency contact details to enable prompt and effective contact if necessary.

v. The policies for the management of possible emergency situations including the management of neighbour relations in an emergency situation.

b. The outdoor living area shall be provided communally which shall comprise:

i. At least $12m^2$ per resident.

ii. A minimum dimension of not less than 4m.

iii. An area capable of containing a 6m diameter circle.

iv. At least 60% at ground level, and any outdoor living space that is not at ground

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level is provided on upper floor decks wider than 1m.

v. Comprise not more than 35% impermeable surface area.

vi. For the exclusive use of the residents.

vii. Readily accessible for all residents.

viii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

c. A service area shall be provided that has:

i. A minimum area of 20m^2 with a minimum dimension of 3m.

ii. In cases where a fully equipped laundry (washing and drying machines) is provided, then the service area can be reduced to a minimum of 16m^2 with a minimum dimension of 2m.

iii. Staff providing supervision for managed care facilities accommodating eight or more residents shall be present on site at all times that residents are in occupation.

iv. No part of any site or premises used as a managed care facility shall contain a secure unit.

9.5.10.2 Rest Homes

The following standards shall apply to any rest home in the area identified in Figure 9.3a.

a. The maximum density for rest homes shall be one person per 50m^2 of net site area.

b. An outdoor living area shall be provided that:

i. Is for the exclusive use of the residents

ii. Is readily accessible to all residents

iii. Is free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas

iv. Has a maximum area of impermeable surfaces not exceeding 60% of the outdoor living area.

c. The outdoor living area shall be provided communally which shall comprise:

i. At least 12m^2 per resident

ii. A minimum dimension of not less than 4m

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iii. At least capable of containing a 6m-diameter circle

iv. At least 60% provided at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.

d. A service area shall be provided with areas and dimensions as follows:

i. Minimum area of 20m^2

ii. Minimum dimension of 3m

iii. Provided that where a fully equipped laundry (both washing and drying machines) is provided in rest home, then the service area can be reduced to a minimum of 16m^2 with a minimum dimension of 2m.

9.5.10.3 Retirement Villages

The following standards shall apply to any Retirement Village in the area identified in Figure 9.3a.

a. Minimum site area of 2000m^2

b. No more than 20% of residential units shall be in the form of apartments

c. Required to undertake a Water Impact Assessment, as described in Volume 2, Appendix 1.2.2.5

d. Outdoor Living Area

i. Each residential unit, except for when a communal open space is provided, shall be provided with an outdoor living area that is:

a. For the exclusive use of each residential unit.

b. Readily accessible from a living area inside the residential unit.

c. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

d. Located on a side of the residential unit which faces north, east or west. For the purpose of this standard, a side that faces north, east or west means the area to the:

- West of the westernmost and/or easternmost corners of the dwelling, and/or
- West of the west facing façade aligned at no more than 15 degrees to the north-south axis, and/or
- East of the east facing façade aligned at no more than 15 degrees to the north-south axis.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

ii. Communal open space for 4 or more residential units and apartment buildings shall comply with 4.4.10.b.iii. as well as being:

a. For the shared use of all residents on site, and

b. Readily accessible from all residential units on site.

iii. Outdoor living areas shall have areas and dimensions as follows.

Residential Units	Outdoor living area per residential unit	Shape
i. Including single residential dwellings and duplex dwellings	60m^2	Capable of containing a 6m diameter circle No dimension less than 2.5m
ii. Communal open space for 4 or more residential units for the exclusive use of the residential units	12m^2	Capable of containing a 8m diameter circle No dimension less than 4m
iii. Apartment Buildings	12m^2	No dimension less than 2.5m

iv. Any communal open space shall be optional but cannot contribute more than 50% of the above provisions.

v. Communal open space is an alternative to, and not in addition to, individual outdoor living areas for each residential unit.

e. Service Areas

Description	Minimum requirements per Residential Area
i. Every site, including first single dwelling but excluding apartments	i. At least 20m^2 ii. Minimum dimension 3m
ii. Second and subsequent residential units, including duplex dwellings	i. Additional 20m^2 for second and each subsequent residential unit ii. Minimum dimension 3m
iii. Apartments	Individual or communal: i. 10m^2 ii. Minimum dimension 2.5m
iv. All service areas	i. Readily accessible from each residential unit ii. Not visible from a public place

9.5.11 Activities on defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. Noise

Any activity locating on defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 after the establishment of any activity listed in 9.5.11 shall ensure that the existing residential activity is not subject to any noise that exceeds the following limits when measured within any point within 1.5m of the boundary of the residential activities.

Time of day	Noise level measured in $L_{Aeq\ [15\ min]}$	Noise level measured in L_{AFmax}
0600-0700 hours	45 dB	75 dB
0700-2000 hours	50 dB	-
2000-2300 hours	45 dB	-
2300-0600 hours	40 dB	75 dB

For the avoidance of doubt, this standard applies to the defined site and replaces any City-wide noise provisions which may apply to the zone.

b. Hazardous Facilities

Any hazardous facility locating on defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 within 30m of any established activity listed in 9.5.11 shall have a quantity ratio of <0.2 as per Rule 25.4.5.1.

For the avoidance of doubt, this standard applies to the defined site and replaces any City-wide Hazardous Facility provisions which may apply to the zone.

c. Collector Road and Te Rapa Road Intersection

i. Prior to the commencement of development of managed care facilities, retirement villages, rest homes or visitor accommodation on the defined site shown on Figure 15-7c:

a. The Future Road shown on Figure 15-7c to connect between Maui Street and Eagle Way shall be constructed to collector road standard and vested in the Council, and;

b. The existing through lane on the Eagle Way approach to the Te Rapa Road intersection shall be changed to a shared through and right-turn lane, or other intersection configuration to optimise intersection performance as determined through an ITA.

9.5.12 Building Setbacks in the Crawford Street Freight Village

Building setback from	Minimum distance
a. Transport corridor boundary – local and collector transport corridors	3m
b. Transport corridor boundary – arterial	15m

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

transport corridors	
c. Other boundaries	0m/nil

9.6 Controlled Activities: Matters of Control

a. In determining any application for resource consent for a controlled activity in addition to compliance with the relevant standards within 9.4-9.5 the Council shall have control over the following matters referenced below.

Activity Specific	Matter of Control and Reference Number (Refer to Volume 2, Appendix 1.3.2)
i. Light Industrial*	B Industrial Zone
ii. Service Industrial*	B Industrial Zone
iii. Ancillary residential unit*	B Industrial Zone

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

9.7 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located with the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. Any Industrial activity in the Riverlea Industrial Area or Rotokauri Employment Area	• C – Character and Amenity • F – Hazards and Safety
ii. Parking lots and parking buildings in the Rotokauri Employment Area	• C – Character and Amenity
iii. Emergency services facilities	• C – Character and Amenity • F – Hazards and Safety
iv. Childcare facilities	• C – Character and Amenity • F – Hazards and Safety
v. Drive-through services*	• M – Drive-through services

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	• C – Character and Amenity • F – Hazards and Safety
vi. Noxious or offensive activities	• C – Character and Amenity • F – Hazards and Safety
vii. Activities requiring an air-discharge consent	• C – Character and Amenity • F – Hazards and Safety
viii. Transport depot	• C – Character and Amenity • F – Hazards and Safety
ix. Health care services other than those provided for as a permitted activity	• C – Character and Amenity • F – Hazards and Safety
x. Boarding kennels and catteries	• C – Character and Amenity • F – Hazards and Safety
xi. New supermarkets in the industrial zone	• A1 – General Criteria • M – Supermarkets • G – Transport • H2 – Function, Vitality and Amenity of Centres
xii. Extensions to supermarkets not existing at 15 September 2015	• A1 – General Criteria • M – Supermarkets • G – Transport
xiii. Managed care facilities; retirement villages and rest homes on the defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044	• B – Design and Layout • C – Character and Amenity (C1, C2, C10-16) • F – Hazards and Safety • G- Transportation
xiv. Yard based retail	• C – Character and Amenity • F – Hazards and Safety
xv. Gymnasiums	• C – Character and Amenity • F – Hazards and Safety
xvi. Places of worship	• C – Character and Amenity • F – Hazards and Safety

9.8 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

11 Ruakura Industrial Park Zone

11.1 Purpose

a. The Ruakura Industrial Park Zone is an important component of the overall development concept for Ruakura. Ruakura is strategically located and is of an appropriate scale to enable the development of a large, structure planned urban extension. The core to the development concept is the creation of an Inland Port (Sub Area A (Inland Port)) and a logistics hub (Sub Area B (Logistics)).

b. Key attributes of the three areas for the Ruakura Industrial Park Zone include its location adjoining strategic infrastructure, including the expressway, the Spine Road, the Inland Port, and key educational, research and innovation facilities and the co-locational benefits for businesses that are derived from these facilities. Its location means it also has an important role as a gateway into Hamilton.

c. There are three industrial park areas. One fronts onto Wairere Drive and the proposed Fifth Avenue extension (Fifth Avenue Industrial Park). The second is in the vicinity of the Silverdale area, south of the Waikato Expressway connection (Silverdale Industrial Park). The third is north of the Large Lot Residential Zone (Percival and Ryburn Roads) and bounded by the Waikato Expressway on the eastern side and will have access off the Spine Road in the vicinity of Fairview Downs.

d. The industrial park concept will be achieved by requiring a high standard of design for all buildings, landscaping and buffer areas and restricting certain types of industrial activities. This includes requiring setbacks from sensitive land uses including a 40m setback from existing residential development to the south-east of the Structure Plan area, and by putting in place an Interface Design Control Area around the periphery of the zone.

e. The provisions also seek to ensure that the Ruakura Industrial Park Zone is not occupied by land uses that are non-industrial, unless they are either ancillary to industrial use, support industrial uses, or are more appropriately located within an industrial environment than a business centre. This will reduce the potential for industrial land to be diluted by non-industrial uses, resulting in pressure for new industrial land to be zoned elsewhere, and for existing industrial land to be rezoned to commercial use.

11.2 Objectives and Policies: Ruakura Industrial Park Zone

Objective	Policies
11.2.1 Industrial land uses, appropriate to the Industrial Park and surrounding environment, are able to establish and operate in an efficient and effective manner.	**11.2.1a** Industrial activities and supportive activities and infrastructure shall be provided for, subject to the land allocation set out in the Table under 3.7h), and the provision of required infrastructure, including roading and Three Waters.
	11.2.1b Noxious or offensive activities shall be avoided.

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	11.2.1c Non-industrial uses shall establish and operate only where they are ancillary and supportive to industrial activities.
	11.2.1d Non-industrial uses shall not adversely affect the industrial use of the Ruakura Industrial Park Zone and shall avoid adverse effects on function, vitality and amenity of the central city and other centres.

Explanation

The area has excellent accessibility to other areas of Hamilton and to infrastructure including the Waikato Expressway, the national rail network and the inland port. The key to success will be maximising the strategic and co-locational benefits of the land.

Some industrial activities are to be excluded from the Ruakura Industrial Park Zone. Activities to be excluded are heavy industries or noxious and offensive activities which would be more suited to a less sensitive industrial environment.

Within the Ruakura Industrial Park Zone activities that are non-industrial and that are provided for in other parts of the City should in general not be carried out within the zone. The District Plan sets as the key principle in this regard that industrial land should be preserved for industrial activities, but also includes provision for a range of non-industrial activities considered to be ancillary to industrial activity, that support industrial activities, or specific forms of commercial activity that are acceptable within industrial environments, and/or due to their characteristics are better located within an industrial environment.

Objective	Policies
11.2.2 The creation of a high amenity industrial environment.	**11.2.2a** High amenity levels within the Ruakura Industrial Park Zone shall be developed through well designed buildings in the Interface Design Control Area, front yard requirements, setbacks from roads, Open Space Zones and residential areas, and through landscaping and screening.

Explanation

The industrial park concept will be achieved by requiring a high standard of design for all buildings, landscaping and buffer areas and restricting certain types of industrial activities.

The Industrial Park Zone will enable a high amenity employment area. The purpose of this is to create a gateway to the City, a functional and attractive employment area, maintain an appropriate relationship with surrounding land uses and to contribute to raising amenity levels within the City generally.

Objective	Policies
11.2.3 Adverse effects of industrial activities are avoided or mitigated.	**11.2.3a** The adverse effects of industrial activities shall be avoided or mitigated by: i. Ensuring an appropriate location and type of

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	development in accordance with Figure 2-14. ii. Ensuring that development visible from residential and key transport corridors and open spaces meets appropriate bulk and location and design standards. iii. Imposing amenity controls to avoid vehicle access to industrial sites from Percival Road to ensure that the adverse effects of industrial activities on adjoining facilities or existing residential areas are avoided or mitigated.

Explanation
Industrial activities can generate adverse amenity effects beyond the boundaries of the zone, such as noise, lighting and glare. These should not have an impact on residential and open space areas where expectations for amenity are far higher. Council has an obligation under the Act to ensure the objectives, policies and rules are met.

11.3 Rules – Activity Status Table

Activity	Class
a. Land Development Activities (refer Rule 3.7.4.2)	RD*
b. New buildings and development	P
c. New buildings and associated development (within an Interface Design Control Area)	C*
d. Industrial activities excluding activities g. to k. and hh. below	P
e. Any activity requiring an air discharge consent under the Waikato Regional Plan within 100m of residential activities	RD
f. Logistics and freight-handling activities	P
g. Any noxious or offensive activity	NC
h. Motor vehicle dismantling and repair	NC
i. Recycling plants including the associated storage of metals, plastics, glass, electronic components or batteries prior to processing	NC
j. Processes involving the flaring or incineration of trade wastes or refuse	NC
k. The manufacture or blending of bulk products of fertiliser, animal feed, roading materials, gardening materials, concrete and aggregate	NC
l. Ancillary offices	P
m. Wholesale retail and trade supplies	RD*
n. Transportation service centre	RD*
o. Drive-through services	RD*
p. Commercial motor vehicle sales and servicing	RD*
q. Yard-based retail other than as provided for as a permitted activity	NC

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

r. Food and beverage outlets and dairies not exceeding 250m^2 gross floor area	P
s. Ancillary retail	P
t. Emergency service facilities	RD*
u. Passenger transport facilities	P
v. Transport depot	RD*
w. Parking lots and parking buildings	P
x. Accessory buildings	P
y. Minor works to ~~an existing~~a building (except signs, and maintenance and repair of buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 3)	P
z. Alterations and additions to existing buildings (other than minor works) outside the Interface Design Control Area	P
aa. Alterations and additions to existing buildings (other than minor works) within an Interface Design Control Area	C*
bb. Ancillary residential unit	RD*
cc. Childcare facilities	RD*
dd. Permitted activities which fail to meet the criteria Specific Standards in Rule 11.5	D
ee. Any activity not complying with the Transportation Service Centre access standard in Rule 11.5.2	D
ff. Any permitted, controlled or restricted discretionary activity listed above generating 1500 or more vehicle movements per day	RD*
gg. The demolition ~~and~~or removal of ~~existing~~ buildings except heritage buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 3)	P
hh. The slaughter and processing of meat products	NC
ii. Any road connection that severs the landscape buffer area along Percival Road to the Ruakura Industrial Park Zone	NC

Note

1. *For activities and buildings in the Electricity National Grid Corridor see Chapter 25.7: City-wide - Network Utilities and the Electricity National Grid Corridor.*
2. *For any activity not identified above, see Section 1.1.8.1.*
3. *For the activity status and provisions applying to signs, the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

11.4 Rules – General Standards

11.4.1 Permitted Activities

Permitted activities listed in Table 11.3 shall:

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. Comply with the general standards in Rule 11.4 and, where relevant, the specific standards in Rule 11.5, and

b. Comply with Rules 3.7.4.1, 3.7.4.2, 3.7.4.3, 3.7.4.4, 3.7.4.5 and 3.7.5 in Chapter 3: Structure Plans

11.4.2 All Other Activities

All activities listed in Table 11.3, other than permitted activities, shall:

a. Comply with the general standards in Rule 11.4 and, where relevant, the specific standards in Rule 11.5,

b. Comply with Rules 3.7.4.1, 3.7.4.2, 3.7.4.3, 3.7.4.4, 3.7.4.5 and 3.7.5 in Chapter 3: Structure Plans, and

c. Be assessed against the assessment criteria in Rule 11.6 and 11.7 and Section 1.3 of Volume 2, Appendix 1: District Plan Administration – Assessment Matters and Criteria.

11.4.3 Building Setbacks

Building setback from	Minimum distance
a. Transport corridor boundary – local and collector transport corridors	5m
b. Transport corridor boundary – arterial transport corridors	15m
c. Waikato Expressway (Designation E90a)	40m from the edge of the expressway designation for noise sensitive activities 15m from designation boundary for other buildings
d. Any boundary adjoining any Open Space Zone	8m
e. Other boundaries	0m
f. Any boundary adjoining a Residential Zone	40m

11.4.4 Building Height

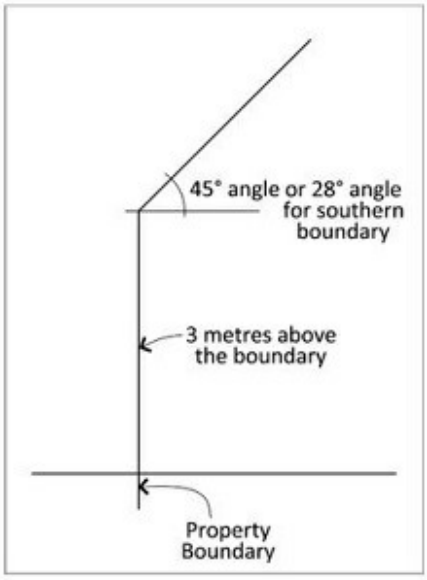
a. Maximum building height	20m
b. Maximum container stacking height	6m

11.4.5 Height in Relation to Boundary

a. No part of a building may penetrate a height control plane rising at an angle of 45 degrees (except for the southern boundary where it is measured at 28 degrees) starting at an elevation of 3m above the boundary of any adjoining Residential, Special Character or Open Space Zones (refer to Figure 11.4.5b).

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Figure 11.4.5b: Height control plane for boundaries adjoining any Residential, Special Character or Open Space Zones



11.4.6 Site Coverage

Maximum 75%.

11.4.7 Site Landscaping

a. In addition to the requirements for planting and buffer strips, 20% of the site area shall be landscaped. This requirement may be reduced to 10% of each site where:

   i. The reduction in landscaping is used for car parking purposes.

   ii. Such car parking is designed in such a way as to be substantially hidden from view from the road and adjoining properties by either:

      1. Excavation

      2. Mounding

      3. Landscape planting or

      4. A combination of one or more of the foregoing, so as to be visually integrated into the remaining landscaped area.

   iii. Except that landscaping shall always be provided for in required yards adjoining public open space reserve vested in Council and stormwater treatment and control areas.

   iv. Front yard fences (other than fencing of side yards to the street front) shall be located at or behind the façade of the building facing the street.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

11.4.8 Site Layout

a. No more than 50% of the area between a building on the site (where that building is within 15m of the front boundary) and the front boundary of the site shall be used for car parking and/or vehicle manoeuvring. Rear sites are excluded from this requirement.

b. No plant or machinery (including air-conditioning units) relating to the activity shall be placed within any building setback.

c. Front yards shall not be used for Industrial operational activities (other than access and carparking) or storage areas.

d. Offices ancillary to industrial buildings shall be located at the front of building and facing the road. On corner sites, offices are only required to face one road.

11.4.9 Interface Standards

a. No storage, loading or unloading of containers shall take place forward of the front building line of any building fronting a transport corridor or the Waikato Expressway.

11.4.10 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

11.5 Rules – Specific Standards

11.5.1 Ancillary Retail

a. Ancillary retail activity shall not occupy more than 10% of the floor space of the principal industrial activity on the site.

11.5.2 Transportation Service Centres

a. Transportation Service Centres shall be provided with access directly from a State Highway or shall have frontage to a major arterial road.

11.5.3 Landscape Screening

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. A Buffer Area outlined in Appendix 2 Figure 2-14 Ruakura Structure Plan – Land Use (Appendix 2) and Appendix 17 Planning Maps shall be provided in accordance with the rule below.

b. The Buffer Area (as indicated in Figure 11.5.3a below) shall have been planted no later than the end of the 2030 planting season and is to include:

   i. Retention of the existing plane trees (and planting of additional trees to fill the gaps) and replacement planting where necessary;

   ii. On the boundary of Landscape Buffer Area (i.e. the furthest from Percival Road) a dense evergreen hedge to no less than 12m in height;

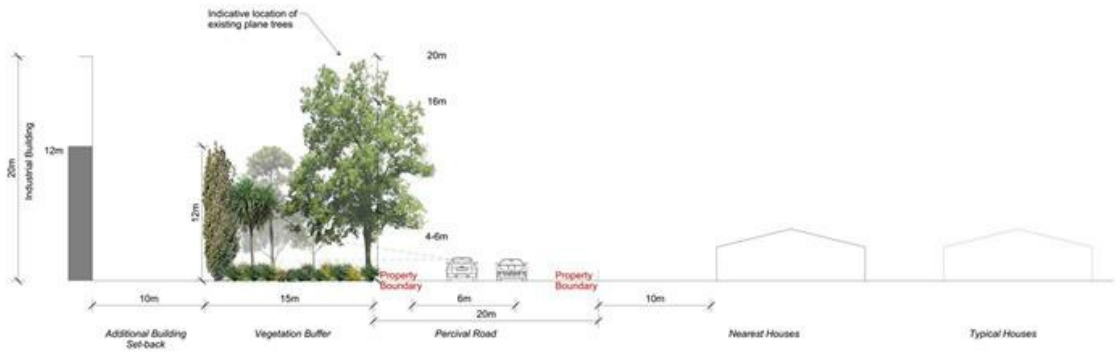
   iii. A 15m setback consisting of an informal band of indigenous vegetation to provide understory planting between the hedge and the road boundary for the full length of Percival Road;

   iv. A 10m building setback within the relevant Ruakura Industrial Park Zone from the edge of the 15m indigenous vegetation outlined in 11.5.3.b.iii above;

c. No vehicle access is to be provided to any site through the 15m landscaped width of the Buffer Area identified in b)ii and iii above and no car parking is permitted within this section of the buffer. Any departure of this rule c. is to be considered as a non-complying activity (see 11.3.ii).

d. Undertaking the planting required by this rule does not require consent for Land Development under rule 3.7.4.2 however the landscaped area shall be included in the Land Development Plan for the adjoining area.

Figure 11.5.3a: Landscape Buffer Area



11.6 Controlled Activities: Matters of Control

a. In determining any application for resource consent for a controlled activity, the Council shall reserve its control over the following matters.

Activity	Matter of Control (Refer to Volume 2, Appendix 1.3.2)
i. New buildings and associated development (within an Interface	• B – Industrial • F – Ruakura

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Design Control Area)*	
ii. Alterations and additions to existing buildings (other than minor works) within the Interface Design Control Area*	• B – Industrial • F – Ruakura

11.7 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion.

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3.3)
i. Any activity requiring an air discharge permit under the Waikato Regional Plan within 100m of residential	• C – Character and Amenity • F – Hazards and Safety
ii. Wholesale retail and trade supplies*	• C – Character and Amenity • F – Hazards and Safety
iii. Transportation service centre*	• C – Character and Amenity • F – Hazards and Safety
iv. Drive-through services*	• C – Character and Amenity • F – Hazards and Safety • G – Transportation
v. Commercial motor vehicle sales and servicing*	• C – Character and Amenity • F – Hazards and Safety
vi. Transport depot*	• C – Character and Amenity • F – Hazards and Safety
vii. Ancillary residential units*	• C – Character and Amenity • F – Hazards and Safety
viii. Childcare facilities*	• C – Character and Amenity • F – Hazards and Safety
ix. Emergency services facilities*	• C – Character and Amenity • F – Hazards and Safety
x. Any permitted, controlled or restricted discretionary activity generating 1500 or more vehicle movements per day*	• G – Transportation
xi. Land Development Activities (refer Rule 3.7.4.2)*	• N - Ruakura

11.8 Notification Rule

a. Except as provided for by sections 95A(2)(b) and (c), 95B(2) and (3) and 95C(1) to (4)

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

of the Act applications for any Restricted Discretionary Activity identified with an asterisk (*) in the table above and activity status table 11.3 will be considered without notification or the need to obtain approval from affected persons except that applications for:

i. Land Development Activities

ii. Drive Through Services and

iii. Activities Generating 1500 or More Vehicle Movements Per Day

shall be limited notified to the following unless they have given their affected party approval:

- Waka Kotahi New Zealand Transport Agency

11.9 Discretionary and Non-complying Activities

a. In determining any application for a discretionary or a non-complying activity, Council shall have regard to all matters identified in Volume 2, Appendix 1.3: District Plan Administration – Discretionary Activity Assessment Criteria.

11.10 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification Defaults
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Controlled Activities – Matters of Control
- Restricted Discretionary Activities – Matters for Discretion and Assessment Criteria
- Discretionary Activity Assessment Criteria
- Design Guides and Design Assessment Criteria
- Information Requirements
- Acronyms Used in the District Plan
- Definitions Used in the District Plan
- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

12 Te Rapa North Industrial Zone

12.1 Purpose

a. Industrial development in Te Rapa North has the potential to support regionally important infrastructure and industries. The existing Te Rapa Dairy Manufacturing Site and the proposed interchange at the junction of the Te Rapa and Ngaruawahia sections of the Waikato Expressway, provides opportunity for limited industrial activity to develop in an integrated, efficient and co-ordinated manner. An area identified as Stage 1A on the Planning Maps has been identified for this purpose. Permitting unanticipated industrial development, either within or outside Stage 1A, other than on the Dairy Manufacturing Site, would mean the inefficient provision of infrastructure.

Note

1. *The area, with an exception for the Dairy Manufacturing Site and the 30ha within Stage 1A as provided for, is covered by the provisions identified in Chapter 14 Future Urban Zone. This is because of the deferred industrial status of the land and a future urban zoning being applicable for deferred industrial.*

12.2 Objectives and Policies: Te Rapa North Industrial Zone

Objective	Policies
12.2.1 Industrial land uses are able to establish and operate within the zone in an efficient and effective manner.	**12.2.1a** Industrial land is used for industrial uses.
	12.2.1b Non-industrial uses establish and operate only where they are ancillary to industrial activities, supporting industrial activities, or are consistent with industrial land uses.
	12.2.1c Non-industrial uses do not adversely affect the industrial use of the Te Rapa North Industrial Zone, or impact adversely on the strategic role of the Central City as the primary office, retail, and entertainment centre, and the other commercial centres in the City.
Explanation	
Activities that are non-industrial and that are provided for in other parts of the City should in general not be carried out within industrial locations. The District Plan sets as the key principle in this regard that industrial land should be preserved for industrial activities. Nevertheless, there is the need for the provision of a range of non-industrial uses, ancillary to and supporting industrial activities, or specific forms of commercial activity acceptable within industrial environments due to their characteristics. *This means those businesses that attract a great deal of traffic are directed towards the Central City and commercial centres, where they will be more accessible, and where significant public investment has been made in providing amenities and*	

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

facilities capable of supporting such activities.

Objective	Policies
12.2.2 The amenity levels of greenfield areas (including Stage 1A) are to be enhanced. The amenity levels of the existing Te Rapa Dairy Manufacturing Site are to be maintained.	**12.2.2a** Amenity levels within the Te Rapa North Industrial Zone are improved through the use of landscaping, screening and setbacks within the interfaces between the zone and the Waikato Expressway and Te Rapa Road.
	12.2.2b Amenity levels within the Dairy Manufacturing Site will continue to reflect the existing activity on site.

Explanation

Although lower standards of amenity are often characteristic of industrial locations, Plan provisions aim to enable a general improvement in the amenity of the City's industrial locations. The Te Rapa North Industrial Zone incorporates both greenfield and the existing Dairy Manufacturing Site, and the amenities of both are important to consider. The purpose of this is to create functional and attractive employment areas and to contribute to raising amenity levels within the City generally. Greater emphasis is also placed on ensuring entrances into Hamilton are attractive and contribute to the overall amenity of Hamilton. This will ensure alignment with Hamilton City's Gateway Policy.

This is to be achieved through resource consent being required for the development of a Concept Development Consent for the specific Stage 1A and 1B areas.

Objective	Policies
12.2.3 Industrial development is consistent with the long-term land use pattern for the Te Rapa North Industrial Zone and occurs in an integrated, efficient and co-ordinated manner.	**12.2.3a** The development of land in the Te Rapa North Industrial Zone is undertaken to ensure it aligns with the Regional Policy Statement.
	12.2.3b Industrial development in the Te Rapa North Industrial Zone occurs in an integrated and coordinated manner that aligns with capacity improvements to the existing reticulated infrastructure (water and wastewater) and roading, or which is in accordance with exemptions from the requirement to connect new development to that infrastructure.
	12.2.3c Industrial development in the Te Rapa North Industrial Zone, beyond the first 7 ha for Stage 1A, is timed to coincide with the availability of all necessary reticulated infrastructure unless an express exception is provided for in this Plan.
	12.2.3d Traffic and transportation effects are managed through land use planning, peak traffic generation controls and integrated, multi-modal transport approaches, to ensure industrial development in

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	the Te Rapa North Industrial Zone does not adversely affect the safety and efficiency of the wider roading network.
	12.2.3e Concept Development Consents shall be used to manage the nature, scale and intensity of proposed industrial developments, to ensure the efficient provision and use of reticulated infrastructure and associated funding mechanisms aligns with Council's LTP and planned growth strategies, subject to exceptions provided for in this Plan.
	12.2.3f The development of land within Stage 1A is undertaken in a manner which ensures the integrated and efficient development of the Te Rapa North Industrial Zone.
	12.2.3g The development of land beyond the areas identified for development in this District Plan shall be avoided until specific district plan provision is made for that development.

Explanation

The Te Rapa North Industrial Zone has a number of strategic strengths that support its development for industrial purposes. These include its proximity to the Te Rapa and Ngaruawahia sections of the Waikato Expressway, Te Rapa Road (the existing State Highway 1), the North Island Main Trunk Railway (NIMTR), and its relative separation from sensitive residential activities.

The Te Rapa section of the Waikato Expressway provides an appropriate boundary to the north of the area. The area is well suited to a mix of industrial activities, provided environmental mitigation measures are included to protect the amenity of the Waikato River.

It is appropriate to provide for further dairy industry development in the vicinity of the Te Rapa Dairy Manufacturing Site and motorist support near the future Te Rapa and Ngaruawahia sections of the Waikato Expressway interchange. The staging acknowledges the importance of facilitating the growth of the dairy industry in a sustainable manner and the benefits of a service centre at a strategic location in the Waikato Expressway network.

To sustainably manage growth in a strategic manner, a total of 30 hectares (7ha prior to 1 January 2021 and another 23 hectares after 1 January 2021) shall be released for industrial development over the next 30-year period. The development of the remaining land area will be provided for in future planning instruments. Knowledge of the future growth rates, land demand and any changes in land use and development will guide future planning. The release of the identified 30 hectares for development will be dependent on the establishment of the strategic transport network and the ability to service and provide the necessary infrastructure.

Objective	Policies
12.2.4	**12.2.4a**

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Strategically important infrastructure and investment are supported and not compromised by inappropriate land use activities.	A limited area of land in Stage 1A should be developed as a dairy business cluster in conjunction with and complementary to the existing Te Rapa Dairy Manufacturing Site.
	12.2.4b Activities allowed within the Te Rapa North Industrial Zone should not give rise to reverse sensitivity effects in relation to existing or future industrial activities.

Explanation

The implementation of a land release regime (refer Planning Maps for Stage 1A) for the industrial development in the Te Rapa North Industrial Zone is based upon development being undertaken in conjunction with the provisions of appropriate infrastructure occurring in the specific locations identified. This is a response to the main anchoring element – Stage 1A, the Te Rapa Dairy Manufacturing Site. Notwithstanding the managed release of industrial land it is considered appropriate, in the immediate planning period (up to 2021), to also limit the type of industrial activities to reflect the locational specific nature of the identified area.

In addition to the objectives and policies, the planning provisions requiring Concept Development Consents for each stage, along with controls over the nature of activities and staging in advance of any subdivision or development, allows for growth sequencing, the effects of development and the provision of efficient reticulated infrastructure to be strategically managed.

The Te Rapa North Zone forms part of a long term industrial land supply for Hamilton's western area. It is important that the supply is used in a sustainable and efficient manner. Accordingly, the staging of development will be subject to the availability of infrastructure to enable the development of activities which are linked with existing industries or infrastructure to develop in a sustainably managed way, to avoid unnecessary financial burden being placed on the community as a whole.

Objective	Policies
12.2.5 Investment in the Te Rapa Dairy Manufacturing Site as a national and regionally important strategic facility is supported.	**12.2.5a** The Dairy Manufacturing Site should be recognised for the important benefits it contributes to the community and dairy industrial base for the Waikato.
	12.2.5b Subdivision, use and development shall not compromise the ongoing and efficient operation of the Dairy Manufacturing Site.
	12.2.5c The Dairy Manufacturing Site, as an integral facility to the agricultural sector of Waikato, shall retain its opportunities for continued use, intensification and expansion.
	12.2.5d The ongoing development and use of the Dairy Manufacturing Site shall be supported through the application of specific provisions to enable buildings and structures, noise emissions and

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	heavy vehicle movements occur in a manner to ensure the efficient operation of the Dairy Manufacturing Site.

Explanation
The Dairy Manufacturing Site confers large benefits in terms of economic and community wellbeing at both the local, regional and national level. Therefore, due to its size and importance to the national economy the Dairy Manufacturing Site warrants special consideration in the District Plan through sustainable management practices while enabling opportunities for its continued use, intensification and expansion. *The establishment of incompatible uses nearby is a significant risk to its ongoing viability. Accordingly, it is important to consider the zoning around the Dairy Manufacturing Site. It is considered an industrial zone with specific noise and air quality controls to assist with maintaining the viability of the Dairy Manufacturing Site.* *The relevant activity statuses in 12.3.3 and general standards in 12.4 apply to the Dairy Manufacturing Site.* *Nevertheless, it is important to note that whilst the ongoing operation and development of the Dairy Manufacturing Site is key, these will not occur as of right and in such cases resource consent will be required.*

12.3 Rules

12.3.1 Concept Development Consent – Process within Te Rapa North Industrial Zone – Stage 1A

a. The Te Rapa North Industrial Zone includes a Concept Development Consent (CDC) area; Stage 1A (see Volume 2, Appendix 17, Features Maps 1B and 6B). The establishment of the CDC area is to ensure limited industrial activity can occur in an integrated, efficient and co-ordinated manner.

b. Unless otherwise stated, a CDC for the entire CDC area as identified on Planning Maps 1B and 6B requires an application for resource consent as a Controlled Activity. The development within the CDC area may proceed in stages. (Refer to Volume 2, Appendix 1.2.2.~~8~~9 for what is required in a CDC).

c. The activity status of a CDC will be either a Discretionary Activity or Non-Complying Activity if not complying with the relevant Rules in 12.3.2.

d. All development and activities are subject to consented CDC requirements.

e. The general standards set out in 12.4 for the Te Rapa North Industrial Zone will be used as a guide to assess any Concept Development Consent.

12.3.2 Activity Status Table – Te Rapa North Industrial Zone Concept Development Consents

Concept Development Consents	Stage 1A
a. Concept Development Consent for Stage 1A compliant with Chapter 25.13 City-wide Three Waters and 25.8: City-wide Noise and Vibration	C

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and matters of control in Volume 2 Appendix 1.3.2.D.a)	
b. Concept Development Consent for Stage 1A not complying with relevant matters of control in a. above, except as identified in c. below	D
c. Concept Development Consent for Stage 1A not complying with matters of control in 1.3.2.D.a.i or x.	NC

12.3.3 Activity Status Table – Te Rapa North Industrial Zone

Activity		Pre 2021	Post 1 January 2021	Staging Release 12.6.1		Stage 1A land release not complying with CDC	Deferred Te Rapa North Industrial Zone Area outside Stage 1A	Te Rapa Dairy Manuf Site
		Stage 1A	Stage 1A					
	In the absence of a CDC	CDC has been granted	CDC has been granted	Any activity failing to comply with 12.6.1.b.i. or 12.6.1.c.i.	Any activity failing to comply with 12.6.1.b.ii.			
Land Release								
a. Te Rapa North Deferred Industrial Area, except for Stage 1A	-	-	-	-	-	-	NC	-
b. Stage 1A not exceeding 7ha in either stage pre 2021	NC	P	-	D	NC	D	-	-
c. Stage 1A not exceeding 23ha in either stage post 2021	NC	-	P	D	NC	D	-	-
Activities in Te Rapa North Deferred Industrial Area								
d. Any activity lawfully existing prior to 13 November 2012 and all other activities provided in Future Urban Zone	-	-	-	-	-	-	P	-

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e. Any activity that does not comply with 12.3.3.d.	-	-	-	-	-	-	NC	-
f. Any activity in Stage 1A that is listed as a permitted activity in 9.3 and within the 7ha identified on a CDC are restricted to: i. Manufacturing and processing of dairy products and by-products ii. Storage, transfer and distribution facilities primarily but not exclusively for dairy products and by-products iii. Transport depots primarily but not exclusively for the transport of dairy products and by-products iv. Network utilities for the purposes of servicing the Stage or adjacent Te Rapa Dairy Manufacturing Site	NC	P	P	D	NC	-	-	-

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g. Any activity within Stage 1A not complying with General Standards 12.4	NC	D	D	-	-	-	NC	-
h. Ancillary office	NC	P	P	-	-	-	-	-
i. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 2)	NC	P	P	-	-	-	-	-
j. Maintenance ~~or~~and repair of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 2)	NC	P	P	-	-	-	-	-
Te Rapa Dairy Manufacturing Site								
k. Collection, storage and processing of raw milk; Manufacture of dairy products from the processed raw milk; and associated dairy activities	-	-	-	-	-	-	-	P
l. Any activity that is listed as a permitted activity in 9.3	-	-	-	-	-	-	-	P
m. Any activity not	-	-	-	-	-	-	-	NC

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

complying with 12.3.3.l								

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

12.4 Rules – General Standards

12.4.1 Building Setbacks

a. Any building is set back at least 30m from the bank of the Waikato River.

b. Any building is set back at least 6m from the banks of Te Rapa Stream.

c. Despite the above, a public amenity of up to 25m^2 on an esplanade reserve, a public walkway, a water take or discharge structure, or a pump shed are not subject to this rule.

Building setback (minimum distance)	
i. Any building is set back from all site boundaries other than transport corridor boundaries	10m
ii. Any building is set back at from the western side of Te Rapa Road south of the Hutchinson Road intersection	30m
iii. Transport corridor boundary – local and collector transport corridors	5m
iv. Transport corridor boundary – arterial transport corridors	15m Exception being where: 30m from the western side of Te Rapa Road south of the Hutchinson Road intersection. 30m from the eastern side of Te Rapa Road within the Te Rapa Dairy Manufacturing Site
v. Waikato Expressway (Designation E99 and E99a)	i. 40m from the edge of the expressway carriageway for protected premises and facilities ii. 15m from designation boundary for other buildings except that this setback may be reduced to 10m with the written approval of the relevant roading controlling authority which shall have regard to: 1. The purpose of the setback 2. The location of the designation boundary in relation to the road carriage 3. The impact of the setback on the use and

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	enjoyment of the adjoining land 4. The extent of existing or proposed landscaping within the designation 5. Effects on the Waikato Expressway 6. The record of consultation with Waka Kotahi New Zealand Transport Agency outlining any agreed outcomes
vi. Any boundary adjoining any Residential, Special Character or Open Space Zones	8m
vii. From the bank of the Waikato River	30m Despite the above, a public amenity of up to 25m^2 on an esplanade reserve, a public walkway, a water take or discharge structure, or a pump shed are not subject to this rule
viii. From the banks of the Te Rapa Stream	6m
ix. Other boundaries	0m
x. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools

Note

1. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

12.4.2 Building Height

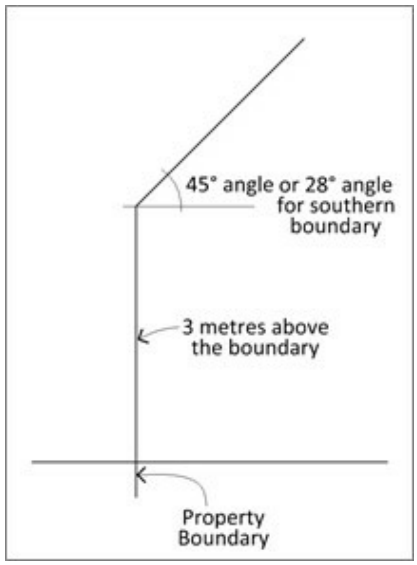
a. Maximum building height	20m except as follows. i. In Stage 1A the height of building to be: a. 25m with a maximum height of 15m over 90% of the site b. 50m with a maximum height of 35m over 90% of the Te Rapa Dairy Manufacturing Site

12.4.3 Height in Relation to Boundary

a. No part of a building may penetrate a height control plane rising at an angle of 45 degrees (except for the southern boundary where it is measured at 28 degrees) starting at an elevation of 3m above the boundary of any adjoining Residential, Special Character or Open Space Zones (refer to Figure 12.4.3b).

Figure 12.4.3b: Height Control Plane for Boundaries adjoining Open Space Zones

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12.4.4 Site Coverage

a. No maximum.

Note

1. *100% building coverage will not be possible given the requirements for permeable area, vehicle manoeuvring, and landscaping.*

12.4.5 Permeable Surfaces

Permeability across the entire site	Minimum 20%

12.4.6 Landscaping

Notwithstanding the provisions in Chapter 25.5: City-wide – Landscaping and Screening, within the Te Rapa North Industrial Zone.

a. Parking areas and storage areas adjacent to roads are separated from the roads by a 2m planted strip of land.

b. Land, not subject to an esplanade reserve, within 15m of the bank of the Waikato River is planted with indigenous species of sufficient density to visually screen the activity from the river, except for areas used for water take and discharge structures and associated infrastructure, and access to these.

c. Land within 2m of Te Rapa Road and 5m of the Te Rapa section of the Waikato Expressway is planted with a combination of lawn, indigenous groundcover, shrubs and trees.

d. The landscaping requirement set out in c. above shall be planted with a combination of lawn, indigenous groundcover, shrubs and trees.

12.4.7 Transportation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Notwithstanding the provisions in Chapter 25.14: City-wide – Transportation, all vehicle access, parking and manoeuvring within the Te Rapa North Industrial Zone shall also comply with:

a. Access, vehicle entrance, parking, loading and manoeuvring space.

   i. Stage 1A:

      - All vehicular access is provided via the existing grade separated interchange to Te Rapa Road, and
      - Access, vehicle entrance crossing, parking, loading, queuing, and manoeuvring space are provided in accordance with Rule 25.14.4.

Note

1. *Access, vehicle entrance, parking, loading and manoeuvring space within Stage 1A that does not comply with a condition for a permitted activity in Rule 12.4.7.a. is to be assessed as a restricted discretionary activity.*

b. Vehicle movements within Stage 1A:

   i. Trip generation shall not exceed 15.4 trips/ha gross land area/peak hour, and

   ii. Access(es) from internal roads, entrances, parking, loading and manoeuvring are in accordance with Rule 25.14.4, and

   iii. Access to the arterial and State Highway networks are generally in accordance with the indicative roading pattern shown in the approved Concept Development Consent for the stage.

c. Vehicle movements in the Deferred Industrial area, excluding Stage 1A refer to Chapter 25.14: City-wide – Transportation.

d. Vehicle movements onto the Te Rapa Dairy Manufacturing Site Interchange if the peak hour traffic flows do not exceed the following limits:

   i. AM Peak (7.30 – 9.30 am)

      - All Ramps – 300 vehicles per hour (vph)

   ii. PM Peak (4.00 – 6.00pm)

      - North Bound On-Ramp – 150 vph
      - South Bound Off-Ramp, South Bound On-Ramp, North Bound Off-Ramp – 300 vph

Note

1. *Vehicle movements within Stage 1A or onto the Te Rapa Dairy Manufacturing Site Interchange that do not comply with Rule 12.4.7 are to be assessed as a discretionary activity.*

12.4.8 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where

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relevant.

- (Chapter 9: Industrial Zone 9.3 Activity Status Table only)
- Chapter 14: Future Urban Zone
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

12.5 Controlled Activities: Matters of Control

a. In determining any application for resource consent for a controlled activity in addition to the relevant standards within Rules 12.4 and 12.6, the Council shall have control over the following matters referenced below:

Activity Specific	Matter of Control (Refer to Volume 2, Appendix 1.3.2)
i. Concept Development Consent for Stage 1A	D Te Rapa North Industrial Zone

12.6 Rules – Specific Standards

12.6.1 Te Rapa North Land Release Staging

A staged release of land for industrial development shall occur in accordance with the provision of appropriate infrastructure (including roading) and developed in accordance with an approved Concept Development Consent according to the following land releases occurring:

a. The release of land for industrial purposes shall be restricted to that which is provided for in Stage 1A and the Te Rapa Dairy Manufacturing Site. The subdivision and development of land shall be restricted until further planning tools, such as structure planning, are implemented in the Deferred Industrial Area.

b. Pre-2021 Land Release:

   i. A maximum of 7ha of Stage 1A.

   ii. A maximum total of 30ha inclusive of the 7ha provided for in 12.6.1.b.i above.

c. Post-2021 Land Release:

   i. A maximum of 23ha in Stage 1A in addition to the 7ha provided for in 12.6.1.b.i above.

d. The Te Rapa Dairy Manufacturing Site ?land area, as identified on the Planning Map is not affected by the land release provisions set out above.

12.6.2 Ancillary Offices

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. Ancillary office activity shall not occupy more than 10% of the floor space of the principal industrial activity on the site.

12.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

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13 Rototuna Town Centre Zone

13.1 Purpose

a. The Rototuna Town Centre will provide the community with access to a range of goods and services in their local area. It is a mixed-use Centre comprising residential, retail, community, recreational and employment activities to provide everyday goods and services for the community. The District Plan provisions seek to achieve a comprehensively developed and well designed Centre, with high levels of amenity and quality living, working and playing environments. The zone provisions have been designed to enable the Centre to function as a local commercial and community focal point. It is essential that the Centre is well connected to the surrounding area it serves and is provided with efficient transport links to the wider City.

b. The Centre is a component of the Rototuna Structure Plan, which guides development in the Structure Plan area. Development in the Centre must be in general accordance with the Rototuna Town Centre Concept Plan, with Comprehensive Development Plans being used to ensure a comprehensive approach to development is taken in this area.

c. The Concept Plan identifies activity precincts, proposed roads, pedestrian and cycle networks, public open space, water courses, drainage reserves and other key features. The design, layout, scale, integration, connectivity and form of buildings and sites will contribute to the amenity and successful functioning of the Centre.

d. The Town Centre is made up of several activity precincts that contribute to the overall function of the Centre. These Precincts are:

   i. Retail (areas 1 and 2).

   ii. Employment.

   iii. Residential Mixed Use.

   iv. Residential Medium and High Density.

   v. Community.

   vi. Active Recreation.

   vii. Public Square.

13.2 Objectives and Policies: Rototuna Town Centre Zone

Objective	Policies
13.2.1 The Town Centre becomes the focal point for the Rototuna area by providing for the local	**13.2.1a** Ensure development contributes to the overall form and function of the Rototuna Town Centre by being in general accordance with the Rototuna

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community's retail, employment, service, entertainment, and recreation needs and a range of residential living opportunities.	Structure Plan, Rototuna Town Centre Concept Plan and Rototuna Town Centre Design Guide.
	13.2.1b Provide for a range of activity types in appropriate locations within the Town Centre through the land use precincts identified on the Rototuna Town Centre Concept Plan.
	13.2.1c Create a vibrant heart for the Town Centre through the development of community and commercial facilities of a high design standard, focused on the Main Street and Public Square.
	13.2.1d Ensure sufficient land is available for the establishment of service and light industries to provide local employment opportunities and meet the requirements of the Rototuna community.
	13.2.1e Promote a street-based, pedestrian-orientated shopping environment with a range of small shops in the Retail 1 Precinct by limiting retail floor areas.
	13.2.1f Promote the establishment of larger format retail activities in the Retail 2 Precinct to service the local community.

Explanation

The role of the Rototuna Town Centre is primarily to serve local needs. The scale of retail, office and other commercial development will be controlled through floor area limits to ensure that the Centre functions as a local centre and to complement other large centres such as the City Centre, Chartwell and The Base that have city-wide and sub-regional commercial functions. This approach is entirely consistent with that of the Waikato Regional Policy Statement requiring Hamilton City Council to achieve compact urban environments that allow people to live, work and play within their local area.

Objective	Policies
13.2.2 Develop the Town Centre in a comprehensive manner to ensure integrated approaches to land development and provision of infrastructure, the efficient use of the land resource, and the management of adverse effects.	**13.2.2a** Ensure that urban development within the Town Centre is undertaken in a comprehensive manner, integrating uses appropriately.
	13.2.2b Ensure the comprehensive development of the Town Centre is not compromised by the effects of sporadic development which does not integrate with adjacent activities and the wider area.
	13.2.2c Promote opportunities for developers to work together and to work with Council and other infrastructure providers to enable the sharing of

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	resources and facilities to achieve an integrated built form.

Explanation
A comprehensive approach to the design, layout and physical form of urban development enables agreed urban design policy approaches to be consistently applied. Such an approach also enables the complex relationships between different land uses to be effectively managed. A comprehensive approach requires consideration of developments in the wider context of the area, including relationships to key features such as the Main Street and Public Square.

Objective	Policies
13.2.3 Ensure development incorporates quality urban design to achieve a functional, attractive, safe and vibrant Town Centre.	**13.2.3a** Require land use activities and subdivisions to be designed and developed in general accordance with the Rototuna Structure Plan, Rototuna Town Centre Concept Plan and Rototuna Town Centre Design Guide.
	13.2.3b Facilitate a vibrant Retail Precinct by providing for a range of activities, including the use of upper floors for business, entertainment and residential activities.
	13.2.3c Require the establishment of retail and restaurant activities at ground floor level in the Primary Frontage area identified on the Primary and Secondary Frontages Plan.
	13.2.3d Ensure that activities establishing at ground floor level within any defined primary and secondary frontage have customer entrances facing the street or Public Square.
	13.2.3e Ensure that off-street car parking does not dominate the street frontage, in particular ensure that any defined primary or secondary frontages are edged by built development rather than large parking, loading and service areas.

Explanation
Town centres are an essential component of the urban fabric, providing essential goods and services to communities, and helping create a community identity and focal point. The urban design component of the District Plan seeks to ensure that these centres develop as attractive employment, living and community nodes. These outcomes are important in creating successful and sustainable centres that are vibrant and distinctive and in creating an environment that is high quality, safe and accessible to the surrounding community. *Primary frontage areas are identified on the Primary and Secondary Frontages Plan (Volume 2, Appendix 7, Figure 7-3) to facilitate the development of retail focused principal shopping streets where buildings have a close relationship with adjoining*

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streets and public spaces through a minimum two storey enclosure of the space and by adding variety and activity to the shopping frontage.

Mixed-use development is encouraged within the Town Centre. This will benefit the community by enabling more activity in the area and contributing to greater urban vitality. Whilst residential activities are encouraged, they are not provided for at ground level in order to ensure continuous active retail and commercial activity street frontages.

Well designed town centres encourage walking and cycling, thereby reducing dependence on the motor vehicle and promoting more sustainable use of land and infrastructure.

Objective	Policies
13.2.4 Development of a Town Centre that is well connected and safely accessible by a range of transport modes.	**13.2.4a** Ensure streets, cycle ways, walkways and public transport facilities are designed and developed in general accordance with the Rototuna Structure Plan, Rototuna Town Centre Concept Plan and the Rototuna Town Centre Design Guide.
	13.2.4b Use the Rototuna Town Centre Concept Plan to guide development to achieve safe and efficient access to the Town Centre and within the Town Centre.
	13.2.4c Encourage opportunities for shared and centralised car parking provision.
	13.2.4d Ensure adequate provision is made for vehicle loading and storage and vehicle access, without compromising pedestrian safety and convenience.
	13.2.4e Ensure that street design including carriageway widths, cycleways and footpaths, traffic management measures, recognises the importance of such spaces as part of the public realm.
	13.2.4f Require, where practicable, provision of convenient access between carparking areas and the activities they are intended to serve.

Explanation

The Rototuna Town Centre Concept Plan has been designed to create an urban form that facilitates greater use of public transport, and encourages walking and cycling. The vitality and vibrancy of the Town Centre can be enhanced by incorporating urban design principles into the design of roading infrastructure and by recognising that these are shared public spaces that contribute to the Centre's identity. An integrated transport network helps to avoid, remedy or mitigate the adverse effects of the roading network on the environment and on the community's amenity values by

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reducing travel distances to facilities, minimising car usage and pollution.

The provision of adequate and convenient parking and loading facilities is part of Council's transport planning throughout the City. The ability of roads to carry traffic efficiently and safely depends to a large extent on the provision of vehicle parking, loading, manoeuvring, and access to and from properties.

Objective	Policies
13.2.5 Development shall avoid adverse effects resulting from differing activities in the Town Centre and surrounding area.	**13.2.5a** Ensure that commercial and employment activities adjacent to residential precincts and zones are developed and operated in a manner that avoids effects on residential amenity values.
	13.2.5b Identify activity precincts within the Town Centre as a means of separating incompatible activities and managing adverse effects of activities.
	13.2.5c Avoid the establishment of incompatible activities, such as heavy industry and noxious or offensive trades in the Employment Precinct, which may adversely affect the amenity of the precinct or adjoining precincts.
	13.2.5d Ensure buildings intended for mixed-use activities are designed to protect residents from the adverse effects of noise.
	13.2.5e Use building setbacks, separation and height controls and amenity planting where buildings adjoin residential precincts and zones.
	13.2.5f Require buildings to be set back from the Waikato Expressway and arterial roads.
	13.2.5g Require the provision of landscaping or landscape screening to mitigate potential adverse effects of activities and to contribute to the overall amenity of the Town Centre.

Explanation

It is important to ensure that incompatible uses such as industrial activities and residential activities do not establish in the same location, as this can cause nuisance effects such as noise, odour and heavy traffic, and can place constraints on the operation of the industrial activities. Part of the planning mechanism for managing effects is requiring activities to meet specified standards such as height controls, provision of service areas, outdoor open space and landscaping. These standards are especially important in locations where a precinct adjoins another precinct or zone and where sites adjoin arterial roads or the Waikato Expressway.

Objective	Policies

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

13.2.6 Development of compact, well designed, and functional residential developments with high levels of amenity.	**13.2.6a** Ensure that high, medium and mixed-use residential development establish in the locations shown on the Rototuna Town Centre Concept Plan.
	13.2.6b Use the Rototuna Town Centre Design Guide to implement quality residential design and living environments.
	13.2.6c Ensure that residential development in the Town Centre delivers densities consistent with those promoted by Future Proof and the Regional Policy Statement.
	13.2.6d Ensure each residential unit is provided with adequate storage space and service areas to accommodate typical residential living requirements.
	13.2.6e Ensure development is designed to avoid adverse noise effects occurring between residential units or from non residential activities.
	13.2.6f Ensure development that is adjacent to public space achieves visual and physical connectivity to these areas.
	13.2.6g Ensure that buildings and activities associated with communal or care facilities do not overly dominate the amenity values of any residential precinct.
	13.2.6h Encourage the siting of buildings to take advantage of aspect, topography and site conditions.
	13.2.6i Require the provision of landscaping to mitigate potential adverse effects of activities and to contribute to the overall amenity of residential areas.
Explanation	
The layout of residential developments particularly in terms of privacy, setbacks, sunlight/daylight open space and service needs, are important to the quality and desirability of medium to high density residential development. However, there needs to be flexibility in how these aspects are addressed to ensure high quality design outcomes and an efficient use of the site. Buildings and structures also need to be of a size and scale that might be expected as part of a town centre and that are compatible with surrounding residential areas.	

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The way in which buildings interface with public spaces can have a major bearing on how these spaces are used and their overall amenity value. Encouraging strong visual connections between public spaces and adjoining residential activities can lead to a greater sense of personal safety for the users of these spaces. This in turn promotes greater use and enjoyment of the spaces themselves.

The Rototuna Town Centre Zone must give effect to the Regional Policy Statement and be consistent with the principles of Future Proof and the Hamilton Urban Growth Strategy. The Future Proof Strategy requires an average dwelling yield of 16 dwelling units per developable hectare be applied to all new greenfield urban growth areas. This is to ensure an efficient use of the remaining physical land resource of the Waikato sub-region. Minimising energy demand and making efficient use of energy can be achieved through the layout, siting and design details of buildings.

Objective	Policies
13.2.7 Infrastructure is provided in a timely, integrated and efficient manner to support the establishment of land use activities.	**13.2.7a** Ensure infrastructure is provided in general accordance with the Rototuna Structure Plan and Rototuna Town Centre Concept Plan.
	13.2.7b Protect and enhance existing Three Waters infrastructure and encourage low impact urban design and development.
	13.2.7c Overland flow paths are to be identified during subdivision or development and retained free of obstruction, with a capacity to pass stormwater flows safely without causing damage to any property.

Explanation

Encouraging integrated approaches with Three Waters and the adoption of low impact design approaches are all mechanisms to assist in the efficient and coordinated provision of infrastructure and development.

The Regional Policy Statement also introduces policy that specifies development principles, these include the requirement to direct development away from hazard areas and avoiding, remedying and mitigating adverse effects of development on soil stability, water quality, aquatic ecosystems and flooding. The above mechanisms along with identifying and protecting overland flow paths all assist in giving effect to this policy.

Objective	Policies
13.2.8 Provision of open space and protection of natural features to support biodiversity, enhance amenity levels and promote community health and wellbeing.	**13.2.8a** Ensure open space, active recreation reserves, drainage reserves and natural features are provided and designed in general accordance with the Rototuna Structure Plan, Rototuna Town Centre Concept Plan and the Rototuna Town Centre Design Guide.
	13.2.8b

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	Ensure the creation of an ecological, cycling and walking corridor in association with the drainage reserve and water course.
	13.2.8c Ensure that the development of open space is consistent with any relevant operative Reserve Management Plan.
	13.2.8d Ensure that recreational facilities and activities (including ancillary activities) are designed, located and operated in a manner that will ensure that any adverse effects on the amenity of recreation land or its surrounding environment are minimised.
	13.2.8e Ensure that any building and parking facilities are integrated into the site and do not compromise the character thereof.

Explanation

Open space and natural features make a significant contribution to the characteristics of an area and contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. It is therefore important to ensure that sufficient open space and recreation areas are provided for the Rototuna community and that these areas meet the varying requirements of the community.

It is also important to recognise and provide for the multiple functions that open space and reserves provide. These functions include areas for active recreation such as sports fields and playgrounds, corridors for moving pedestrians and cyclists, corridors to facilitate biodiversity and drainage, and areas that enhance amenity and provide pleasant outlooks.

13.3 Explanation of Rules

a. The rules that apply to development and activities in the Rototuna Town Centre Zone have been separated into two sections. Rules 13.4, 13.6, 13.8 and 13.9 apply to all activities and development that require consent as part of a Comprehensive Development Plan process before they can be established. Rules 13.5, 13.7 and 13.8 apply to all activities and development after a Comprehensive Development Plan has been fully implemented and after all activities authorised by that consent have been fully operational for at least six months.

b. In terms of the rules in Rules 13.8 and 13.9, and the applicable rules in Rules 13.8.13 and 13.9.16, the following modifications shall apply.

   i. For the Residential Medium Density, Residential High Density and Residential Mixed-Use Precincts the provisions relating to the Residential Zone.

   ii. For the Employment Precinct the provisions relating to the Industrial Zone.

   iii. For the Active Recreation and Public Square Precincts the provisions relating to the Sport and Recreation Zone.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

iv. For the Retail 1 and Retail 2 Precincts the provisions relating to the Business 5 Zone.

v. For the Community Precinct the provisions relating to the Community Facilities Zone.

13.4 Rules – Activities Subject to a Comprehensive Development Plan

a. The Rototuna Town Centre is divided into a number of Comprehensive Development Plan (CDP) Areas (as shown in Volume 2, Appendix 7, Figure 7-2).

b. Apart from the exceptions set out in 13.4.c and d. below, development of any land cannot be commenced unless it is in accordance with a consented CDP.

c. There are some activities that can occur as permitted activities, subject to compliance with relevant standards in Rule 13.8, before the approval of a CDP. These activities are:

i. Maintenance~~,~~ and repair of buildings and structures, and minor alterations to ~~existing~~ buildings (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage). (see note 3)

ii. Temporary activities in accordance with Chapter 25.3: City-wide – Events and Temporary Activities.

iii. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage)~~.~~ (see note 3)

d. New transport corridors are restricted discretionary activities in accordance with Chapter 25.14 City-wide Transportation.

e. Applications for a CDP must be for a whole area, as identified in Volume 2, Appendix 7, Figure 7-2. Development within the Area may proceed in stages if stages have been defined as part of the consent granted for the CDP.

f. Unless otherwise stated, a CDP (required in respect of the areas identified in Volume 2, Appendix 7, Figure 7-2) requires an application for resource consent as a discretionary activity.

g. The activity status of a CDP application will be classified as non-complying if one or more activities that form part of the application are identified as a non-complying activity in the Activity Status Table (Refer to Rule 13.6).

h. All activities listed in Rule 13.6 are non-complying activities in the absence of an approved CDP, unless the activity is listed as permitted in Rule 13.4.c, subject to compliance with relevant standards.

i. Activities within CDPs that fail to meet one or more of the standards in Rules 13.8 and 13.9 will be classified as a discretionary activity, with particular regard to the effects arising from the failure to meet the relevant standard or standards.

j. Rule Table 13.6 sets out the status of activities (included in a CDP) in each

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precinct, as identified on the Rototuna Town Centre Concept Plan in Volume 2, Appendix 7, Figure 7-1.

k. For changes of activities following the full implementation of a CDP in accordance with Rule 13.3.a, refer to Rules 13.7 and 13.9.

Note

1. *All applications for CDPs shall specifically assess and determine the most suitable and appropriate location, format of roading network and other key components of infrastructure, and the location of precinct and CDP boundaries which are shown in diagrammatic form only on the Rototuna Town Centre Concept Plan (Volume 2, Appendix 7, Figure 7-1).*
2. *All applications for a CDP shall incorporate, as part of their base information, all locations and formats of roads, infrastructure precinct and CDP boundaries as determined through previous CDP consents within the Rototuna Town Centre Zone.*
3. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

13.5 Rules – Activities Proposed after the Implementation of a Comprehensive Development Plan

a. All development in an area that is subject to an approved CDP consent is permitted, but it must comply with the terms of that consent. Changes to the conditions of a CDP consent will be considered as a discretionary activity under section 127 of the Act, except where the proposed changes involve materially different effects or extend the scope of the original application. In these instances a new CDP consent is required (refer to 13.5.b).

b. For an approved CDP that has been implemented any changes in use, or changes that involve materially different effects or extend the scope of the original application will require a new CDP consent. The new CDP will be assessed as a discretionary activity, unless otherwise stated (refer to Rule 13.7). There are some changes that can occur as permitted activities without the need for a new CDP consent. These activities are subject to compliance with the relevant standards in Rule 13.8, and are as follows.

   i. Maintenance~~,~~ and repair of buildings and structures and minor alterations to ~~existing~~ buildings (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage)~~.~~ (see note 1)

   ii. Informal recreation and ancillary buildings.

   iii. Passenger transport facilities.

c. After a CDP has been fully implemented and after all activities authorised by that consent have been fully operational for at least six months Rule 13.7 and Rule 13.8 shall apply.

Note

1. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

13.6 Rules – Activity Status Table for Comprehensive Development Plans

Activity	Activity Status								
	Retail 1 Precinct	Retail 2 Precinct	Commu Precinct	Emply Pr	Active Rec Precinct	Public Square Precinct	Residential Mixed Use Precinct	Residential High Density Precinct	Residential Medi Dens Preci
Buildings									
a. The erection of any new building, or external alteration or addition to an existing building	D	D	D	D	D	NC[1]	D	D	D
Commercial Activities and Structures									
b. Retail activities	D	D	NC	NC	NC	D	D	NC	NC
c. Ancillary retail activity	D	D	D	D	D	NC	D	NC	NC
d. Offices	D	D	D	D	NC	NC	D	NC	NC
e. Health care services	D	D	D	D	NC	NC	D	NC	NC
f. Visitor accommodation	D	D	D	NC	NC	NC	D	D	D
g. Service industry	D	D	NC	D	NC	NC	D	NC	NC
h. Light industry	NC	NC	NC	D	NC	NC	D	NC	NC
i. Restaurants	D	D	D	NC	NC	D	D	NC	NC
j. Licensed premises	D	D	D	NC	NC	D	D	NC	NC
k. Tertiary education and specialised training facilities	D	D	D	D	D	NC	D	NC	NC
l. Places of assembly	D	D	D	D	D	NC	D	NC	NC
m. Childcare centres	D	D	D	D	D	NC	D	NC	NC
n. Home-based business	D	D	D	D	NC	NC	D	D	D
o. Service stations	NC	NC	NC	D	NC	NC	NC	NC	NC
p. Parking lots and parking buildings	D	D	D	D	NC	NC	D	NC	NC
q. Transport depots	NC	NC	NC	D	NC	NC	NC	NC	NC
r. Yard-based retailing	NC	D	NC	NC	NC	NC	NC	NC	NC
Community Activities and Structures									
s. Schools	D	D	D	D	D	NC	D	NC	NC
t. Community centres	D	D	D	D	D	NC	D	NC	NC
u. Places of worship	NC	NC	D	D	NC	NC	NC	NC	NC
v. Marae	D	D	D	D	NC	NC	D	NC	NC

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

w. Emergency service facilities	NC	NC	NC	D	NC	NC	NC	NC	NC
x. General recreation	NC	NC	NC	NC	D	D	NC	NC	NC
y. Informal recreation and ancillary buildings	D	D	D	D	D	D	D	D	D
z. Club rooms	D	D	D	D	D	NC	D	NC	NC
aa. Passenger transport facilities	D	D	D	D	D	D	D	D	D
Residential Activities and Structures									
bb. Apartment	D	D	NC	D	NC	NC	D	D	D
cc. Residential centres	D	D	D	NC	NC	NC	D	D	D
dd. Managed care facilities	D	D	D	NC	NC	NC	D	D	D
ee. Rest homes	D	D	D	NC	NC	NC	D	D	D
ff. Single dwellings	NC	NC	NC	NC	NC	NC	NC	NC	D
gg. Accessory building	D	D	D	D	D	NC	D	D	D
hh. Ancillary residential units	D	D	D	D	NC	NC	D	D	D
All Activities and Structures									
ii. Signs	D	D	D	D	D	D	D	D	D

[1] *Excludes buildings associated with public transport facilities, which shall be classified as discretionary activities.*

Note

1. *Refer to 13.3.a – Explanation of Rules. Example: The inclusion of light industry within the Community Precinct will identify a CDP as a non-complying activity, pursuant to Rule 13.4.h.*
2. *For any activity not identified above, see Section 1.1.8.1.*

13.7 Rules – Activity Status Table for Activities Proposed Within an Area with an Implemented Comprehensive Development Plan

Refer to Rule 13.3.a: Explanation of Rules for an explanation of when a Comprehensive Development Plan is considered to have been implemented.

Activity	Activity Status								
	Retail 1 Precinct	Retail 2 Precinct	Community Precinct	Employment Precinct	Active Recreation Precinct	Public Open Space Precinct	Residential Mixed Use Precinct	Residential High Density Precinct	Residential Medium Density Precinct
Buildings									
a. The erection of any new building associated with	D	D	D	D	D	NC[2]	D	D	D

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

activities listed in this Table, or external alteration or addition to an existing building[1]									
b. Maintenance~~,~~ and repair of buildings and ~~minor~~structures, and alterations and additions to ~~existing~~ buildings (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 2)	P	P	P	P	P	P	P	P	P
Commercial Activities and Structures									
c. Retail activities	P	P	NC	NC	NC	P	P	NC	NC
d. Ancillary retail activity	P	P	P	P	D	NC	P	NC	NC
e. Offices	P	P	P	P	NC	NC	P	NC	NC
f. Health care services	P	P	P	P	NC	NC	P	NC	NC
g. Visitor accommodation	P	P	P	NC	NC	NC	P	D	D
h. Service industry	D	D	NC	P	NC	NC	P	NC	NC
i. Light industry	NC	NC	NC	P	NC	NC	D	NC	NC
j. Restaurants	P	P	P	NC	NC	P	P	NC	NC
k. Licensed premises	P	P	D	NC	NC	P	D	NC	NC
l. Tertiary education and specialised training facilities	P	P	P	P	D	NC	P	NC	NC
m. Childcare centres	P	P	P	P	D	NC	P	NC	NC
n. Places of assembly	P	P	P	D	D	NC	D	NC	NC
o. Home-based business	P	P	P	P	NC	NC	P	P	P
p. Service stations	NC	NC	NC	D	NC	NC	NC	NC	NC
q. Parking lots and parking buildings	D	D	D	D	NC	NC	D	NC	NC
r. Transport depots	NC	NC	NC	P	NC	NC	NC	NC	NC
s. Yard-based retailing	NC	P	NC	NC	NC	NC	NC	NC	NC
Community Activities and Structures									
t. Community centres	P	P	P	D	D	NC	D	NC	NC
u. Marae	D	D	P	D	NC	NC	D	NC	NC
v. Schools	P	P	P	P	D	NC	P	NC	NC
w. Emergency service facilities	NC	NC	NC	D	NC	NC	NC	NC	NC

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

x. General recreation	NC	NC	P	NC	P	P	NC	NC	NC
y. Club rooms	P	P	P	D	P	NC	D	NC	NC
z. Places of Worship	D	D	P	D	D	NC	D	NC	NC
Residential Activities and Structures									
aa. Apartment	P	P	NC	P	NC	NC	P	P	P
bb. Residential centres	D	D	D	NC	NC	NC	D	D	D
cc. Managed care facilities	D	D	D	NC	NC	NC	D	D	D
dd. Rest homes	D	D	P	NC	NC	NC	P	P	P
ee. Single dwellings	NC	NC	NC	NC	NC	NC	NC	NC	P
ff. Accessory building	D	D	D	D	D	NC	D	D	D
gg. Ancillary residential units	P	P	P	P	NC	NC	P	P	P

[1] Excludes ancillary buildings associated with Informal Recreation which are classified as permitted activities and alterations and additions to buildings associated with existing schools which are classified as permitted activities in Community Precincts.
[2] Excludes buildings associated with Public Transport Facilities which shall be classified as discretionary activities.

Note
1. *For any activity not identified above, see Section 1.1.8.1.*
2. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

13.8 Rules – General Standards for All Permitted Activities in the Rototuna Town Centre Zone

13.8.1 Change in Land Use

a. A change in land use in an approved CDP shall not result in the development yields (Rule 13.9.1) being not achieved.

13.8.2 Primary Frontages

a. Only retail activities and restaurants shall be located at the ground floor level of buildings within the Primary Frontages, as defined in Volume 2, Appendix 7, Figure 7-3.

13.8.3 Hours of Operation

a. Hours of operation for specified activities are as follows.

Activity	Hours of operation shall be between
i. Any use that is not Residential in the Mixed Use Precinct	0600hr and 2300hr (Monday-Saturday) 0700hr and 2300hr (Sunday and public holidays)

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

ii. Community Precinct (excluding residential activity)	0700hr and 2230hr (Sunday to Thursday) 0700hr and 2400hr (Friday and Saturday)
iii. Active Recreation Precinct	0700 and 2230hr (Sunday to Thursday) 0700hr and 2400hr (Friday and Saturday)
iv. Flood Lighting in the Active Recreation Precinct	0800hr and 2130hr
v. General Recreation in the Public Square Precinct	0700 and 2230hr (Sunday to Thursday) 0700hr and 2400hr (Friday and Saturday)

13.8.4 Residential Unit Size

a. The minimum habitable gross floor area required in respect of any Residential Unit shall be:

Form of residential unit	Gross floor area
i. Studio unit	Minimum 45m^2
ii. 1 bedroom unit	Minimum 55m^2
iii. 2 or more bedroom unit	Minimum 80m^2

b. In any one residential apartment building containing in excess of 20 residential units, the combined number of one bedroom units and studios shall not exceed 70% of the total number of apartments within the building.

13.8.5 Residential Activities Outdoor Living, Service and Storage Areas

a. Outdoor Living Area

i. Each Residential Unit or any residential accommodation associated with non-residential activities shall be provided with an outdoor living area which:

- Shall be for the exclusive use of the Residential Unit.
- Shall be readily accessible from a living area of a Residential Unit.
- Shall be free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.
- Shall have a minimum area per Residential Unit of 12m^2 and a minimum dimension of 2.5m width.

Note
1. Any communal outdoor living is optional and shall be provided in addition to the above provisions.

b. Service Area

i. Each Residential Unit or any residential accommodation associated with non-residential activities shall be provided with service areas as follows.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

- A minimum service area of 10m^2 with a minimum dimension of 2.5m located at ground floor level and readily accessible to that residential accommodation.
- The service area shall be maintained with an all-weather, dust free surface.
- The vehicular access associated with a service area may not be located within a primary or secondary frontage.
- A service area shall not be able to be viewed from a public space.

c. Storage Area

i. In addition to internal storage, each Residential Unit or any residential accommodation associated with non-residential activities shall be provided with storage areas as follows.

- Located at ground floor level and readily accessible to that residential accommodation.
- The storage area shall be secure and weather proof.
- A minimum of 1.8m long by 0.9m high by 0.6m deep.

13.8.6 Residential Activities in Non-Residential Precincts

a. No residential units (including apartment buildings), residential centres, managed care facilities, rest homes, visitor accommodation or marae shall be located at ground floor level within the Retail, Employment or Community Precincts.

13.8.7 Retail Activities

a. The maximum gross floor area of any individual retail tenancy in the Retail 1 Precinct shall not exceed 400m^2.

b. Retail activities in the Retail 1 Precinct shall not form part of an integrated development with a gross floor area in excess of 1,000m^2.

c. The maximum gross floor area of any individual retail tenancy in the Retail 2 Precinct shall not exceed 4,000m^2.

d. In the Residential Mixed-use Precinct:

i. The maximum gross floor area of any individual retail tenancy shall not exceed 100m^2.

ii. Individual retail tenancies must front onto the street and be located in accordance with the Retail Frontages in Volume 2, Appendix 7, Figure 7-4.

iii. Only one retail tenancy depth from the road frontage.

iv. No Integrated Retail Developments.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

e. The maximum land area occupied for yard-based retailing by any individual retail tenancy shall not exceed 150m^2.

f. The maximum gross floor area of any individual Ancillary Retail tenancy shall not exceed:

i. 400m^2 in the Retail 1 Precinct.

ii. 50m^2 in the Community Precinct.

iii. 150m^2 in the Employment Precinct.

iv. 100 m^2 in the Residential Mixed Use Precinct.

13.8.8 Offices

a. The maximum gross floor area of any individual office tenancy shall not exceed 250m^2 in the Retail 1, Retail 2, Community, Employment or Residential Mixed-use Precincts.

13.8.9 Tertiary Education and Specialised Training Facilities, Schools and Childcare Centres

a. The maximum floor area of any individual Tertiary Education and Specialised Training Facility, School or Childcare Centre shall not exceed 250m^2 in the Employment or Mixed-use Residential Zone.

13.8.10 Service Areas for Non-Residential Activities

Any buildings used for non-residential activities shall be provided with one or more service areas as follows.

a. The total service area shall be not less than 10m^2 or 1% of the gross floor area of the building whichever is the greater, provided that any individual service area shall be not less than 5m^2 with a minimum dimension of 2.5m.

b. A service area may be located within a building, provided it is separately partitioned with an exterior door directly accessible by service vehicles.

c. Any outdoor service area shall be maintained with an all-weather, dust free surface.

d. Any service area, and any associated vehicular access shall not be located within a primary frontage.

13.8.11 Rest Homes

a. Activities shall comply with Rule 4.7.9.b. to e.

13.8.12 Home-based Business

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a. Activities shall comply with Rule 4.7.5.

13.8.13 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

13.9 Rules – Standards for Discretionary Activities, Only for Activities Listed in Rule 13.6

13.9.1 Development Yield

Applications for Comprehensive Development Plans must demonstrate that the yield achieves the Residential Unit total identified below.

Comprehensive Development Plan area (as identified in Appendix 7-2)	Residential yield – minimum units per Comprehensive Development Plan area ('no maximum limit')[1]
B	25
F	30
G	114
H	138
J	115
K	101
L	83
M	87
N	123
O	223
Q	36
R	75
S	104
T	93

[1] The yields set out above guide the total level of residential development expected in order to meet the growth strategies of the Regional Policy Statement. The yield can be adjusted up as

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

there is 'no maximum limit'.

13.9.2 Height in Relation to Boundary

a. Where a building is on land that adjoins a Residential Zone, Community Facilities Zone, the Residential Medium Density Precinct, Residential High Density Residential Precinct or an adjoining CDP area:

   i. No part of any building shall protrude through a height control plane rising at an angle of 28° between northwest (315°) and northeast (45°) and an angle of 45° in all other directions and commencing at an elevation of 3m above ground level at any boundary (See Figure 13.9.2b).
   Except that:

   ii. Where a boundary adjoins a road or access, the 45° vertical angle commencing at a height of 3m above the boundary shall apply to the affected boundary.

   iii. Where buildings are attached, no setback is required between those buildings.

   iv. Where written consent from the owners and occupiers of the adjoining property and/or Comprehensive Development Plan area is obtained.

Figure 13.9.2b: Height control plane for a boundary adjoining a Residential Zone, Community Facilities Zone, the Residential Medium Density Precinct, Residential High Density Residential Precinct or an adjoining CDP area

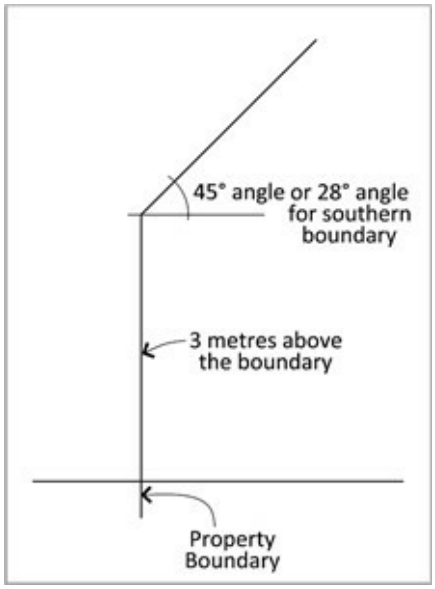
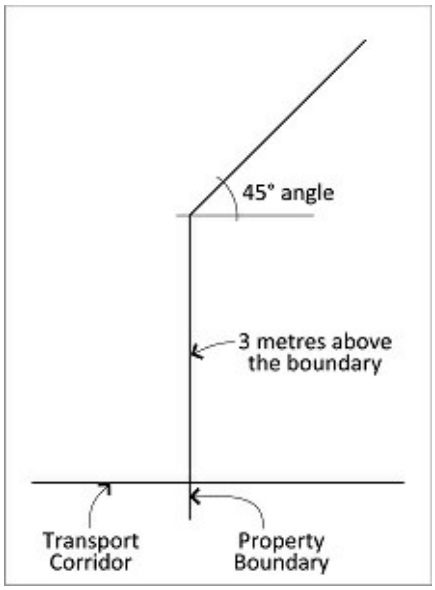


Figure 13.9.2c: Height control plane for a boundary adjoining a transport corridor or access

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13.9.3 Building Setbacks from Expressway

a. All buildings shall be setback a minimum of 15 metres from the boundary of the Waikato Expressway (Designation E90 and E90a).

13.9.4 Development Intensity Active Recreation

a. The maximum site coverage for buildings in the Active Recreation precinct shall be 1% or 250m^2, whichever is greater.

13.9.5 Primary Frontages

a. Only retail activities and restaurants shall be located at ground floor level of buildings within the Primary Frontages as defined in Volume 2, Appendix 7, Figure 7-3.

13.9.6 Hours of Operation

a. Hours of operation for specified activities are as follows.

Activity	Hours of operation shall be between
i. Any use that is not residential in the Residential Mixed Use Precinct	0700hr and 2230hr (Sunday to Thursday) 0700hr and 2400hr (Friday and Saturday)
ii. Community Precinct (excluding residential activity)	0700hr and 2230hr (Sunday to Thursday) 0700hr and 2400hr (Friday and Saturday)
iii. Active Recreation Precinct	0700 and 2230hr (Sunday to Thursday) 0700hr and 2400hr (Friday and Saturday)
iv. Flood Lighting in the Active Recreation Precinct	0800hr and 2130hr
v. General Recreation in the Public	0700 and 2230hr (Sunday to Thursday)

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Square Precinct	0700hr and 2400hr (Friday and Saturday)

13.9.7 Residential Unit Size

a. The minimum habitable gross floor area required in respect of each residential unit in the Rototuna Town Centre Zone shall be:

Form of Residential Unit	Gross Floor Area
i. Studio unit	Minimum 45m^2
ii. 1 bedroom unit	Minimum 55m^2
iii. 2 or more bedroom unit	Minimum 80m^2

b. In any one residential apartment building containing in excess of 20 residential units, the combined number of one bedroom units and studios shall not exceed 70% of the total number of apartments within the building.

13.9.8 Residential Activities in Non-Residential Precincts

a. No residential units (including apartment buildings), residential centres, managed care facilities, rest homes, visitor accommodation or marae shall be located at ground floor level within the Retail, Employment or Community Precincts.

13.9.9 Retail Activities

a. The maximum gross floor area of any individual retail tenancy in the Retail 1 Precinct shall not exceed 400m^2.

b. Retail activities in the Retail 1 Precinct shall not form part of an integrated development with a gross floor area in excess of 1,000m^2.

c. The maximum gross floor area of any individual retail tenancy in the Retail 2 Precinct shall not exceed 4,000m^2.

d. In the Residential Mixed-use Precinct:

   i. The maximum gross floor area of any individual retail tenancy shall not exceed 100m^2.

   ii. Individual retail tenancies must front onto the street and be located in accordance with the location of retail plan in Volume 2, Appendix 7, Figure 7-4.

   iii. Only one retail tenancy depth from the road frontage with no Integrated Retail Developments.

e. The maximum land area occupied for yard-based retailing by any individual retail tenancy shall not exceed 150m^2.

f. The maximum gross floor area of any individual ancillary retail tenancy shall not exceed:

   i. 400m^2 in Retail 1 Precinct.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

ii. 50m^2 in Community Precinct.

iii. 150m^2 in Employment Precinct.

iv. 100m^2 in Residential Mixed-use Precinct.

13.9.10 Offices

a. The maximum gross floor area of any individual office tenancy shall not exceed 250m^2 in the Retail 1, Retail 2, Community, Employment, or Mixed-use Residential Precincts.

13.9.11 Tertiary Education and Specialised Training Facilities, Schools and Childcare Centres

a. The maximum gross floor area of any individual tertiary education and specialised training facility, school or childcare centre shall not exceed 250m^2 in the Employment, or Mixed-use Residential Zone.

13.9.12 Service Areas Non-Residential Activities

a. Any buildings used for non-residential activities shall be provided with one or more service areas as follows.

i. The total service area shall be not less than 10m^2 or 1% of the gross floor area of the building, whichever is the greater, provided that any individual service area shall be not less than 5m^2 with a minimum dimension of 2.5m.

ii. A service area may be located within a building provided that it is separately partitioned with an exterior door directly accessible by service vehicles.

iii. Any outdoor service area shall be maintained with an all-weather dust free surface.

iv. Any service area, and any associated vehicular access shall not be located within a primary frontage.

13.9.13 Rest Homes

a. Activities shall comply with Rule 4.7.9.b. to e.

13.9.14 Managed Care Facilities

a. Activities shall comply with Rule 4.7.6.

13.9.15 Home-based Business

a. Activities shall comply with Rule 4.7.5.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

13.9.16 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

13.10 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

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14 Future Urban Zone

14.1 Purpose

a. The Future Urban Zone provides potential urban development areas for Hamilton's long term growth. It controls subdivision and land use, and seeks to avoid fragmentation of the land. Fragmentation and inappropriate land uses can make future conversion of land to urban use difficult. It also ensures that any land which is identified as not being suitable for urban development can continue to be used for farming or productive uses. Urban growth is controlled by the preparation of structure plans, which determine if urbanisation is appropriate, its form, any necessary phasing and infrastructure requirements and land use controls.

b. There are two parts of the City within the Future Urban Zone. These are Rotokauri in the north west of the City, and the 'finger' of land that extends from the edge of the City to the village of Temple View. At present, both areas are rural in character.

c. Rotokauri has been subject to a Structure Plan as outlined in Chapter 3: Structure Plans, and is identified within the Hamilton Urban Growth Strategy as a growth cell to eventually include a mix of uses, including residential, industrial and employment as well as significant areas of reserve. The industrial land component of this area is also reflected in the industrial land allocation of the Regional Policy Statement.

d. The Future Urban Zone extending towards Temple View should remain in predominantly rural use, until such time as a Structure Plan has been prepared to inform any decisions on the long term development potential of this area.

e. The Future Urban Zone rules also apply to the Te Rapa North Deferred Industrial Area until such time as the area is rezoned. In the interim the Te Rapa North Deferred Industrial Area shall remain in predominantly rural use.

14.2 Objectives and Policies: Future Urban Zone

Objective	Policies
14.2.1 Subdivision, activities and development are compatible with the existing rural character and amenity, which is: i. Open pasture. ii. Pockets of vegetation. iii. Low-density development. iv. Predominantly farming activities.	**14.2.1a** Buildings, subdivision and activities on site shall be of a scale and character compatible with existing rural character and amenity.
	14.2.1b Over-height buildings that create overshadowing and visual dominance effects shall be avoided.
	14.2.1c Layout and design of development shall provide building setbacks that ensure: i. Separation of buildings to protect the visual privacy of adjoining sites.

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	ii. Separation between incompatible activities. iii. Buildings are set back from the road boundary to provide opportunities for landscape planting and the maintenance of low-density character.
	14.2.1d Development and subdivision shall be of a low density.
	14.2.1e Provide for small-scale home-based business, produce stalls, homestay accommodation, and the continued operation of lawfully established activities.
	14.2.1f Rural character and amenity shall be retained until rezoning for urban development purposes occurs, as supported by a structure plan for the area.
Explanation	
Subdivision, activities and development need to be carefully managed to ensure their effects on the environment, character and amenity are minimised.	
Objective	**Policies**
14.2.2 Subdivision, activities and development does not compromise future urban use or the potential of land to be used for farming activities.	**14.2.2a** The size, arrangement and configuration of lots shall be controlled so the potential for future urban development and farming activities are not compromised.
	14.2.2b Development of land in the Future Urban Zone shall not compromise the integrity and viability of any relevant structure plan.
	14.2.2c The establishment of intensive commercial or industrial activities, that are unrelated to rural production and that may constrain or compromise farming activities and future urban development options, shall be avoided.
	14.2.2d Interim urban and rural-residential development is discouraged.
	14.2.2e Predominantly rural and farming activities shall take place until rezoning for urban development occurs as supported by a comprehensive structure plan for the area.
	14.2.2f

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	The establishment of activities such as intensive farming, that may constrain future urban development or cause nuisance effects, shall be avoided.
	14.2.2g Land shall not be released for urban development until a structure plan and urban zoning is in place.
	14.2.2h Activities shall not adversely affect the natural environment.

Explanation

Development within the Future Urban Zone will require effective planning to ensure that critical elements are identified and planned for before development occurs. This approach ensures the management of the land for rural activities until such time as a structure plan has been prepared that identifies the most appropriate form of development. Whilst permitting a range of compatible uses that prevent fragmentation and maintain amenity are provided for, in the interim.

Where a structure plan has been prepared it is particularly important that development is managed to ensure the integrity and viability of these areas are not compromised.

Nevertheless, rural-residential development, non-farming related industry and commercial activities are discouraged in the zone. Development is restricted to limit fragmentation of land before urbanisation and to maintain the land's productive capability in the interim. Structure planning will determine if alternative uses can be accommodated in the future but farming is expected to remain the dominant activity, until such time as rezoning is appropriate.

14.2.3 Development and activities in the area encompassed by the Temple View Future Urban Zone recognise and respond to the unique character and amenity of this area and its proximity to the Temple and Temple View Village.	**14.2.3a** Buildings and activities shall avoid amenity and nuisance effects on the Temple and adjoining zones.
	14.2.3b Maintain the character of the Temple and Temple View Village by managing the bulk and location of development in the zone.

Explanation

The character of the zone is partly defined by the proximity to the Temple and Temple View settlement. Development and activities need to be undertaken in a manner that is compatible with the Temple and Temple View settlement.

14.3 Rules – Activity Status Table

Activity	Class
a. Accessory buildings	P
b. Ancillary residential units	P

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c. Ancillary residential structures	P
d. Farming activity	P
e. Single dwelling	P
f. Demolition~~/removal~~ or removal of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 3)	P
g. Intensive farming	NC
h. Home-based business	P
i. Homestay accommodation	P
j. Informal recreation	P
k. Maintenance, repair and alterations and additions to existing buildings	P
l. Network utilities	Refer Chapter 25.7: City-wide - Network Utilities and the Electricity National Grid Corridor
m. Produce stalls	P
n. Relocated buildings	P
o. Rural industry	D
p. Walkways and cycleways	P
q. Subdivision	Refer to Chapter 23: Subdivision and Chapter 24: Financial Contributions
r. Boarding kennels and catteries in the Te Rapa North Deferred Industrial Area	RD

Note

1. *For activities and buildings in the Electricity National Grid Corridor see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.*
2. *For any activity not identified above, see Section 1.1.8.1.*
3. *For the activity status and provisions applying to the demolition or removal, maintenance and*

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.

14.4 Rules – General Standards

14.4.1 Site Coverage

a. Net site area is greater than 5000m^2	10% up to a maximum of 1200m^2 gross floor area
b. Net site area is 5000m^2 or less	25% up to a maximum of 500m^2 gross floor area

14.4.2 Gross Floor Area

a. Maximum gross floor area for any building	500m^2

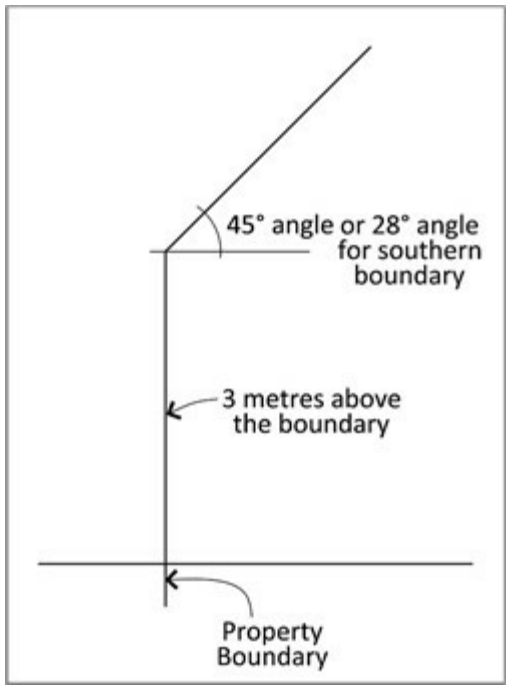
14.4.3 Building Height

a. Building height	Maximum 10m

14.4.4 Height in Relation to Boundary

a. No part of any building shall protrude through a height control plane rising at an angle of 45 degrees measured from 3m above ground level at all boundaries (refer to Figure 14.4.4b).

Figure 14.4.4b: Height control plane from any boundary



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14.4.5 Building Setback

Building setback from	Minimum distance
a. Transport corridor boundary – local and collector transport corridors	5m
b. Transport corridor boundary – arterial transport corridors	25m
c. Any other boundary (for buildings and outdoor hardstands used for housing and feeding animals, including milking sheds and shearing sheds, and boarding kennels and catteries in the Te Rapa North Deferred Industrial Area)	50m
d. Residential unit setback from the operational area of an existing intensive farm on any other site	250m
e. Any water body	25m
f. Any other boundary not otherwise identified above	5m
g. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)

Note: *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area*

14.4.6 Effluent Disposal

a. Areas for the on-site disposal or storage of sewage (septic tanks) or farm effluent shall not be located within a:

   i. High Flood Hazard Area.

   ii. Medium Flood Hazard Area.

   iii. Low Flood Hazard Area.

   iv. Temple View Flood Hazard Area.

   v. Culvert Block Flood Hazard Area.

   vi. Waikato Riverbank and Gully Hazard Area.

   vii. Significant Natural Area (refer Volume 2, Appendix 9, Schedule 9C: Significant Natural Areas)

   viii. ~~Root protection~~Protected root zone of a ~~significant~~notable tree (refer Volume 2, Appendix 9, Schedule 9D: ~~Significant~~Notable Trees).

   ix. Site scheduled in Volume 2, Appendix 8, Schedule 8B: Group 1 Archaeological and Cultural Sites.

b. Facilities for the storage and disposal of sewage (septic tanks) or farm effluent

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

shall be sited at least 25m from any natural or artificial water course or any lake.

c. Facilities for the storage and disposal of farm effluent shall be sited at least:

   i. 100m from any residential unit on another site.

   ii. 15m from any site boundary.

   iii. 150m from any Residential Zone or Special Character Zone boundary.

14.4.7 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- {Link, 13955,Chapter 2: Strategic Framework
- {Link, 6477,Chapter 3: Structure Plans
- Chapter 5: Special Character Zones
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

14.5 Rules – Specific Standards

14.5.1 Restriction on Buildings

a. A single dwelling may be established on a site.

b. One ancillary residential unit may be established on a site.

c. Ancillary residential units shall not exceed 60m^2 gross floor area.

14.5.2 Produce Stalls

a. One produce stall shall be allowed per site.

b. Produce stalls shall not exceed 16m² gross floor area.

c. Produce sold from a stall shall be grown or made either:

   i. On the property on which it is offered for sale.

   ii. On land owned or leased by the vendor of the produce.

   iii. On land less than 3km from the property on which it is offered for sale.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

d. Produce stalls shall not be established on any site having vehicular access to a major arterial transport corridor or the strategic network.

e. Produce stalls shall be located to enable off-road hard stand areas for any car parking.

14.5.3 Home-based Businesses

For the avoidance of doubt, if an activity does not comply with all of the standards specified, it is not a home-based business (farming activities are not a home-based business). Home-based businesses shall:

a. Employ only people residing on the site.

b. Not exceed 30% of the total gross floor area of buildings on the site.

c. Not generate any trips by a heavy motor vehicle.

d. Not generate vehicle trips between 2000 to 0800 hours.

e. Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs.

f. Retail only those goods which have been manufactured, repaired, renovated or otherwise produced on the site.

g. Not create electrical interference with television and radio sets or other types of receivers in adjacent residential units.

h. Not generate nuisances, including smoke, noise, dust, vibration, glare, and other noxious or dangerous effects – these shall be measured at the boundaries of the site.

14.6 Relocated Buildings

a. A building shall be delivered to its final position on the site and connected to its permanent foundations within seven days of arrival.

b. Within six months of arrival at the site, the building shall be fully reinstated externally and all previously painted external surfaces repainted with top coat.

14.7 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the, Waikato Riverbank and Gully Hazard Area, or Significant

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Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
Boarding kennels and catteries	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety

14.8 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

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15 Open Space Zones

15.1 Purpose

a. Hamiltonians enjoy the benefit of open space spread throughout the City. Open space is an important part of providing for the social, economic and cultural wellbeing of a community. It is important that Hamilton has land to accommodate parks, sports fields, recreational facilities, amenity areas, buffers and areas with natural value. Frequently, particular open space areas will serve a number of these values. Many open spaces provide links between different parts of the City for pedestrians and cyclists. Open space may also continue to provide for existing Three Waters assets, solid waste infrastructure and ecological networks.

b. Reserves are a type of public open space, managed by Council. Management plans, developed subject to the Reserves Act 1977, provide for the day-to-day management of activities on reserves. The District Plan manages the environmental effects of activities.

c. Five Open Space Zones are provided in this District Plan.

    i. Natural.

    ii. Neighbourhood.

    iii. Ruakura

    iv. Sport and Recreation.

    v. Destination.

d. The Natural Open Space Zone includes publicly and privately owned areas that possess natural or landscape values. It is important to protect these areas from disturbance, modification, buildings and uses that would compromise these values. This zone includes esplanade reserves (e.g. river banks and lakes), reserves in gullies, and indigenous vegetation on private land and public reserves (e.g. Grove Park and Jubilee Park), Significant Natural Areas identified in Chapter 20: Natural Environments, and the surface of water.

e. The Neighbourhood Open Space Zone includes amenity areas and neighbourhood parks. Amenity areas provide visual relief, links between neighbourhoods and buffers between potentially incompatible activities.

    Neighbourhood parks provide for passive recreation and serve as a focal point for the local community. These areas give opportunities for relaxation, walking, children’s play, jogging and picnics. Buildings are limited to public toilets and park maintenance buildings.

f. The Ruakura Open Space Zone is intended to accommodate and provide for multi-functional uses, including stormwater and ecological management, a well-connected pedestrian and cycleway network linking open space land, space for

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passive and informal recreation, and amenity areas/spaces between different activity zones.

g. The Sport and Recreation Open Space Zone includes sports fields (grassed and artificial), courts, greens, athletic tracks, their surrounds and other facilities used predominantly for organised, competitive sports or active recreation. Spectator stands, clubrooms, toilets, changing rooms, car parks and lighting are often associated with this type of open space.

h. The Destination Open Space Zone includes open spaces that cater for a City-wide or regional catchment and are often large areas with a combination of functions and values. A higher level of use and development of these areas is anticipated. These areas include Hamilton Gardens, Hamilton Lake Domain, Claudelands Park, Civic Square and Garden Place.

i. Any open space may have additional functions or features such as stormwater management and walkway or cycleway networks, significant natural areas, cultural sites, archaeological sites and historic buildings. This is appropriate provided the predominant function and values of the open space are not compromised.

15.2 Objectives and Policies: Open Space Zones

All Open Space Zones

Objective	Policies
15.2.1 Development and activities must complement the functions and values of the particular open space and the surrounding environment.	**15.2.1a** Open space shall be developed and used in accordance with any relevant operative Reserves Act Management Plan.
	15.2.1b Buildings and structures shall be designed and sited to be compatible with the function and predominant purpose of the open space.
	15.2.1c Development shall recognise and protect the function of current Three Waters and solid waste assets and infrastructure.
	15.2.1d Development and use of open space shall be managed through specific zoning.
	15.2.1e Development and use of open space shall recognise and support the objectives and policies for adjacent Central City precincts.
Explanation	
There are five Open Space Zones which reflect the values and functions relevant to each category of open space. The provisions of these zones ensure the level of activity and development is appropriate to the type of open space. In addition to	

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District Plan controls, Reserves Act Management Plans give further certainty through providing information on the day-to-day management of open space. Where an activity does not fit with the provisions of a particular Open Space Zone, it may be relevant to look at the applicable Reserves Act Management Plan for guidance on what is anticipated in that particular open space.

Objective	Policies
15.2.2 Open space accommodates a range of functions where appropriate.	**15.2.2a** An appropriate mix of activities shall be accommodated.
	15.2.2b Open space may accommodate stormwater management functions, natural, heritage, recreational and amenity values which should be considered as part of the design.
	15.2.2c Public access, walkways and cycleways shall be maintained and enhanced within areas of open space, provided that adverse effects on the amenity, natural and heritage values of those areas are minimised.
	15.2.2d The design and management of structures and activities in Garden Place shall protect vehicle access to properties that have no alternative means of access.

Explanation

Some open spaces serve additional functions, such as stormwater, walkways and cycleways. While it is important to take advantage of such opportunities, care needs to be taken to ensure that the primary function of the open space is not compromised and all values can coexist in a compatible manner.

While the primary function of Garden Place is as open space, vehicle access for specific properties needs to be protected.

Objective	Policies
15.2.3 Well designed and safe open space.	**15.2.3a** Open space shall be designed and developed to ensure a safe physical environment by: i. Providing clear sightlines that maximise visibility of public areas, provided that natural values are not compromised. ii. Achieving passive surveillance by having open space that is overlooked by surrounding development.
	15.2.3b Buildings shall be of a design, bulk and scale that

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	is compatible with the open space and the surrounding environment.
	15.2.3c Landscaping shall enhance the amenity of the open space and surrounding environment.
	15.2.3d Any car parking shall be integrated into the site without compromising the open space values and functions.
	15.2.3e Where possible, open space shall be accessible to all, including the disabled.

Explanation
It is important that open space is well designed with regard to site layout and built form. This is to ensure that development is sympathetic to the function and values of a particular open space and it is pleasant and safe to use.

Objective	Policies
15.2.4 Open spaces are used and developed in a way that minimises adverse effects on the surrounding environment.	**15.2.4a** Buildings, structures and activities shall be designed, sited, operated and maintained to address the potential adverse effects of visual intrusion, loss of sunlight and daylight, noise, glare, lighting and traffic.
	15.2.4b The amenity of the surrounding environment shall not be adversely affected by the scale of buildings or activities on open space.

Explanation
It is important to manage the adverse effects of open space activities on the surrounding environment. Adverse effects include visual intrusion, loss of sunlight and daylight, noise, glare, lighting and traffic.

Natural Open Space Zone

Objective	Policies
15.2.5 Activities within the Natural Open Space Zone are consistent with and contribute to the conservation and restoration of natural character.	**15.2.5a** Development and use of sites in the Natural Open Space Zone shall: i. Support and protect landscape features, ecosystems, biodiversity and ecological links throughout the City. ii. Minimise the number and scale of buildings. iii. Contribute to the restoration of the health of

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	the Waikato River through the retention of existing and creation of new esplanade reserves. iv. Retain vegetation and large specimen trees. v. Maintain or enhance indigenous vegetation and habitats.
15.2.6 Activities on the surface of water are consistent with the ecological, cultural and amenity values of the water body.	**15.2.6a** Activities and structures on the surface of water shall not adversely affect: i. Amenity values, particularly through noise. ii. Ecological values, particularly in relation to water quality, bank stability or riparian and aquatic habitat quality, or by transfer of aquatic weeds to and from water bodies. iii. Cultural values. iv. Water flows, particularly through the creation of natural hazards. v. Public access to water bodies.
	15.2.6b Activities on the surface of water shall be managed to minimise conflicts between users.

Neighbourhood Open Space Zone

Objective	Policies
15.2.7 Activities and development within the Neighbourhood Open Space Zone provide for informal recreation, links between neighbourhoods, visual amenity, and buffers between potentially incompatible activities.	**15.2.7a** Development and use of sites in the Neighbourhood Open Space Zone shall: i. Retain the majority of the site free from buildings. ii. Ensure that location, design, bulk and scale of buildings are compatible with the size and purpose of the open space and with neighbouring properties.

Sport and Recreation Open Space Zone

Objective	Policies
15.2.8 Provide for organised sport for the local, City-wide and regional	**15.2.8a** Development and use of sites in the Sport and Recreation Open Space Zone shall:

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communities.	i. Enable open space to be used for a range of recreational facilities and activities serving the City and region. ii. Ensure that buildings, structures and activities are designed, located and operated so adverse effects on the amenity of the open space or the surrounding environment are minimised.

Destination Open Space Zone

Objective	Policies
15.2.9 Provide high-quality open spaces that cater for a City-wide and regional catchment and accommodate a variety of uses and values.	**15.2.9a** Development and use of sites in the Destination Open Space Zone shall: i. Enable a range of high-quality recreational and community facilities and activities serving the City and region. ii. Ensure that buildings, structures and activities are designed, located and operated so adverse effects on the amenity of the open space and the surrounding environment are minimised.
Explanation	
The five Open Space Zones accommodate community needs for both active and passive open space, including protection of natural areas, and cater for City-wide functions and values. The effects of activities will be controlled in relation to the intensity of use, and the sensitivity and amenity of the surrounding environment, having regard to the overall purpose of the particular open space. Note that this is supplemented by the scheduling of archaeological and cultural sites and significant natural areas.	

Ruakura Open Space Zone

Objective	Policies
15.2.10 The Open Space Zone at Ruakura provides a connected network to achieve multiple functions including recreational activities, connectivity, enhancement of amenity, stormwater management and	**15.2.10a** The location, size and connectivity of the Open Space Zone shall be established in general accordance with Figure 2-14 in Appendix 2.
	15.2.10b A range of activities shall be provided for within the Open Space Zone.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

enhancement of ecological values.	**15.2.10c** The Open Space Zone shall be developed in a staged and comprehensive manner in accordance with a Land Development Consent.
	15.2.10d A network of public access, walkways and cycleways shall be established within the Open Space Zone providing connections to the road network and the Kirikiriroa Stream and Mangaonua Stream gully systems.
	15.2.10e The Open Space Zone shall be utilised to assist stormwater management, and function as a corridor for National Grid Electricity Transmission lines.
	15.2.10f The Open Space Zone shall provide habitats for indigenous flora and fauna including black mudfish, eels, bats and lizards to enhance long-term ecological resilience.
	15.2.10g Planting undertaken in the Open Space *Zone* shall include indigenous plant species which are eco-sourced from within the Waikato region, reflect natural plant assemblages and include trees that have capacity to develop cavities to provide habitats for bats.
	15.2.10h The Open Space Zone shall provide a greenway with a suitable form to enhance long term ecological function, including: i. All of the natural stormwater treatment infrastructure. ii. Stepping stone patches of indigenous trees and shrubs. iii. Bio-physical and natural features that maximise habitat opportunities for indigenous flora and fauna. iv. Indigenous plants characteristic of natural plant assemblages eco-sourced from the Waikato region. v. Linear wetlands to support viable populations of black mudfish and eels.
Explanation	

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The addition of a specific Ruakura Open Space Zone recognises the unique and multifunctional role of the open space area. This is evident through the inclusion of special provisions for habitats for indigenous flora and fauna, including black mudfish, eels, bats and lizards are provided to enhance long term ecological resilience at Ruakura.

The open space also provides for active and passive recreation along with public access throughout.

The provision for a key linkage between the Kirikiriroa and Mangaonua Gully Systems and for the management of stormwater is provided.

The open space also acts as a buffer between any incompatible activities within the Ruakura area. The Land Development Plan process identifies the relationship of the open space and multi-functional use of this zone within the particular area. The approach to open space at Ruakura is comprehensive and integrated.

15.3 Rules – Activity Status Table

Activity	Open Space Zones				
	Natural	Neighbourhood	Sport and Recreation	Destination	Ruakura
Land Development					
a. Land Development Activities (refer Rule 3.7.4.2)	-	-	-	-	RD*
Buildings					
b. New buildings, alterations and additions to buildings (except ~~(other than park maintenance~~heritage buildings and ~~public toilets) associated with~~structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a ~~permitted activity*~~Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	D	D	RD*	RD*	RD*
c. Demolition or removal of ~~existing~~ buildings and structures (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P	P	P	P	P
d. Demolition or removal of, or alterations or additions to, any building or structure on Lot 228 DP S929	-	D	-	-	-
e. Park maintenance buildings	P	P	P	P	P

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

f. Public toilet	P	P	P	P	P
g. Maintenance and repair of buildings and structures (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P	P	P	P	P
Activities					
h. Ancillary office	D	D	P	P	-
i. Changing rooms	D	D	P	P	D
j. Clubrooms	D	D	P	P	D
k. Commercial activities on the surface of water	RD	-	-	-	-
l. Community garden	D	P	P	P	P
m. Community centre	D	D	P	P	D
n. Conference facilities	D	D	P	P	-
o. Customary activities	P	P	P	P	P
p. Floodlights	D	D	P	P	D
q. Indoor recreation	D	D	P	P	D
r. Informal recreation	P	P	P	P	P
s. Maintenance of existing features, including buildings, structures and grounds (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P	P	P	P	P
t. Motorised commercial activities on land	D	D	D	D	-
u. Organised recreation	P	P	P	P	P
v. Park furniture	P	P	P	P	P
w. Pest control	P	P	P	P	P
x. Pontoon/jetty	RD	RD	RD	RD	D
y. Private recreation on the surface of water (excluding Lakes Waiwhakareke and Rotokaeo)	P	-	-	-	-
z. Private recreation on the surface of Lakes Waiwhakareke and Rotokaeo	D	-	-	-	-
aa. Public art	P	P	P	P	P
bb. Retail	D	D	P	P	-

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

cc. Restaurant	D	D	D	P	-
dd. Spectator facility	D	D	P	P	D
ee. Removal of vegetation or trees* (excluding Notable Trees in Volume 2, Appendix 9,Schedule 9D: Notable Trees, and Significant Natural Area scheduled in Volume 2, Appendix 9, Schedule 9C: Significant Natural Areas)	RD*	P	P	P	P
ff. Planting, pruning, and maintenance of vegetation or trees (excluding Notable Trees in Volume 2, Appendix 9, Schedule 9D: Notable Trees, and Significant Natural Area scheduled in Volume 2, Appendix 9, Schedule 9C: Significant Natural Areas)	P	P	P	P	P
gg. Walkways and cycleways	P	P	P	P	P
hh. Subdivision	Refer to Chapter 23: Subdivision and Chapter 24: Financial Contributions				
ii. Stormwater treatment devices (including ponds and swales)	-	-	-	-	P
jj. Stormwater treatment ponds and wetlands (excluding swales) in the Ruakura Open Space Zone adjoining existing residential properties (as of 11 November 2015), except where approved as part of a Land Development Consent	-	-	-	-	RD
kk. Parking lot (Lot 3 DPS 66853)	-	-	-	-	RD

Note

1. *For activities and buildings in the Electricity National Grid Corridor see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.*
2. *Refer to Waikato Regional Council Navigation Safety Bylaw for activities on the surface of the water.*
3. *For any activity not identified above, see Section 1.1.8.1.*
4. *Refer to Chapter 1.1.9 for activities marked with an (*).*
5. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.*
6. *The rules in Chapter 20 apply instead of the Chapter 15 rules when the removal, planting, pruning and maintenance of vegetation or trees is located in a Significant Natural Area or relates to a Notable Tree.*

15.4 Rules – General Standards

15.4.1 Site Coverage

Open Space	Natural	Neighbour-	Sport and	Destination	Ruakura

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Zone		hood	Recreation		
Maximum site coverage	50m^2	50m^2	2% or 250m^2 gross floor area whichever is the greater	2% or 250m^2 gross floor area whichever is the greater	50m^2 (Applicable in respect of buildings only, not pathways or cycleways)

15.4.2 Gross Floor Area

Open Space Zone	Natural	Neighbour-hood	Sport and Recreation	Destination	Ruakura
Maximum gross floor area for park maintenance buildings or public toilets (per building)	50m^2	50m^2	100m^2	100m^2	50m^2 (Excluding park maintenance buildings)

15.4.3 Number of Buildings

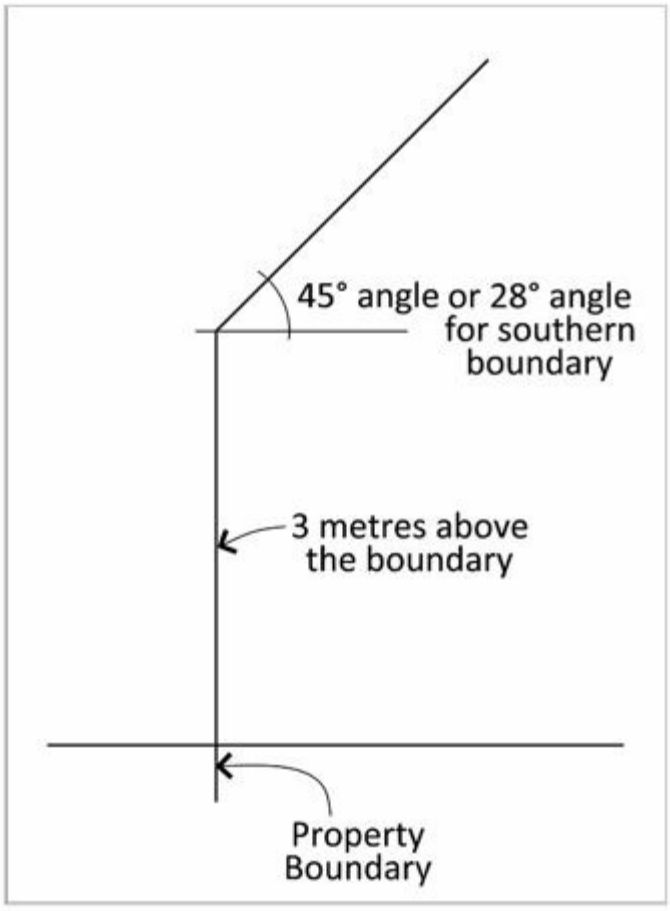
a. The maximum number of buildings permitted on a park in the Neighbourhood or Natural Open Space Zone shall be one.

15.4.4 Building Height

Open Space Zone Maximum height of	Natural	Neighbour-hood	Sport and Recreation	Destination	Ruakura
a. Buildings	5m	5m	8m	12m	5m
b. Floodlights	-	-	15m	15m	-
c. Height control plane	Starting point: 3m above the site boundary Angle: 28° between northeast (45°) and northwest (315°) 45° in all other directions (see Figure 15.5.4d)				

Figure 15.5.4d: Height control plane

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.



15.4.5 Building Setbacks

Open Space Zone	Natural	Neighbourhood	Sport and Recreation	Destination	Ruakura
a. Minimum building setback from any boundary adjoining a Residential, Special Character or Future Urban Zone	5m	5m	8m	8m	5m

Building setback from	Minimum distance
b. Waikato Riverbank and Gully Hazard	6m (applies to buildings and swimming

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Area	pools)

Note

1. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

15.4.6 Fences and Walls

Boundary fences and walls shall have a maximum height of 1.8m, except as provided below.

a. The following design and dimensions shall apply to fences on boundaries adjoining a Transport Corridor, Residential or Special Character Zone.

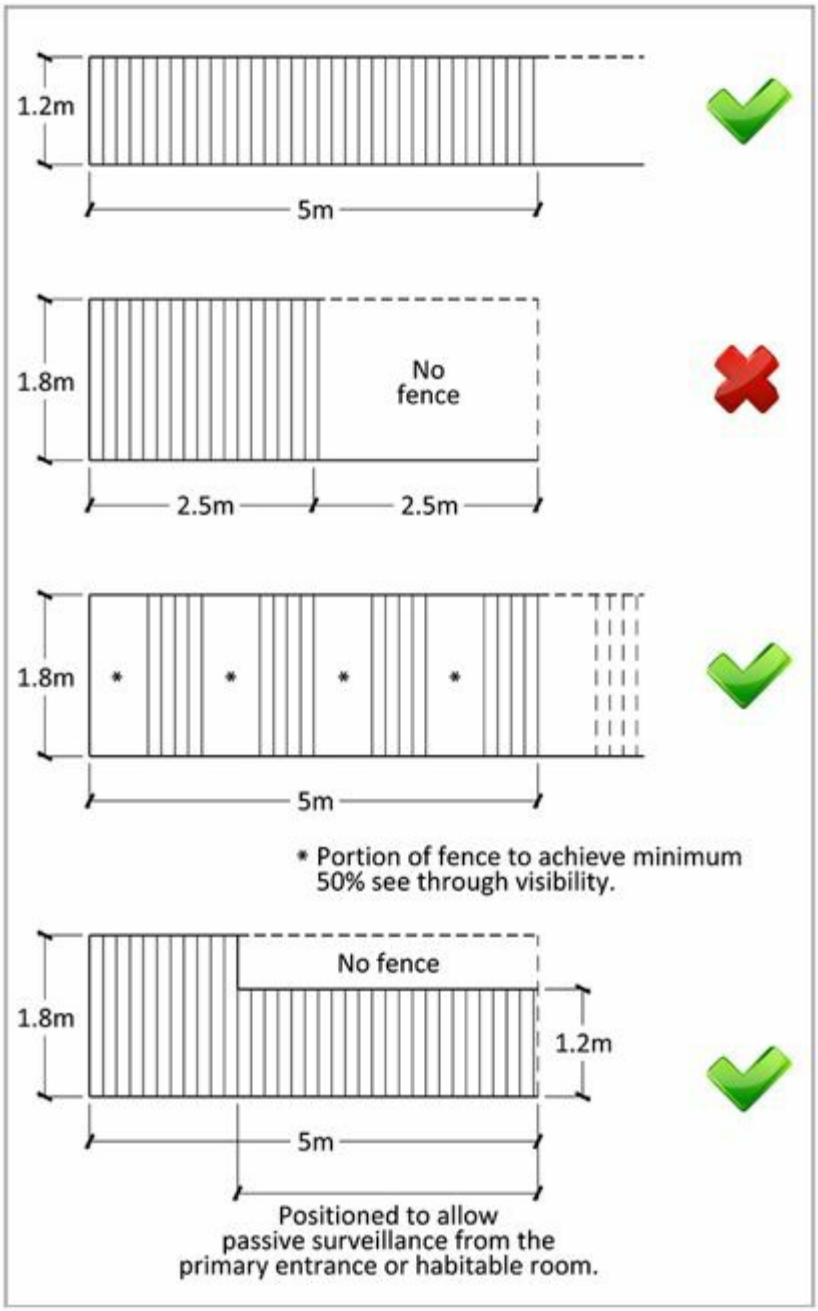
i. Designed and constructed for less than 50% see-through visibility (e.g. close paling, masonry, or other opaque material)	1.2m maximum height
ii. Materials with 50% or more see-through visibility	1.8m maximum height

Note

1. *Refer to Figure 15.5.6b for examples of acceptable solutions.*
2. *Glass, metal bars or louvres are acceptable fence designs to achieve minimum 50% see-through visibility.*

Figure 15.5.6b: Examples of acceptable solutions

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.



15.4.7 Hours of Operation

Open Space Zone	Sport and Recreation	Destination
Day	**Operating hours**	**Operating hours**
Organised recreation, clubrooms, community centre, conference facilities, indoor recreation, retail, restaurant		
a. Sunday to Thursday	0700-2230 hours	0700-2400 hours
b. Friday and Saturday	0700-2400 hours	-

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

c. Friday/Saturday and Saturday/Sunday	-	0700-0100 hours (next day)
Floodlights		
d. All days	0800-2130 hours	0800-2130 hours

15.4.8 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gully Systems
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contribution
- Chapter 25: City-wide

15.5 Rules – Specific Standards

15.5.1 Retail Activity

a. Retail activities in any Open Space Zone shall not exceed a total of 100m^2 gross floor area per park.

15.5.2 Community Centre

a. Hours of operation may be exceeded for any 24-hour period up to five days per calendar year.

15.5.3 Organised Recreation in the Natural, Neighbourhood and Ruakura Open Space Zones

a. Participants shall use existing walkways, cycleways, structures, buildings, facilities and landform in the manner intended.

15.5.4 Garden Place

a. No structures or activities shall prevent private vehicle access from Lot 3 DP29657 to Alexandra Street.

Note

1. *Movable bollards are an acceptable means of complying with this standard.*

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

15.5.5 Walkways and Cycleways

a. Walkways and cycleways within the Waikato Hydro System operating range will be designed to withstand the effects of inundation.

15.5.6 Ruakura Open Space Minimum Width

a. A 40 metre width of open space shall be provided between the carriageway of the Spine Road and the eastern boundary of the AgResearch site at 113B Ruakura Lane, legally described as Lot 3 DPS 78549.

15.5.7 Parking Lot in Ruakura Open Space Zone (Lot 3 DPS 66853)

a. A minimum 30 metre setback from Ruakura Road

b. No parking lot is to be used for commercial purposes (excluding staff parking).

15.5.8 Interpretation of Ruakura Open Space Zone

a. From the date that any land within Land Development Plan Areas M, I, L and K, identified on Figure 2-16, is vested as reserve, the land shall be subject to the rules of the Ruakura Open Space Zone and the land shall be treated as Ruakura Open Space Zone for determining whether any other rule in the district plan is relevant.

b. The Ruakura Medium-Density Residential Zone within Land Development Plan Areas M, I, L, and K is retained, until such time as the zone maps are updated to show land which is vested as reserve as Open Space Zone.

15.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located with the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. New buildings and alterations to buildings*	• B – Design and Layout • D – Natural Character and Open Space
ii. Removal of vegetation or trees*	• D – Natural Character and Open Space • F – Hazards and Safety

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

iii. Commercial activities on the surface of water	• D – Natural Character and Open Space • F – Hazards and Safety
iv. Pontoon/jetty	• D – Natural Character and Open Space • F – Hazards and Safety
v. Stormwater treatment ponds and wetlands (excluding swales) in the Ruakura Open Space Zone adjoining existing residential properties (as of 11 November 2015), except where approved as part of a Land Development Consent	• N – Ruakura
vi. Land Development Activities (refer Rule 3.7.4.2)*	• N – Ruakura
vii. Parking Lot (Lot 3 DPS 66853)	• C – Character and Amenity • G – Transportation

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

15.7 Notification Rule Ruakura Open Space Zone

a. Except as provided for by Section 95A(2)(b) and (c), 95B(2) and (3) and 95C(1) to (4) of the Act applications for any Restricted Discretionary Activity identified with an asterisk (*) in the table above and the activity status table 15.3 will be considered without notification or the need to obtain approval from affected persons except that applications for:

   i. Land Development Activities

   ii. Activities Generating 1500 or More Vehicle Movements Per Day

   shall be limited notified to the following unless they have given their affected party approval:

   - Waka Kotahi New Zealand Transport Agency

b. Notwithstanding clause (a), where an activity identified in Rule 15.3 requires resource consent for a Restricted Discretionary Activity under two or more activity descriptions, and only one of the Restricted Discretionary Activities is identified with an asterisk (*), notification of the activity shall be at the Council's discretion in accordance with Section 95A, 95B and 95C of the Act.

15.8 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

16 Community Facilities Zone

16.1 Purpose

a. Community facilities include places of worship, schools and community houses. Community facilities are an essential component of the urban environment and contribute significantly to quality of life. The intent of the Community Facilities Zone is to provide for the development and operation of a range of community facilities while protecting local amenity.

b. Not all community facilities are in the Community Facilities Zone. Many small facilities are suitably catered for in other zones, for example small childcare centres in Residential Zones and community centres in Open Space Zones.

c. Some community facilities, for example schools, are established and operated through designations. When considering a notice of requirement for a designation, Council must consider the effects on the environment of allowing the requirement, having particular regard to the District Plan.

16.2 Objectives and Policies: Community Facilities Zone

Objective	Policies
16.2.1 Ongoing operation and development of accessible community facilities.	**16.2.1a** Subdivision, use and development shall provide community facilities and services that support the social wellbeing of the community.
	16.2.1b Retailing, office and industrial activities shall not take place, except small-scale activities ancillary to a community facility.
Explanation	
The primary purpose of the Community Facilities Zone is to ensure the accessibility of community facilities within existing neighbourhoods. The facilities covered by the Community Facilities Zone already play an important role in the social and community framework of Hamilton. It is a role that is not adequately catered for in the other zones.	
Objective	**Policies**
16.2.2 Activities have minimal adverse environmental effects.	**16.2.2a** Adverse visual impacts of buildings shall be minimised through building and landscape design, including by: i. Building setback and separation. ii. Height control, outdoor space, planting and landscaping.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	iii. Building design that contributes to the streetscape. iv. Development scaled appropriately for the locality and site, considering the site area, shape, frontage, topography and existing development. v. Providing adequate servicing areas. vi. Allowing passive surveillance between the public and private realm.
	16.2.2b Adverse effects of activities on the amenity values of the locality shall be minimised.
	16.2.2c Hours of operation shall be compatible with activities in the locality.
	16.2.2d The development and use within the historic heritage areas shall protect and appropriately be integrated and sympathetic to the identified heritage values of the area.

Explanation
Community facilities are predominantly surrounded by the Residential and Special Character Zones. Non-residential activities can undermine the quality of residential areas. Control is exercised to mitigate the adverse effects of community facilities on surrounding areas. *Buildings that interface with a public area such as the Open Space Zone or the Transport Corridor Zone require greater control in terms of building design, site layout and landscaping. Bulk and location standards are appropriate to control the interface with other zones.*

16.3 Rules – Activity Status Table

Activity	Class
Buildings	
a. Accessory buildings	P
b. New buildings and relocated buildings (except for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P
c. Alterations and additions to buildings (except heritage buildings and structures in scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

d. Demolition or removal of ~~existing~~ buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P
e. Maintenance and repair of buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P
Activities	
f. Activities ancillary to any permitted activity, including libraries, offices, retail, workshops, depots and storage	P
g. Ancillary residential units (e.g. clergy, caregiver, caretaker)	P
h. Community centre	P
i. Childcare facilities	P
j. Informal recreation	P
k. Indoor recreation	P
l. Managed care facilities	P
m. Marae	P
n. Papakainga	P
o. Public Art	P
p. Organised recreation	P
q. Places of worship	P
r. Residential centres	P
s. Rest homes	P
t. Schools	RD
u. The expansions of existing lawfully established schools	P
v. Emergency service facilities	RD
w. Hospital and Healthcare Services on Braemar Hospital Site[2] (Figure 16.3v)	P

Note

1. *For activities and buildings in the Electricity National Grid Corridor, see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.*
2. *Braemar Hospital Site consists of: Sec 14 SO 431446, Sec 16 SO 431446, Sec 18 SO 431446, Sec 24 SO 431446, Pt Lot 2 DP S2686, Pt Lot 3 DP S2686, Pt Lot 2 DP 6867, Pt Lot 3 DP 6867,*
   Pt Lot 4 DP 6867, and Pt Lot 4 DP S1925.
3. *For any activity not identified above, see Section 1.1.8.1*
4. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*).*

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

5. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.*

Figure 16.3v: Braemar Hospital Site

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.



16.4 Rules – General Standards

16.4.1 Site Coverage

a. Site coverage	Maximum 40%

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

16.4.2 Density

Activity	Net site area
a. Residential centres, managed care facilities, papakainga and rest homes	50m^2 minimum per resident

16.4.3 Building Height

a. Building height	Maximum 15m
b. Height control plane	• Angle: 45 degrees • Starting point: 3m above the site boundary
c. Where a building is on land that adjoins the General Residential Zone or Special Character Zone: i. No part of any building shall protrude through a height control plane rising at an angle of 28 degrees between northwest (315 degrees) and northeast (45 degrees), and rising at an angle of 45 degrees in all other directions. This angle is measured from 3m above ground level at all boundaries (see Figure 16.4.3d). Except that: ii. Where a boundary adjoins a transport corridor or access, the 45 degree angle applies to that boundary, measured 3m above the boundary (see Figure 16.4.3e).	

Figure 16.4.3d: Height Control Plane for a boundary adjoining a General Residential Zone or Special Character Zone

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

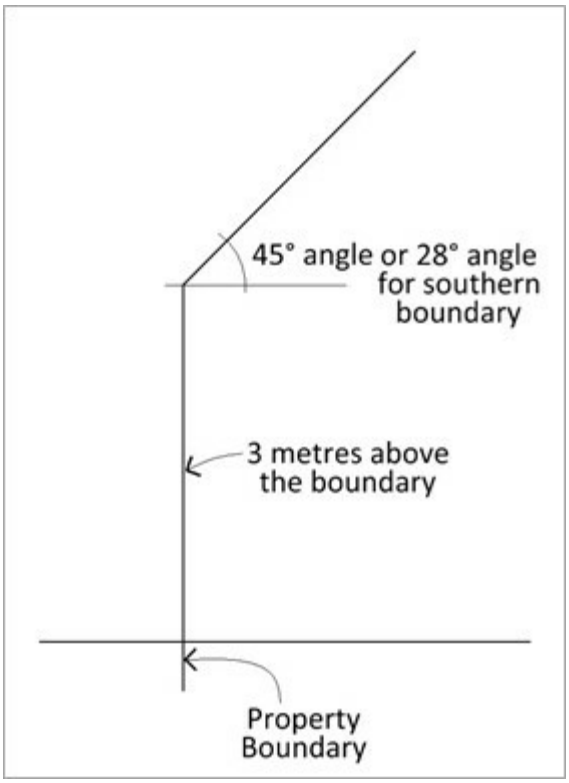
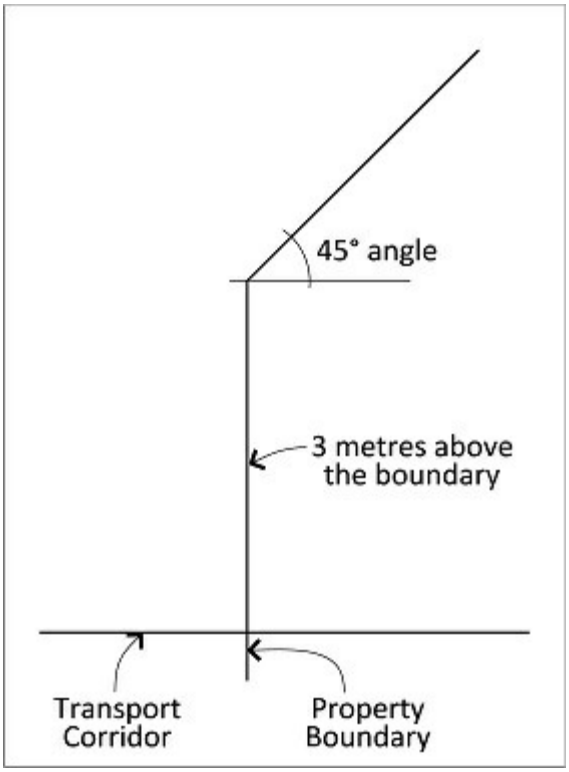


Figure 16.4.3e: Height Control Plane for boundaries adjoining a Transport Corridor or Access



16.4.4 Building Setbacks

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Building setback from	Minimum distance
a. Transport corridor boundary	5m
b. Boundary with a Residential or Special Character Zone	5m
c. All other boundaries	3m
d. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)

Note: *refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

16.4.5 Service and Outdoor Areas

Description	Minimum requirements
a. Service area per site	i. At least $10m^2$ ii. Capable of containing a 2.5m-diameter circle iii. All-weather dust-free surface
b. Outdoor recreation and amenity space	i. At least 10% of net site area ii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas

16.4.6 Fences and Walls

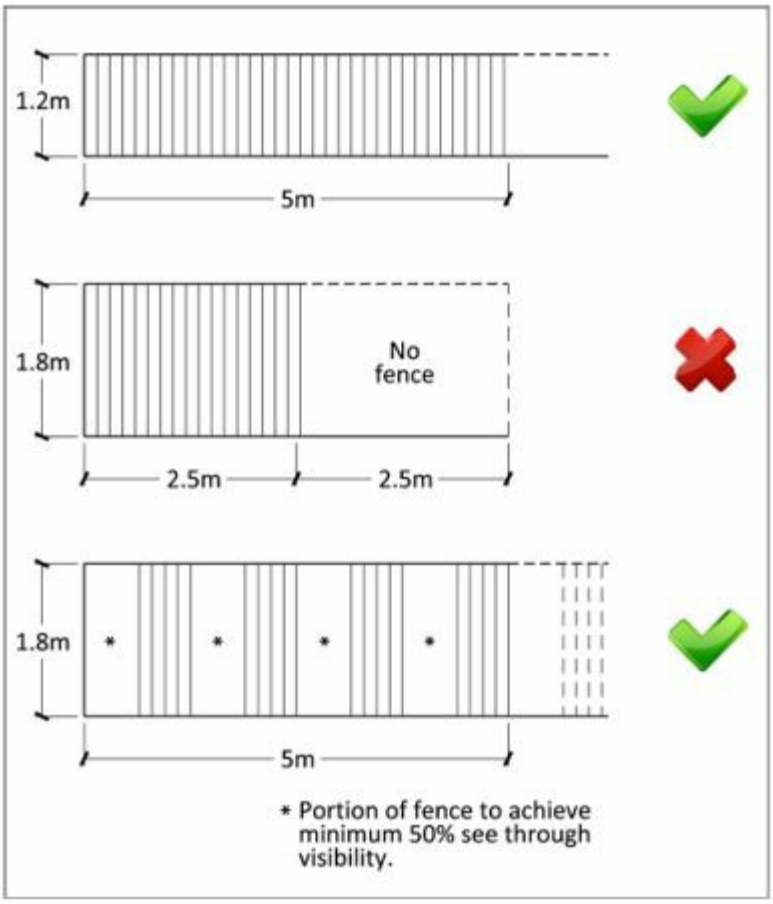
a. Boundary fences have a maximum height of 1.8m, except as provided below.
   i. The following design and dimensions apply to fences or walls on boundaries adjoining any Residential or Special Character Zones, or Transport Corridor.

A. Designed/constructed for less than 50% see-through visibility (e.g. close paling, masonry, or other opaque material)	1.2m maximum height
B. Materials with 50% or more see-through visibility	1.8m maximum height

Note
1. *Refer to Figure 16.4.6b for examples of acceptable fencing solutions.*
2. *Glass, metal bars or louvres are acceptable fence designs to achieve minimum 50% see-through visibility.*

Figure 16.4.6b: Examples of acceptable fencing solutions

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.



16.4.7 Hours of Operation

Day or activity	Time
a. Sunday to Thursday	0700 to 2230 hours
b. Friday and Saturday	0700 to 2400 hours
c. These hours of operation may be exceeded for any 24-hour period up to five days per calendar year	
d. Hours of operation exclude residential activities on site	

16.4.8 Residential Buildings – Separation and Privacy

a. Residential buildings shall be setback at least 3m from the nearest part of any other residential building, except:

   i. No separation is required between buildings that are attached.

   ii. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings, separation distance is a minimum of 1.5m.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

b. A balcony or window of a habitable room at upper-floor level shall be setback at least 5m from boundaries. This does not apply to a boundary along a road, access way, right-of-way, private way, access lot, or entrance strip less than 6m wide.

16.4.9 Outdoor Living Area

a. Each residential unit shall be provided with an outdoor living area that is:

   i. For the exclusive use of each residential unit.

   ii. Readily accessible from a living area inside the residential unit.

   iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

   iv. Located on a side of the residential unit which faces north of east or west.

b. Outdoor living areas shall have areas and dimensions as follows:

Residential units	Outdoor living area per residential unit	Shape
i. Ancillary residential unit	12m^2	No dimension less than 2.5m
ii. Communal open space for four or more residential units for the exclusive use of the residential units	12m^2	• Capable of containing a 8m diameter circle • No dimension less than 4m

c. The communal open space shall serve four or more residential units for the exclusive use of the residential units. Any communal open space shall be optional.

16.4.10 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

16.5 Rules – Specific Standards

16.5.1 New Buildings, Relocated Buildings and Alterations and Additions to Existing Buildings

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Where located within 10m of a Transport Corridor or Open Space Zone shall be designed to:

a. Have the main building entrance (where not already existing) facing the Transport Corridor; and

b. Have a minimum of 30% of the façade facing the Transport Corridor and Open Space Zone comprised of clear glazing which enables the achievement of passive surveillance from within the building; and

c. Not have any service or outdoor storage area or loading space (where not already existing located between the building and Transport Corridor or Open Space Zone.

16.5.2 Ancillary Retail Activity

There shall be:

a. A maximum of one ancillary retail activity per site.

b. It shall have a maximum gross floor area of 50m^2.

16.5.3 Ancillary Residential Unit

There shall be:

a. A maximum of one ancillary residential unit per site (excluding papakainga).

16.5.4 Managed Care Facility

a. An outdoor living area shall be provided which is:

   i. For the exclusive use of the residents.

   ii. Readily accessible for all residents.

   iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

   iv. Comprises no more than 35% impermeable surface area.

   v. Provided with a screen, wall or fence along that part of any site boundary adjoining the outdoor living area in order to screen the area from abutting properties.

b. The outdoor living area shall be provided communally which shall comprise:

   i. At least 12m^2 per resident.

   ii. A minimum dimension of not less than 4m.

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iii. An area capable of containing a 6m diameter circle.

iv. At least 60% at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.

c. A service area shall be provided that has:

i. A minimum area of 20m²; with a minimum dimension of 3m.

ii. In cases where a fully equipped laundry (washing and drying machines) is provided, then the service area can be reduced to a minimum of 16m² with a minimum dimension of 2m.

d. Staff providing supervision for managed care facilities accommodating eight or more residents shall be present on site at all times that residents are in occupation.

e. No part of any site or premises used as a managed care facility shall contain a secure unit.

16.5.5 Residential Centres

a. An outdoor living area shall be provided which is:

i. For the exclusive use of the occupiers.

ii. Readily accessible for all occupiers.

iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

iv. Comprised of no more than 35% impermeable surface area.

v. Provided with a screen, wall or fence along that part of any site boundary adjoining the outdoor living area in order to screen the area from abutting properties.

b. The outdoor living area shall be provided communally which shall comprise:

i. At least 12m^2 per resident.

ii. A minimum dimension of not less than 4m.

iii. An area capable of containing a 6m diameter circle.

iv. At least 60% at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.

16.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. New schools	• B – Design and Layout • C – Character and Amenity
ii. Emergency service facilities	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety

Note

1. Refer to Chapter 1.1.9 for activities marked with an asterisk (*)

16.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following:

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

17 Major Facilities Zone

17.1 Purpose

a. Major facilities are substantial, distinct entities which differ significantly from their surroundings. Included in the Major Facilities Zone are Waikato Stadium, Seddon Park, Claudelands Events Centre, Te Rapa Racecourse, Waikato Hospital, Wintec City Campus, Wintec Rotokauri Campus and Te Awa Lakes Adventure Park.

b. In addition to these principal uses it should also be recognised that major facilities include a number of related or supporting activities that contribute to the overall functioning of the facility.

c. The City's major institutions and facilities enable the community to meet its social, cultural and economic needs. These facilities also contribute to the visual amenity of the City through their landscaping and provision of open space. They make a positive design contribution in terms of their identity, through landmark buildings and other development.

17.2 Objectives and Policies: Major Facilities Zone

Objective	Policies
17.2.1 Major facilities develop and operate successfully and contribute to the economic, social and cultural wellbeing of the City.	**17.2.1a** Major facilities enable a mixture of activities while retaining the principal purpose.
	17.2.1b The positive effects of the use and development of major facilities are recognised and acknowledged.
	17.2.1c The adverse effects of use and development of major facilities on neighbourhood amenity values are minimised.
	17.2.1d Development of major facilities enables the scale and configuration of buildings and open space to contribute positively to the visual amenity values of the City.
	17.2.1e Development of major facilities demonstrates quality urban design, particularly at their interface with public areas.
	17.2.1f Development of major facilities is in general accordance with a Concept Development Consent.
Explanation	
Each major facility is a large-scale complex with a range of activities. Therefore the	

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flexibility to develop and adapt is important. However, the size and complexity of major facilities can make it difficult to accommodate them under the normal District Plan provisions and zones.

The intention of the Major Facilities policies is that each major facility will continue to be used for the principal purpose currently associated with that site, together with other complementary activities. It is not contemplated that land use at any of the sites will change fundamentally.

The effect of major facilities on the wider environment and on those areas which immediately adjoin the facility must be addressed. Harmonious existence with neighbours is an important element in the long-term success of major facilities.

The development of major facilities provides opportunities, because of the scale of development and single ownership of these large sites, with innovative and attractive designs which will enhance the locality.

17.3 Rules – Activity Status Table

Activity	Class
All Major Facilities: Concept Plan	
a. Concept Development Consent or an update to a Concept Development Consent (except Te Awa Lakes Adventure Park)	RD
All Major Facilities: Buildings	
b. Accessory buildings	P
c. Alterations or additions to buildings (excluding accessory buildings) where there is no approved Concept Plan (except heritage buildings and structures in scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 3)	RD
d. Demolition or removal of buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 3)	P
e. Maintenance and repair of buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A:Built Heritage) (see note 3)	P
f. New buildings or relocated buildings not identified in an approved Concept Development Consent or where there is no approved Concept Development Consent (excluding accessory buildings)	RD
g. New buildings, relocated buildings, alterations or additions to buildings identified on an approved Concept Development Consent	P
All Major Facilities: Activities	
h. Ancillary residential (residential centres, managed care facilities, rest homes, apartments, single dwellings, visitor accommodation)	P
i. Ancillary retail	P
j. Ancillary offices	P
k. Organised recreation, informal recreation and indoor recreation	P

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l. Licensed premises	P
m. Parking lots and parking buildings	P
n. Restaurants	P
o. Support services, including workshops, plant and vehicle depots, heating and power stations, laundries, printing and publishing, telecommunications and broadcasting	P
p. Public art	P
Waikato Hospital Campus	
q. Tertiary education and specialised training facilities	P
r. Community centre	P
s. Heliport, for the provision of emergency services	P
t. Hospital	P
u. Health care services	P
v. Emergency service facilities	P
w. Marae	P
x. Places of worship	P
y. Research laboratories	P
z. Residential centre	P
aa. Childcare facilities	P
Seddon Park, Waikato Stadium and Claudelands Events Centre	
bb. Overnight accommodation of campervans, motorhomes and caravans, whether or not in association with an on-site event (Claudelands Events Centre only)	P
cc. Multi-purpose facilities for international sports, events and functions	P
dd. Park-and-ride facilities whether or not in association with an on-site event (Claudelands Events Centre only)	P
ee. Places of assembly	P
Te Rapa Racecourse	
ff. Heliport	P
gg. Places of assembly (racecourse only)	P
hh. Multi-purpose facilities for international sports, events and functions (racecourse only)	P
ii. Horse grazing and training	P
jj. Business activities associated with the racing industry (Thoroughbred Business Park, see Figure 17.3a)	P
kk. Any of the following activities where they are located in the Thoroughbred Business Park (See Figure 17.3a) – light industrial	P

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

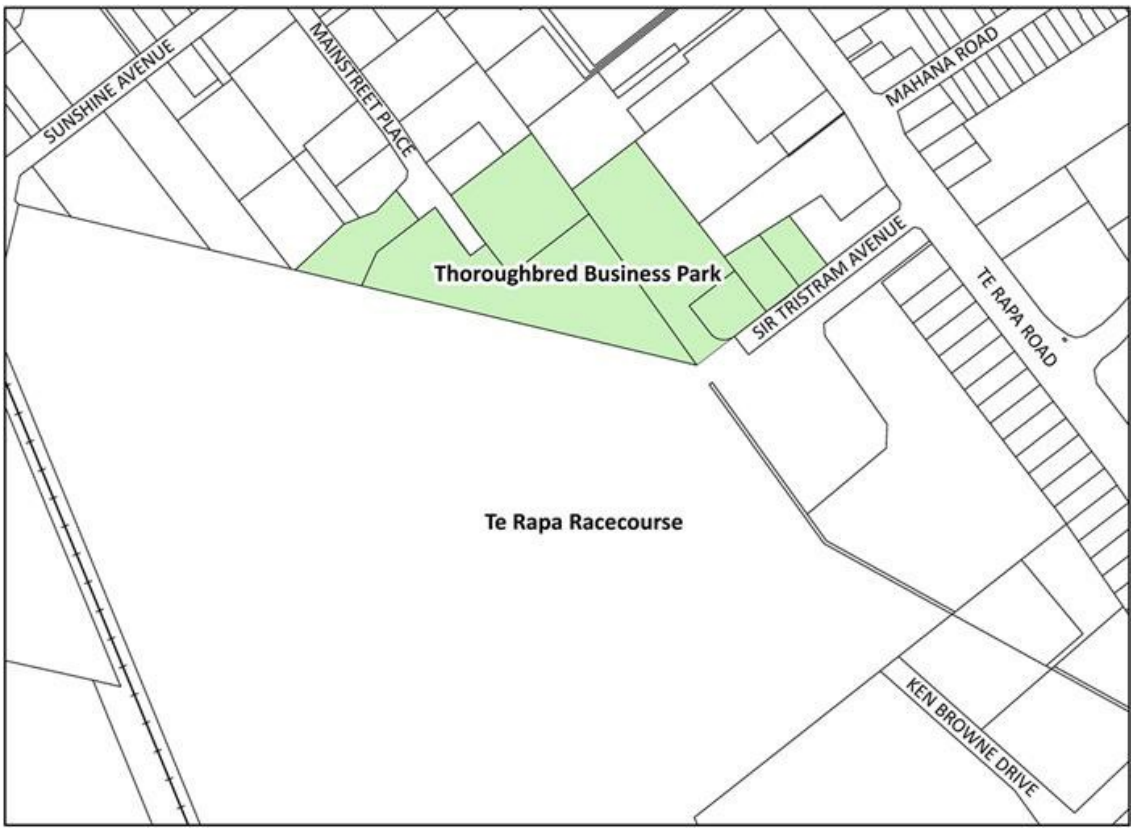
activity, service industrial activity, warehouses, ancillary offices to the above activities, ancillary retail to the above activities and trade and industry training facilities	
ll. New buildings and alterations or additions to buildings within the Thoroughbred Business Park (see Figure 17.3a)	C
Wintec City Campus and Wintec Rotokauri Campus	
mm. Any activity that is listed as a permitted activity in the Central City Zone - Precinct 1, in the Activity Status Table in Rule 7.3, where it is located in the Wintec City Campus	P
nn. Community centre	P
oo. Tertiary education and specialised training facilities	P
pp. Farming (Wintec Rotokauri Campus only)	P
qq. Health care services	P
rr. Library	P
ss. Marae	P
tt. Places of assembly	P
uu. Places of worship	P
vv. Research and development facilities including manufacturing (excluding any noxious or offensive activity)	P
ww. Residential centre	P
xx. Childcare facilities	P
Te Awa Lakes Adventure Park	
yy. All activities listed in 17.3.b. to p.	RD
zz. Places of assembly	RD
aaa. Motorised recreation activity	RD
bbb. Motorised vehicle activity	RD
ccc. Motorised water activity	RD
ddd. Visitor accommodation where any part of the building is within the Visitor Accommodation Overlay area	RD

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *Table 15-2d of Volume 2, Appendix 15-2 contains guidance for converting vehicles per day into other units of measure.*
3. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage and Site.*

Figure 17.3a: Thoroughbred Business Park

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.



17.4 Rules – Concept Development Consent

17.4.1 Provision of Concept Development Consent (excluding Te Awa Lakes Adventure Park)

a. New buildings are a permitted activity in the Major Facilities Zone when a Concept Development Consent application has been granted by Council, unless otherwise provided for in 17.4.1.b., c. d. and h. below.

b. Buildings and/or work that are permitted before the approval of a Concept Development Consent shall be:

   i. Maintenance or repair to existing buildings

   ii. Demolition or removal of buildings

   iii. Accessory buildings

c. An application for a Concept Development Consent shall be for a whole major facility site; however development of the site may proceed in stages.

d. The activity status of a Concept Development Consent application shall be classified as restricted discretionary, unless an activity that forms part of the application is:

   i. Discretionary, in which case the Concept Development Consent application is a discretionary activity.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

ii. Non-complying, in which case the Concept Development Consent application is a non-complying activity.

e. Concept Development Consents shall be formulated in accordance with the standards in this chapter.

f. The development of a Concept Development Consent shall not preclude the requirement to comply with the relevant standards of the plan not addressed in the Concept Development Consent.

g. Where any development or activity is not in accordance with the provisions of the Concept Development Consent, then assessment against the provisions of the Major Facilities Zone or separate resource consent shall be required for that development or activity.

h. The Concept Development Consent for the Te Rapa Racecourse is not required to cover the Thoroughbred Business Park (see Figure 17.3a).

Note

1. *A Concept Plan granted under the previous District Plan provisions is deemed to be a Concept Development Consent for the purposes of this rule.*

17.5 Rules – General Standards

a. All activities shall comply with the following standards. For the sake of clarity, if there is a conflict between a general and specific standard within this chapter then the specific standard shall apply.

17.5.1 Building Setbacks

Building setback from	Minimum distance
a. Residential or Special Character Zone boundary	5m
b. Fronting an arterial transport corridor	5m
c. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)

Note: *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

17.5.2 Service Areas

Description	Minimum requirements
a. Service area per site	i. $10m^2$ or 1% of the gross floor area of buildings on the site, whichever is the greater ii. Minimum dimension of 2.5m iii. All-weather, dust-free surface iv. Alternatively a common service area may be provided for if identified on an approved Concept Development Consent

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17.5.3 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gully System
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

17.6 Rules – Specific Standards

17.6.1 Seddon Park

17.6.1.1 Building Standards

a. Site coverage	Maximum 40%
b. Building height	Maximum 20m
c. Height control plane	i. Angle: 45 degrees ii. Starting point above the boundaries of Seddon Park: • 20m above the boundary along Seddon Road and Tristram Street • 3m above a boundary opposite the Residential or Special Character Zone • 10m above other boundaries iii. Does not apply to lighting towers

17.6.1.2 Pyrotechnics

a. Pyrotechnics shall be deployed no more than five days in any calendar year.

b. Pyrotechnics shall be deployed only between 1000 and 2230 hours, except on New Year's Eve when they may be deployed up to 0030 hours on the following day (January 1).

17.6.1.3 Fences

a. Wire mesh fencing (for the purpose of security or crowd control)	Maximum 2.5m

17.6.2 Waikato Stadium

17.6.2.1 Building Standards

a. Site coverage	Maximum 25%
b. Height control plane	i. Angle: 45 degrees

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	ii. Starting point above the boundaries of Waikato Stadium: • 20m above the boundary along Seddon Road and Tristram Street • 3m above a boundary opposite the Residential or Special Character Zone • 10m above other boundaries iii. Does not apply to lighting towers

17.6.2.2 Pyrotechnics

a. Pyrotechnics shall be deployed on no more than 25 days in any calendar year.

b. Pyrotechnics shall not be deployed before 1000 hours or after 2200 hours on more than 15 days per calendar year. All pyrotechnic displays shall conclude by 2200 hours, except on New Year's Eve when pyrotechnics may be deployed up to 0030 hours on the following day (January 1).

17.6.2.3 Hours of Operation

a. Restaurants and licensed premises (which include cafes and bars and the like) providing services (food, entertainment, alcohol and other beverages) to the general public shall not operate between 0100 and 0600 hours. 'General public' does not include in-house guests (visitors staying on site overnight) and patrons attending events at Waikato Stadium.

b. No retail activities that provide food and services to the general public shall operate between 0100 and 0600 hours. 'General public' does not include in-house guests (visitors staying on site overnight) and patrons attending events at Waikato Stadium.

c. No office activities shall operate between 0100 and 0600 hours.

17.6.2.4 Fences

a. Wire mesh fencing (for the purpose of security or crowd control)	Maximum 2.5m

17.6.3 Waikato Hospital

17.6.3.1 Building Standards

a. Site coverage	Maximum 45%
b. Height control plane	i. Angle: 45 degrees ii. Starting point above the boundaries of hospital site: • 20m above the boundary along the east side of Pembroke Street north of the brow of the hill • 3m above a boundary adjoining a site in the Residential, Special Character or Community Facilities Zone • 10m above other boundaries

17.6.4 Wintec Rotokauri Campus

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

17.6.4.1 Building Standards

a. Site coverage	Maximum 25%
b. Height control plane	i. Angle: 45 degrees ii. Starting point above the boundaries of campus site: • 3m above a boundary adjoining a site in the Residential, Special Character, Community Facilities, or Future Urban Zone • 10m above other boundaries

17.6.5 Wintec City Campus

17.6.5.1 Building Standards

a. Site coverage	Maximum 100%
b. Floor area ratio	1.5:1
c. Height limit	20m

17.6.6 Claudelands Events Centre and Claudelands Park

17.6.6.1 Building Standards

a. Site coverage	Maximum 25%
b. Height control plane	i. Angle: 45 degrees ii. Starting point above the boundaries of Events Centre site: • 3m above a boundary adjoining a site in the Residential or Special Character Zone • 10m above other boundaries

17.6.6.2 Pyrotechnics

a. Pyrotechnics shall be deployed no more than five days in any calendar year.

b. Pyrotechnics shall be deployed between 1000 and 2230 hours, except on New Year's Eve when pyrotechnics may be deployed up to 0030hrs on the following day (January 1).

17.6.7 Te Rapa Racecourse

17.6.7.1 Building Standards

a. Site coverage	Maximum 25%, except Thoroughbred Business Park where there is no maximum.
b. Setback from transport corridor (Thoroughbred Business Park)	Minimum 5m
c. Height control plane	i. Angle: 45 degrees ii. Starting point above the boundaries where the Major Facilities Zone adjoins any other zone:

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	• 3m above a boundary adjoining a site in the Residential Zone • 10m above other boundaries

17.6.7.2 Heliport

a. Flights (landings and takeoffs) per calendar year shall not exceed 24.

17.6.8 Te Awa Lakes Adventure Park

17.6.8.1 Building Standards

a. Site coverage over whole zoned site	Maximum 40%
b. Building setback	Minimum setback from any residential building (excluding visitor accommodation) 10m
c. Height limit (including Visitor Accommodation Overlay area)	16.5m except for floodlighting towers, masts and poles which may be 20m

17.6.8.2

The water quality in the cable ski lake and any other water bodies designed for swimming in the Adventure Park shall be maintained to a swimmable standard.

17.7 Controlled Activities: Matters of Control

a. In determining any application for resource consent for a controlled activity in addition to the relevant standards within Rules 17.4 to 17.6, the Council shall have control over the following matters referenced below:

Activity Specific	Matter of Control (Refer to Volume 2, Appendix 1.3.2)
i. New buildings, relocated buildings, alterations or additions to buildings within the Thoroughbred Business Park	• B Industrial Zone • C Knowledge Zone and Major Facilities Zone

17.8 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies for Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. Concept Development Consent or an update to a Concept Development Consent (All Major Facilities)	• B – Design and Layout • C – Character and Amenity • K – Major Facilities Concept Development Consent Consistency
ii. Alterations or additions to buildings (excluding accessory buildings) where there is no approved Concept Development Consent	• B – Design and Layout • K – Major Facilities Concept Development Consent Consistency
iii. New buildings or relocated buildings not identified on an approved Concept Development Consent or where there is no approved Concept Development Consent (excluding accessory buildings)	• B – Design and Layout • C – Character and Amenity • K – Major Facilities Concept Development Consent Consistency
iv. All activities listed in 17.3 for Te Awa Lakes Adventure Park	• B – Design and Layout • C – Character and Amenity • G – Transportation • J – Three Waters Capacity and Techniques • K – Te Awa Lakes Adventure Park
v. Visitor Accommodation where any part of the building is within the Visitor Accommodation Overlay (Te Awa Lakes Adventure Park)	• B – Design and Layout • C – Character and Amenity

17. 9 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

19 Historic Heritage

19.1 Purpose

a. Historic heritage is a natural or physical resource and is defined in the Act. This chapter addresses historic structures and their immediate surroundings, historic heritage areas, and ~~sites~~sites of archaeological or cultural significance, and relates to the relationship of Maaori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

b. ~~The purpose of this chapter is to identify those individual buildings, structures, places and sites that are significant~~Hamilton has a rich history, and ~~therefore warrant recognition~~in addition to the knowledge, wisdom and ~~protection~~guidance gained from past generations; there are as well, a number of key documents and statutes are particularly relevant. These ~~items are listed in~~include the Resource Management Act; and the Waikato Tainui Raupatu Claims (Waikato River) Settlement Act 2010 (the Settlement Act) and Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River (refer Volume 2, Appendix ~~8:~~10)

.

i. ~~Schedule 8A: Built Heritage (buildings, structures~~The Settlement Act recognises the Waikato River as tuupuna which has mana and ~~associated sites)~~in turn represents the mana and mauri of Waikato-Tainui. The Waikato River is both a physical and a metaphysical being. The relationship of Waikato-Tainui with the Waikato River gives rise to responsibilities to protect te mana o te awa and to exercise mana whakahaere in accordance with long-established tikanga to ensure the restoration and protection of the wellbeing of the river.

ii. ~~Schedule 8B: Group 1~~While many sites of archaeological or cultural significance have been destroyed, damaged or highly modified by urban development and are not easily recognisable for their original purpose and form, their historical and cultural importance has not diminished. Archaeological sites form an important part of the cultural history of the City and ~~Cultural Sites~~should be appropriately recognised and protected for the benefit of current and future generations.

c. ~~There~~In many cases, a site has both archaeological significance and significance to Maaori and the extent of such sites can be more extensive, than the recorded archaeological site. Council acknowledges that it is ~~potential~~only appropriate for ~~cultural artefacts~~Mana Whenua to ~~be found~~identify their relationship and ~~for archaeological sites to be discovered throughout~~that of their culture and traditions with their ancestral lands, water, areas, waahi tapu and other taonga, including the ~~City. Schedule 8C: Group 2 Archaeological and Cultural Sites in Volume 2, Appendix 8, identify areas where there is a higher potential for finding artefacts and~~extent of the values associated with the archaeological sites.

d. Mana ~~There are no additional controls~~Whenua have historical rights, authority and control associated with their taonga, sites of significance within Hamilton, despite Mana Whenua historically not being involved in decision making that fulfils their

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

obligations and responsibilities as kaitiaki. This has meant that Mana Whenua have been unable to prevent the ~~plan on~~desecration of some taonga, areas of significance, at the expense of development. Furthermore, the relationship of Mana Whenua with sites and areas of significance has deteriorated, as access to these ~~sites that are identified for information purposes only. If artefacts~~areas has either been extinguished or ~~archaeological sites are discovered an Authority must be obtained from Heritage New Zealand Pouhere Taonga~~restricted.

~~Buildings~~Built Heritage (Buildings and Structures)

g. Rapid growth over the last decade has resulted in redevelopment and intensification of both residential and business sites and in some circumstances this has led to the loss of heritage values. Demolition of heritage buildings often results because a viable use has not been, or cannot be, identified, or because of the high cost of maintenance, restoration or adaptation. Heritage items are a finite resource which cannot be replaced.

h. Unsympathetic alterations or additions can damage heritage values associated with heritage buildings or structures. While modifications are often needed to make built heritage usable (e.g. telecommunication upgrading, energy-efficiency and conforming with fire, earthquake and access standards) these need to be undertaken in a manner that protects the heritage value~~.~~

i. Removing ~~buildings~~buildings from their original setting or partial demolition that retains only the façade of the building, can change their context and diminish their historic significance. The modification of the surrounding environment can also reduce heritage values. For example, the removal of mature trees and vegetation, changes to fences, or the addition of new buildings on the site can all reduce the overall heritage value.

Historical Heritage Areas

j. The intention of the Historic Heritage Area is to identify, protect, maintain and enhance the respective heritage attributes of those areas. A total of 32 areas in Hamilton are recognised as having a distinctive historical heritage value (Refer to Volume 2, Appendix 8: Schedule 8D – Historic Heritage Area). The historic significances for an area are influenced by the representative of a period of development which has historic heritage significance in the development of the city, as well as the consistency in physical and visual qualities.

k. The physical and visual qualities are attributes to the heritage values and they include the consistencies of:

   i. Street and block layout

   ii. Street design and street trees,

   iii. Lot sizes, dimensions and development density,

   iv. Lot layout and position of buildings and structures onsite,

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

v. Topography and natural environment,

vi. Architecture and building typologies and

vii. Street frontage treatments.

The values of these heritage areas can be compromised by site redevelopment, infill development, demolition of existing buildings and structures, additions and alterations of existing buildings, and additions of other buildings and structures such as accessory buildings, fences and retaining walls, if these have little regard to the area's representatives and consistencies of those heritage attributes.

l. Design and layout of the sites and the placement of buildings are critically important, and they must address potential adverse environmental effects and ensure a good quality urban environment is achieved through design and heritage impact assessment to consider their compatibility and be sympathetic with identified heritage values of the area. Standards have been placed on the use, development and demolition of buildings to manage change in these areas.

m. Each historic heritage area is supported by a Historic Heritage Statement identifying the locations and representativeness of the area. Assessment of proposals for development and modifications to buildings within these areas will be considered against the relevant policies and the historic heritage area statements and a site-specific Heritage Impact Assessment to be provided as part of the development.

n. For activities that are not specifically within an HHA, they will be managed through the provisions and controls of the underlying zoning chapters.

Archaeological and Cultural Sites

o. Hamilton has many ~~sites~~sites of historic and cultural heritage significance that are of archaeological and cultural significance. Some of these are associated with European settlement, while others are significant to Waikato iwi and local ~~hapu~~hapuu.

p. ~~Archaeological~~The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) is the primary legislation for the management of archaeological sites, and all archaeological sites ~~include~~are protected under the HNZPT Act. An archaeological site is defined in the HNZPT as any place in New Zealand, including buildings, structures and shipwrecks, that was associated with pre-1900 human activity where there is evidence relating to the history of New Zealand that ~~occurred before 1900~~can be investigated using archaeological methods. ~~Archaeological~~The District Plan must recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development, and also can play an important role in providing information to assist in awareness of the protection of archaeological sites ~~can include military redoubts, objects and locations associated with industry (e.g. flour mills and a lime kiln), as well as locations of early settlement~~under the HNZPT Act.

q. Many ~~sites~~archaeological sites in the City are not visible on the surface, but may

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

have underground features and artefacts which could be disturbed or damaged through earthworks and construction. Digging foundations and other activities can damage ~~historical sites~~archaeological sites, especially if there is a lack of awareness of historical significance or the potential to uncover historic features. Important features of a site (like filled-in trenches of a pa or kumara pits or building foundations) may still exist below the surface. ~~-~~

r. While many ~~sites~~sites have been ~~destroyed or damaged~~extensively modified by urban development and are not easily recognisable for their original purpose and form, their historical or cultural importance has not been diminished. ~~Sites~~Subsurface features, such as artifacts, taonga and physical forms may still exist. Sites of archaeological and cultural significance form an important part of the cultural history of the City and should be protected for the ~~benefit~~benefits of current and future generations.

s. The relationship of Maaori and their culture and traditions with their ancestral lands, water, waahi tapu and other taonga may be destroyed or compromised through inappropriate subdivision, use or development. Kaitiakitanga or guardianship and protection of the land, water, waahi tapu and other taonga is an important ~~issue~~matter for Waikato iwi and local ~~hapu~~hapuu and section 7a of the Act requires particular regard to be had to Kaitiakitanga. The majority of the identified archaeological sites are considered by Mana Whenua to also be part of wider sites of significance to Maaori.

t. Section 6e of the Act requires that in relation to managing the use, development, and protection of natural and physical resources: the relationship of Maaori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga is recognised and provided for. Section 6f of the Act requires the recognition and provision for the protection of historic heritage from inappropriate subdivision, use, and development. Under section 7a of the Act, as a matter of national importance, particular regard must be had to kaitiakitanga.

u. The potential adverse effects of subdivision, use and development that the provisions address, include inhibiting or improving the responsibility of Kaitiaki in relation cultural sites, and effects on mauri, mana, tapu, hononga, taonga, tikanga, kawa, cultural activities and customary activities.

v. The information regarding archaeological sites is not exhaustive and the obligations of the Heritage New Zealand Pouhere Taonga Act 2014 apply throughout the City. There is potential for cultural artefacts and physical remnants from past human activities that are of cultural, historic, or scientific interest and that are not recorded or scheduled to be found and for archaeological and cultural sites to be discovered throughout the City. Those obligations include that if an archaeological site is discovered an Authority must be obtained from Heritage New Zealand Pouhere Taonga before undertaking any activity that will or may modify or destroy the whole or any part of any archaeological site.

Policy Framework of the Chapter

a. The policy framework of this chapter addresses the protection of historic heritage in three categories: buildings and structures, historic heritage areas and archaeological and cultural sites.

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b. Schedules in Volume 2, Appendix 8 – Historic Heritage identify:

i. Schedule 8A: Built Heritage (buildings and structures).

ii. Schedule 8B: Group 1 Archaeological and Cultural Sites.

iii. Schedule 8C: Group 2 Archaeological and Cultural Sites.

iv. Schedule 8D: Historic Heritage Areas

19.2 Objectives and Policies: Historic Heritage

All Historic Heritage

Objective	Policies
19.2~~.1a~~.1 ~~The City's historic~~Historic heritage ~~shall be protected from~~that contributes to an understanding and appreciation of the ~~adverse effects~~history and culture of ~~subdivision~~the City is identified,~~ use~~ and ~~development~~significant heritage resources are protected.	**19.2.1a** The City's historic heritage ~~shall be~~is protected from the adverse effects of inappropriate subdivision, use and development.
	19.2.1b ~~Ensuring that where features have been destroyed or damaged, the historical~~Historic heritage resources and heritage values ~~of these sites are~~shall be identified, recorded and recognised to ~~ensure~~maintain and enhance the sense of identity and wellbeing of the City's residents and the historical legibility of ~~Hamilton~~the City.
	19.2.1c Subdivision and development shall adhere to the conservation principles of International Council on Monuments and Sites (ICOMOS) being the New Zealand Charter (2010) for the Conservation of Places of Cultural Heritage Value where applicable.
	19.2.1d The relationship Mana Whenua have with both the whenua and awa, and the spiritual, cultural and/or historical significance of the whenua and awa has to Mana Whenua shall be recognised and provided for.
	19.2.1e Signs on buildings, structures and/or sites listed in Schedule 8A or 8B must: i. Be associated with lawful activities on the site; ii. Be consistent with and maintain or enhance the historic heritage values;

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	iii. Avoid, remedy or mitigate adverse effects on the heritage resource.

Explanation
Historic places make a significant contribution to the sense of identity and wellbeing of the City's residents. A wide range of heritage values need to be protected, including buildings, structures, sites and their setting and surroundings with historical, ~~social,~~ cultural, architectural, scientific, archaeological or technological significance. The District Plan matches levels of protection with the classification of the item so the City's most significant items are protected. For Iwi and Hapuu this provides for the mana and wairua of the site to be recognised, and for owners and developers the identification provides certainty for the future. *Heritage resources are vulnerable to change, and once lost cannot be replaced. It is therefore important to seek means to avoid adverse effects on historic places. The District Plan controls activities recognised as having an adverse effect on the heritage values of identified historic places.* *Heritage New Zealand Pouhere Taonga has the primary responsibility for the regulation of activities relating to archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. Guidance on the principles for the conservation of places of cultural heritage value can be found in ICOMOS being the New Zealand Charter (2010) for the Conservation of Places of Cultural Heritage Value.*

Objective	Policies
19.2.2 The heritage values of a diverse and representative range of natural, physical and cultural resources are protected.	**19.2.2a** Items of significant heritage value ~~(buildings, objects, areas, trees and sites) shall~~will be scheduled.
	19.2.2b The loss of heritage values associated with scheduled items shall be avoided.
	19.2.2c Outstanding examples of a particular type of ~~site, or sites~~historic heritage that are highly significant to the community shall be scheduled.

Explanation
Historic heritage is an integral part of Hamilton's character and its future development. ~~For~~ For this reason the destruction or alteration of ~~buildings~~buildings, or significant elements of ~~buildings, objects, areas, trees~~buildings and ~~Maaori sites~~structures, that are of heritage significance will be assessed against criteria which seek to maintain an item's heritage ~~value~~values. As well, works within the extent of archaeological and cultural site, must recognise the heritage significance to ensure these heritage values are maintained. The items and areas of historic heritage (built heritage and archaeological and cultural sites), set out the Schedules in Appendix 8 have been assessed against the criteria contained in Appendix 8 respectively. The loss of heritage values will be considered through a resource consent process.

~~Buildings~~
Built Heritage (Buildings and Structures)

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Objective	Policies
19.2.3 The heritage values of significant buildings, structures and their ~~immediate~~setting and surroundings are protected.	**19.2.3b** Relocation of buildings and structures in Schedule 8A within the site identified in Schedule 8A is avoided, except where: i. The relocation is necessary to facilitate the on-going use, adaptive re-use, or protection of the building or structure or to ensure public safety; ii. The relocation allows for significant public benefit that would not otherwise be achieved; iii. Measures will be taken to minimise the risk of damage to the building or structure; iv. The relocation will provide continuity of the heritage values of the building or structure; v. The building or structure will remain within the site and is as close to the original location as is practicable; and vi. The relocation maintains the heritage values and significance of the building or structure.
	19.2~~.3b~~.3c ~~Demolition or relocation~~Subdivision and/or development of ~~buildings and structures ranked B~~the site identified in Schedule 8A ~~should be discouraged.~~shall retain, protect and enhance the heritage values of any building or structure listed within Schedule 8A, including by ensuring that: i. The proposal is compatible with the sensitivity of the heritage building or structure and its setting and surroundings to change and its capacity to accommodate change without compromising the heritage values of the building or structure; ii. The proposal is compatible with the heritage values, including the form, character, scale, proportions, materials and finishes; and iii. Subdivision and/or development of the site identified in Schedule 8A will not adversely affect the visibility of the heritage building or structure from public places; iv. The resulting setting of the building or

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		structure is sufficient to maintain or enhance the heritage values.
		19.2.3d Subdivision and development shall avoid any potential cumulative adverse effects on any building or structure listed in Schedule 8A.
		19.2~~.3c~~.3e Heritage ~~Subdivision~~buildings and ~~development~~structures shall ~~retain, protect and enhance the~~be used in a manner that ensures heritage values ~~of any building~~are not damaged or ~~structure listed within Schedule 8A~~destroyed.
		19.2~~.3e~~.3f ~~Heritage buildings~~The form, scale, character, location, design, materials and ~~structures~~finish of any development within the setting of a historic heritage building or structure in Schedule 8A, shall be ~~used in a manner that ensures essential~~consistent with identified heritage ~~qualities are not damaged or destroyed.~~
		19.2~~.3f~~.3g The ~~design, materials and finish~~continued use or adaptive reuse of any ~~development~~building or structure of identified heritage value shall be encouraged where: i. The continued use is integral to the heritage values of the building or structure, that use should be retained ii. Any works undertaken to adapt the building or structure for the new use are undertaken in a manner that is consistent with ~~identified~~and protects the heritage values of the building or structure and its surroundings; and; iii. Any works undertaken are kept to the minimum necessary for the use or adaptive reuse and keep the heritage fabric of the building or structure as intact as possible.
		19.2.3h The site surrounding the heritage building or structure shall be protected to the extent that it contributes to the heritage values.
		19.2~~.3g~~.3i ~~The continued use~~Any work for earthquake

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		strengthening, fire protection, building services and accessibility upgrades to heritage buildings and structures must ensure that the materials and design reflect the heritage values, and avoid, remedy or ~~adaptive reuse~~mitigate any adverse effects on heritage values, including by: i. Protecting, as far as practicable, architectural features and details that contribute to the heritage values of ~~any building~~the building or structure; ii. Retaining or reinstating the appearance of ~~identified~~the original façade; and iii. Minimising the visual effects of additions to the heritage ~~value shall be encouraged~~building or structure.
		19.2.3j Any work on heritage buildings and structures in Schedule 8A shall be carried out in a manner that: i. Focuses any changes to those parts of the heritage building or structure that have more potential to accommodate change (other than where works are undertaken as a result of damage); ii. Conserves, and wherever possible enhances, the authenticity and integrity of the building or structure; iii. Identifies, minimises and manages risks or threats to the structural integrity and heritage values of the building or structure, including from natural hazards; iv. Documents the material changes to the heritage building or structure and heritage setting; v. Is reversible wherever practicable (other than where works are undertaken as a result of damage); vi. Distinguishes between new work and existing heritage fabric in a manner that is sensitive to the heritage values; vii. Maintains the building or structure to prevent deterioration and to retain its heritage value
		19.2~~.3i~~

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	.3k~~Encourage~~ Modification of the ~~strengthening~~interior of ~~buildings~~buildings or structures in Schedule 8A ~~to increase their ability to withstand future earthquakes while minimising~~is enabled as a means of encouraging use, re-use or adaptive reuse and facilitating the ~~significant loss~~retention and protection of ~~associated~~the exterior heritage values.

Explanation
The demolition of historic places can result in the loss of associated heritage values. The aim of the District Plan is to minimise the loss of any historic buildings and structures within Volume 2, Appendix 8, Schedule 8A. Demolition of highly significant historic buildings and structures will be considered only in exceptional circumstances. *Inappropriate additions or major alterations to historic buildings and structures also have the potential to destroy or degrade heritage values. However, minor or routine maintenance and repair enables items to be maintained. In most cases, the exterior of historic buildings and structures is more sensitive to change through unsympathetic changes than the interior. Changes to the interior of heritage buildings are not controlled as change is considered necessary to ensure buildings are useable. The strengthening of historic heritage buildings to meet earthquake strengthening requirements is important to ensure heritage buildings and structures are safe and useable. However, the strengthening of these buildings and structures still needs to ensure the heritage values are retained.* *Removal of a building from its original site or changes to a building's setting (e.g. destruction of gardens, trees and other heritage buildings) can affect heritage values and reduce its significance. However, in some circumstances, relocating the item off-site may be the only way to protect the item. Other structures, signs or lighting on historic buildings and structures can also impact on heritage values.* *The District Plan also encourages activities that will facilitate the retention and enhancement of historic buildings and structures. Greater flexibility in what historic buildings and structures can be used for, while ensuring the management of any potential adverse effects, can help their preservation by finding an ongoing use.*

Historic Heritage Areas

Objective	Policies
19.2.4 The heritage values of a historic heritage area are identified and protected.	**19.2.4a** Cumulative adverse effects on the heritage values of the areas are avoided wherever practicable.
	19.2.4b The design, material use and placement of buildings and structures is compatible and sympathetic with the heritage values for the area being identified.
	19.2.4c The design, material use and placement

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	of buildings and structures, including relocated buildings and additions and alterations to existing buildings, demonstrate consistency with the physical and visual qualities of the historic heritage area through a Heritage Impact Assessment.
	19.2.4d The effects of demolition or removal of existing building, including detached accessory building, on a front, corner or through site within a historic heritage area is managed to protect the identified historic heritage values.

Explanation

These policies seek to retain and manage the historic values of specific areas identified as having collective and cohesive values, importance, relevance and interest to the historic heritage significance in the development of Hamilton City. Each historic heritage area is supported by a Historic Heritage Area statement identifying the key physical and visual qualities of the area. Assessment of proposals for development and modifications to buildings within these areas will be considered against the relevant policies, the historic heritage area statements and the historic values that are identified in those statements.

19.2.5 Recognise, protect and, where possible, enhance the physical and visual qualities of the heritage values of a residential zoned site within a historic heritage area.	**19.2.5a** Development is sympathetic with the existing historic values found within the historic heritage area through: i. Being compatible with the design, material used and placement of buildings and structures within the area. ii. Mitigating the effects of the demolition or removal of existing buildings and structures from the site. iii. Ensuring that any car parking, servicing, lighting and sign requirements do not adversely affect the heritage values of the area or the relationship of a building with the streetscape. iv. Providing a site-specific Heritage Impact Assessment.

Explanation

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All the areas which have been identified as historic heritage areas have particular physical and visual qualities which make them represent a period of development with historic heritage significance in the development of the city. It is important that these unique qualities are identified and any new development is sensitive and is compatible with them.

Archaeological and Cultural Sites

Objective	Policies
19.2.~~4~~.6~~~~** Significant archaeological and cultural sites shall be protected from modification, damage or destruction. _	**19.2.~~4a~~.6a** ~~Subdivision~~Inappropriate subdivision, use and development shall be managed to avoid ~~damage to~~adverse effects on archaeological and cultural sites where they are known to exist, or are likely to exist.
	19.2.6b The risk of damage to archaeological and cultural sites is reduced by identifying the known archaeological resource and the extent of the recorded identified site.
	19.2.~~4b~~.6c~~~~** The protection and management of ~~sites~~sites of archaeological ~~and~~ad cultural significance shall be informed by their significance.
	19.2.~~4c~~.6d~~~~** Activities or development shall not adversely affect the physical structure and integrity of scheduled sites. This may include: i. Inappropriate planting, ii. The removal of vegetation where it affects the stability of the site, and iii. Addition, excavation or compaction of any soil, rock or other materials.
	19.2.~~4d~~.6e~~~~** The relationships of ~~tangata whenua~~Mana Whenua with sites of spiritual, cultural or historical significance that are archaeological and cultural sites shall be recognised and provided for.
	19.2.~~4e~~.6f Where features of significant archaeological and cultural sites are lost, these features ~~should~~must be recorded and recognised through on-site marking to ensure the historical legibility of Hamilton City._

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	19.2.6g Minor work, including the maintenance of existing site landscape features such as gardens and planting beds, is enabled, but earthworks on Schedule 8B: Group 1 and Schedule 8C: Group 2 archaeological and cultural sites are managed so as to ensure adverse effects on the archaeological and cultural site are avoided, remedied or mitigated.

Explanation
The policies recognise that activities that disturb the ground pose a significant threat to archaeological and cultural sites, and aim to control these activities. In some cases, the original surface features of a ~~site~~site may be lost or damaged through exposure to weather, earthworks, damage from tree roots and coverage of a ~~site~~site by buildings or impermeable surfaces. However, sub-surface features may still survive. The aim of the policies is to protect the physical integrity and features of the ~~site~~site. *Identification of ~~sites~~sites before development occurs is particularly important. If the general location of ~~sites~~sites can be signalled then developers and landowners are able to plan development that minimises or avoids disturbance. Known archaeological sites, and the extent of those sites, are identified by mapping.* *An important ~~concern~~matter for ~~tangata whenua~~Mana Whenua is the need to protect ~~sites~~sites from accidental or intentional interference. The District Plan will record and protect only those ~~sites~~sites which ~~iwi~~Mana Whenua are comfortable to make known or are recorded by NZAA. ~~The~~ The location of other ~~sites~~sites is known only to Waikato iwi and local ~~hapu~~hapuu. ~~The~~While not identified in the District Plan or a recorded archaeological site it is important that awareness is had for there to be further, yet discovered archaeological and cultural sites to be present within the City's boundaries. Accordingly, the policies and ~~also recognise~~notes regarding accidental discover ensures there is recognitions of the ongoing importance of these ~~sites~~sites to Maaori.* *Where development has already taken place and the ~~site~~site's features have been destroyed or damaged, recognition of the ~~site~~site's existence is desirable through signs, planting or some other method. Even where these ~~sites~~sites no longer exist physically they still hold cultural significance, particularly to Waikato iwi and local hapu.*

19.3 Rules - Activity Status Table

19.3.1 Built Heritage (Buildings and Structures)

Activity	Class
~~**Volume 2, Appendix 8, Schedule 8A: Built Heritage (structures, buildings and associated sites)**~~	
a. Maintenance and repair of buildings or structures where compliance with Rule 19.4.1 is achieved	P
b. ~~Internal alterations~~Maintenance and repair of buildings and structures where compliance with Rule 19.4.1 is not achieved	~~P~~RD

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c. ~~Accessory~~Internal alterations of buildings ~~or new buildings within any scheduled site ranked A~~	~~D~~P
d. Accessory buildings or new buildings within any scheduled ~~site~~site ranked ~~B~~A	~~RD*~~D
e. Accessory buildings or new buildings within ~~the Major Facilities Zone – Waikato Hospital Campus and Wintec City Campus~~any scheduled site ranked B	~~P~~RD*

f. ~~Alterations~~Accessory buildings or ~~additions (excluding maintenance~~new buildings within the Major Facilities Zone – Waikato Hospital Campus and ~~repair) to the exterior of any structure or building ranked A~~Wintec City Campus	~~D~~P

g. Alterations or additions (excluding maintenance and repair) to the exterior of any structure or building ranked ~~B~~A	~~RD~~D
h. ~~Demolition~~Alterations or additions (excluding maintenance and repair) to the exterior of any structure or ~~building~~building ranked ~~A~~B	~~NC~~RD
i. ~~Demolition of~~Alterations necessary to any structure or ~~building~~building ranked ~~B~~A for the purpose of providing or improving fire safety, physical access and physical accessibility upgrades and/or building services.	~~D~~RD
j. ~~Earthquake strengthening works~~Alterations necessary to ~~the external façade of~~ any structure or ~~building~~building ranked ~~A~~B for the purpose of providing or improving fire safety, physical access and physical accessibility upgrades, and /or building services.	~~RD*~~C
k. ~~Earthquake strengthening works to the external façade~~Demolition of any structure or ~~building~~building ranked ~~B~~A	~~C~~NC
l. ~~Erecting, constructing or extending~~Demolition of any structure or ~~fence on a site~~building ranked B	~~RD*~~D
m. ~~Erecting, constructing~~Earthquake strengthening works to the external façade or ~~extending~~to the interior where the strengthening will be externally visible, of any structure or ~~fence on a site within the Major Facilities Zone – Waikato Hospital Campus and Wintec City Campus~~building ranked A	~~P~~RD*
n. ~~Signs (refer also~~Earthquake strengthening works to ~~Chapter 25.10: City-wide – Signs)~~the external façade or to the interior where the strengthening will be visible externally visible, of any structure or building ranked B	~~RD*~~C
o. ~~Signs within the Major Facilities Zone – Waikato Hospital Campus and Wintec City Campus~~Erecting, constructing or extending any structure or fence on a site	~~Refer to Chapter 25.10: City-wide – Signs~~RD*
p. ~~Subdivision of an allotment containing~~Erecting, constructing or extending any structure or fence on a ~~scheduled Historic Heritage Item~~site within the Major Facilities Zone – Waikato Hospital Campus	~~Refer to Chapter 23:~~

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and ~~sites identified in Volume 2 Appendix 8, Schedule 8A and 8B~~Wintec City Campus	~~Subdivision~~P
q. ~~Change of use~~Signs (refer also to ~~an activity otherwise listed as non-complying in the underlying zone rules for any historic place identified in Schedule 8A~~Chapter 25.10: City-wide – Signs)	~~D~~RD*
r. ~~Removal off site of any structure or building ranked A~~Signs within the Major Facilities Zone – Waikato Hospital Campus and Wintec City Campus	~~NC~~Refer to Chapter 25.10: Citywide – Signs
s. ~~Relocation on existing site~~Subdivision of ~~any structure or building ranked A~~an allotment containing a scheduled Built-Heritage Item identified in Volume 2 Appendix 8, Schedule 8A (See note 2)	~~D~~Refer to Chapter 23: Subdivision
t. ~~Removal off site~~ Change of use to an activity otherwise listed as non-complying in the underlying zone rules for any ~~structure or building ranked B~~historic place identified in Schedule 8A	D
u. ~~Relocation on site~~Removal off site of any structure or ~~building~~building ranked ~~B~~A	~~RD~~NC
~~Volume 2, Appendix 8, Schedule 8B: Group 1 Archaeological and Cultural Sites~~	
v. ~~Minor work~~Relocation on ~~all sites~~existing site of any structure or building ranked A	~~P~~D
w. ~~Any earthworks on a site in Group 1~~Removal off site of any structure or building ranked B	~~RD~~D
x. ~~Signs~~Relocation on ~~a site in Group 1 (refer also to Chapter 25.10: City-wide – Signs)~~site of any structure or building ranked B	RD~~*~~
y. ~~Any earthworks on a site in Group 2~~Reconstruction and reinstatement of any structure or building ranked A	~~P~~D
z. Reconstruction and reinstatement of any structure or building ranked B	RD
aa. Minor work on a site of any structure or building identified in Schedule 8A that complies with Rule 19.4.2 (See note 1)	P

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *If archaeological material, koiwi or taonga is uncovered on a site which pre-dates 1900, then the site is an archaeological site in terms of the Heritage New Zealand Pouhere Taonga Act 2014. Any disturbance of archaeological sites, regardless of their listing or otherwise in this District Plan, is not permitted under the Heritage New Zealand Pouhere Taonga Act 2014. Consent of Heritage New Zealand Pouhere Taonga is required to modify or disturb an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014. For further information or to make an application, contact the nearest office of Heritage New Zealand Pouhere Taonga. An authority is required for all such activity whether or not the land on which an archaeological site may be present is designated, a resource or building consent has been granted, or the activity is permitted under the Regional or District Plan.*

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

19.3.2 Historic Heritage Areas

Activity	Class
a. Alterations and additions to an existing building on a front, corner or through site within an HHA (excluding heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	RD
b. Alterations and additions to an existing building on a rear site within an HHA (excluding heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
c. Ancillary residential structure, excluding fences and/or walls provided in (h) and (i) below.	P
d. Demolition of existing curtilage wall	RD
e. Demolition of existing dwellings on a front, corner or through site within an HHA (excluding detached accessory buildings, or heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	D
f. Demolition of existing detached accessory buildings on a front, corner or through site within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	RD
g. Demolition of existing buildings on a rear site within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
h. Fences and/or walls located forward of the front building line of the dwelling: • Have a maximum height of 1.2m • Have a maximum height of 1.8m	P RD
i. Fences and/walls except provided in (h) above	P
j. New buildings	RD
k. Relocated buildings off the original site within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	D
l. Relocated buildings on the original sites within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	RD
m. Relocated buildings onto sites within an HHA	RD

19.3.3 Archaeological and Cultural Sites

Activity	Class
a. Minor work on all sites in Schedule 8B or Schedule 8C	P
b. Any earthworks on a site in Schedule 8B: subject to Rule 19.4.2b (see note 1)	RD

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c. Signs on a site in Schedule 8B: Group 1 (refer also to Chapter 25.10: City-wide – Signs)	RD*
d. Any earthworks on a site in Schedule 8C: Group 2 (see note 1)	C
e. Subdivision of a site containing a scheduled archaeological and cultural site identified in Volume 2 Appendix 8, Schedule 8B and 8C (see note 2)	Refer to Chapter 23: Subdivision

Note

1. *Refer to Volume 2, Appendix 8-2 Accidental Discovery Protocol (ADP): Archaeological and Cultural Sites, Archaeological Areas, Historic Areas or Waahi Tapu, Appendix 8, for the protocol that must be followed where during earthworks on any site any archaeological feature, artefact or human remains are accidentally discovered. If archaeological material, koiwi or taonga is uncovered on a site which pre-dates 1900, then the site is an archaeological site in terms of the Heritage New Zealand Pouhere Taonga Act 2014. Any disturbance of archaeological sites, regardless of their listing or otherwise in this District Plan, is not permitted under the Heritage New Zealand Pouhere Taonga Act 2014. Consent of Heritage New Zealand Pouhere Taonga is required to modify or disturb an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014. For further information or to make an application, contact the nearest office of Heritage New Zealand Pouhere Taonga. An authority is required for all such activity whether or not the land on which an archaeological site may be present is designated, a resource or building consent has been granted, or the activity is permitted under the Regional or District Plan. The consent holder or proponent must engage with a representative of Mana Whenua to ensure cultural protocols are adhered to and decisions made are culturally appropriate.*
2. *Refer Rule 23.3 and other relevant provisions of Chapter 23 Subdivision*

19.4 Rules – Specific Standards

19.4.1 Maintenance and Repairs to a ~~{Link, 10178,Schedule~~Schedule 8A ~~Item~~Built Heritage (Building or Structure)

a. ~~In any repair or maintenance to the exterior of a building or structure, the heritage values for which the Historic Place was scheduled shall be respected. This will be achieved by:~~

   i. ~~Using the same or similar materials.~~

   ii. ~~Maintaining consistency with the scale, proportion, finishes and techniques.~~

b. Maintenance ~~to a building or structure~~and repair of buildings and structures in Schedule 8A shall be limited to~~:~~

   i. ~~Works for~~those works that come within the ~~purpose~~definition of ~~weatherproofing.~~

   ii. ~~Plumbing~~'maintenance and ~~electrical work.~~

   repair of buildings and structures' in Volume 2, Appendix 1.1

c. ~~Repairs shall be for the purpose of repair, patching, piecing in, splicing or consolidating.~~

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19.4.2 Archaeological and Cultural Sites

a. In the event that during earthworks on any site any archaeological feature, artifact or human remains are found, the Accidental Discovery Protocol within Volume 2, Appendix 8-2 will be complied with.

b. Applications for earthworks within a site in Schedule 8B: Group 1 Archaeological and Cultural Sites, must provide in the assessment of environmental effects for the proposal, identification of any measures to avoid, remedy or mitigate adverse effects recommended by representatives of Mana Whenua in any engagement carried out for the proposal by the applicant.

19.4.3 Historic Heritage Areas - Fences and Walls

a. Sites within Victoria Street HHA shall have no fence or wall along the street front boundary.

b. The following design and dimension shall apply to fences and/or walls located forward of the front building line of the dwelling:

Designed and constructed with the use of material, colour texture and form as the existing dwelling onsite	1.2m maximum height
Designed and constructed with the use of material, colour texture and form as the existing dwelling onsite; and achieve with 50% or more see-through visibility (see note 1)	1.8m maximum height

c. The height of any fence and/or wall shall be measured in terms of natural ground level.

d. All other fences and/or walls shall have a maximum height of 1.8m.

Note
1. Glass, metal bars or louvres are acceptable fence designs to achieve minimum 50% see-through visibility.

19.5 Controlled Activities: Matters of Control

a. In determining any application for resource consent for a controlled activity in addition to compliance with the relevant standard within 19.4 the Council shall have control over the following matter referenced below.

Activity Specific	Matter of Control and Reference Number (Refer to Volume 2, Appendix 1.3.2)

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

i. Earthquake strengthening works to the external building façade or to the interior where the strengthening will be externally visible, of any structure or building ranked B*	• E – Historic Heritage and Special Character
ii. ~~Earthquake strengthening works~~Alterations necessary to ~~the external building façade of~~ any structure or ~~building~~building ranked B~~*~~ for the purpose of providing or improving fire safety, physical access and physical accessibility upgrades, and /or building services.	• E – Historic Heritage and Special Character
Archaeological and Cultural Sites	
iii. Any earthworks on a site in Schedule 8C: Group 2	• E – Heritage Values and Special Character

Note

1. Refer to Chapter 1.1.9 for activities marked with an asterisk (*)

19.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
~~**Schedule 8A: (structures, buildings**~~ **/buildings** ~~**associated sites**~~**structures**	
i. ~~Accessory buildings or new buildings within any scheduled site ranked B*~~Maintenance and repairs that does not comply with Rule 19.4.1	• E – Heritage Values and Special Character
ii. ~~Alterations~~Accessory buildings or ~~additions (excluding maintenance and repair) to the exterior of~~new buildings within any ~~structure or~~	• E – Heritage Values ~~and~~ and Special Character

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

~~building~~scheduled site ranked B*	
iii. ~~Earthquake strengthening works~~Alterations or additions (excluding maintenance and repair) to the ~~external building façade~~exterior of any structure or ~~building~~building ranked ~~A*~~B	• E – Heritage Values ~~and~~ and Special Character
iv. ~~Erecting, constructing or extending~~Alterations necessary to any structure or ~~fence on a site*~~building ranked A for the purpose of providing or improving fire safety, physical access and physical accessibility upgrades, and /or building services	• E - Heritage Values ~~and~~ and Special Character
v. ~~Relocation on site~~Earthquake strengthening works to the external building façade of any structure or ~~building~~building ranked ~~B~~A	• E - Heritage Values ~~and~~ and Special Character
vi. ~~Signs~~Erecting, constructing or extending any structure or fence on a site*	• E – Heritage Values ~~and~~ and Special Character
~~Schedule 8B: Group 1 Archaeological and Cultural Sites~~	
vii. ~~Any earthworks~~Relocation on ~~a site in Group 1~~site of any structure or building ranked B	• E – Heritage Values ~~and~~ and Special Character
viii. Signs ~~on a site in Group 1~~*	• E – Heritage Values ~~and~~ and Special Character
Historical Heritage Areas	
ix. Alterations and additions to an existing building on a front, corner or through site within an HHA (excluding heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	• E – Heritage Values and Special Character
x. Demolition or removal of existing curtilage wall	• E – Heritage Values and Special Character
xi. Demolition or removal of existing detached accessory buildings on a front, corner or through site within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	• E – Heritage Values and Special Character

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

xii. Fence and/or walls located forward of the front building line of the dwelling and have a maximum height of 1.8m	• E – Heritage Values and Special Character
xiii. New buildings	• E – Heritage Values and Special Character
xiv. Relocated buildings on the original sites within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	• E – Heritage Values and Special Character
xv. Relocated buildings onto sites within an HHA	• E – Heritage Values and Special Character
Archaeological and Cultural Sites	
xvi. Any earthworks on a site in Schedule 8B:Group 1 or Schedule 8C: Group 2	• E – Heritage Values and Special Character
xvii. Signs on a site in Schedule 8B:Group 1*	• E – Heritage Values and Special Character

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

19.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

20 Natural Environments

20.1 Purpose

a. This chapter of the District Plan relates to Significant Natural Areas, ~~significant trees or groups of trees~~Notable Trees, peat lakes, wetlands and peat lake catchments.

Significant Natural Areas

b. The Act identifies the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna as a matter of national importance. This chapter of the District Plan identifies areas of significant indigenous vegetation, biodiversity and habitats of indigenous fauna which qualify as Significant Natural Areas – these areas can be held in public and private ownership or ownership may be split.

c. The sites are identified on the Planning Maps and are listed in Schedule 9C: Significant Natural Areas in Volume 2, Appendix 9. The significance of a site is based on the ecological significance of its indigenous vegetation. The sites were assessed using the criteria for determining significant indigenous biodiversity contained in section 11A of the Waikato Regional Policy Statement (May, 2016). Two classifications of SNAs have been identified:

   i. Floristic SNA' (fSNA): Distinct areas of wetland or terrestrial vegetation communities dominated by naturally occurring indigenous plant communities or where naturally occurring indigenous vegetation define the primary aspects of the natural area.

   ii. 'Corridor/indigenous fauna habitat SNA' (cSNA): Areas that are able to be delineated by topographical or vegetation features (such as gully systems) which provide significant fauna habitats, including At Risk or Threatened indigenous fauna species, or provide connectivity and ecological buffering to a regionally or nationally important Significant Natural Area.

d. As restoration efforts continue in the City, additional Significant Natural Areas may be created. These will be added to Schedule 9C through changes to the plan through the First Schedule process under the Act.

e. Significant Natural Areas include

   i. The Waikato River corridor and gully systems.

   ii. Peat lakes and wetlands.

   iii. Remnant indigenous vegetation or trees.

   iv. Other areas that contribute to indigenous biodiversity.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

f. Threats to Significant Natural Areas include the reduction or loss of habitats due to contamination, disturbance, destruction, invasive weeds, vertebrate pests and surrounding land uses. Maintaining the City's indigenous biodiversity is challenging because:

   i. Areas and habitats of indigenous species often occur on both private and public land. There can be tensions between the aspirations of landowners for land use and development and the need to protect those areas and habitats.

   ii. Ecosystems are not always confined to definable sites; maintaining indigenous biodiversity requires more than the protection of sites of especially high biodiversity value. It also involves the growth, creation and restoration of new or past sites and the protection of areas that provide an ecological buffering or connectivity function.

   iii. The costs of protecting areas and habitats are local and often specific to an individual, yet the benefits may be local, regional and national.

b. ~~The Act identifies the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna as a matter of national importance. This chapter of the District Plan identifies areas of significant indigenous vegetation, biodiversity and habitats of indigenous fauna which qualify as Significant Natural Areas – these areas can be held in public and private ownership or ownership may be split.~~

c. ~~The sites are identified on the Planning Maps and are listed in Schedule 9C: Significant Natural Areas in Volume 2, Appendix 9. The significance of a site is based on the ecological significance of its indigenous vegetation. The sites were assessed using the criteria for determining significant indigenous vegetation and significant habitats of indigenous fauna contained in the Regional Policy Statement (2000).~~

d. ~~As restoration efforts continue in the City, additional Significant Natural Areas may be created. These will be added to Schedule 9C through changes to the plan through the First Schedule process under the Act.~~

e. ~~Significant Natural Areas include:~~

   i. ~~Identified areas of the Waikato River corridor and gully systems.~~

   ii. ~~Peat lakes and wetlands.~~

   iii. ~~Remnant indigenous vegetation or trees.~~

   iv. ~~Other areas that contribute to indigenous biodiversity.~~

f. ~~Threats to significant natural areas include the reduction or loss of habitats due to contamination, disturbance, destruction, invasive weeds, vertebrate pests and surrounding land uses. Maintaining the City's biodiversity is challenging because:~~

   i. ~~Areas and habitats of indigenous species often occur on both private and public land. There can be tensions between the aspirations of landowners for~~

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

~~land use and development and the need to protect those areas and habitats.~~

ii. ~~Ecosystems are not always confined to definable sites; maintaining indigenous biodiversity requires more than the protection of sites of especially high biodiversity value. It also involves the growth, creation and restoration of new or past sites.~~

iii. ~~The costs of protecting areas and habitats are local and often specific to an individual, yet the benefits may be local, regional and national.~~

~~Significant trees or groups of trees~~Notable Trees

g. Volume 2, Appendix 9, Schedule 9D identifies individual trees or groups of trees on both public and private land. These are trees that have special value to the community or are outstanding specimen examples and individually or collectively are worthy of protection.

h. Trees make an important contribution to the health and wellbeing of the residents of the City and to the quality of the ~~City~~city's landscape. Trees contribute significantly to urban amenity values, and perform a range of environmental functions such as releasing oxygen; absorbing carbon dioxide and water; moderating micro-climates; giving shade and shelter from winds; providing land stability, particularly on gully and river banks; and providing habitat for wildlife – birds and insects, both native and exotic species.

i. ~~Development~~Development can have significant adverse effects on the extent and condition of trees, particularly in terms of removal of larger trees and works within the Protected root ~~protection~~ zone. Retention of trees, particularly on private land, is a significant challenge.

j. ~~Once~~Once mature trees are lost, it takes time to establish a replacement. There are cumulative effects of the loss of individual trees and stands of trees, including loss of habitat, adverse effects on the urban ecosystem, loss of urban amenity and the green character of the City.

Peat Lakes, Wetlands and Peat Lake Catchments

k. Peat lakes and wetlands have been degraded or lost because of a lack of information. A lack of knowledge about the location or significance of lakes and wetlands has led to their modification or destruction. Significant areas of the city's original wetlands have been drained and subsequently developed for urban purposes and this is likely to continue without adequate assessment and identification.

l. Land use activities undertaken around peat lake and wetland margins, and within wider peat lake catchments can affect the ecological viability of these natural features. The protection of peat lakes and wetlands is dependent upon managing the effects of activities within the surrounding catchment as well as around the lake margins. Activities within this wider catchment can adversely affect the drainage (e.g. lowering of the water table) and water quality of the lakes.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

m. Recreation and amenity values can be lost through urban development and subsequent use. Destruction of lakes or wetlands precludes their use as recreation assets, while degradation of lakes and wetlands affects their visual values and limits their potential as attractive amenity features.

n. Peat Lakes, Wetlands and Peat Lake Catchments are identified in the Features Maps of Volume 2, Appendix 17

20.2 Objectives and Policies: Natural Environments

Significant Natural Areas

Objective	Policies
20.2.1 Significant Natural Areas are protected, maintained, restored and enhanced.	**20.2.1a** ~~The~~Identify the values and characteristics that define the City's Significant Natural Areas ~~shall be identified~~ as a schedule in Appendix 9C.
	20.2.1b ~~Areas~~Map areas of significant indigenous vegetation and, ~~biodiversity and~~significant habitats of indigenous fauna ~~shall be scheduled~~on the planning maps as Significant Natural Areas.
	~~**20.2.1c**~~ ~~The particular values and characteristics that make an area a Significant Natural Area shall be protected from adverse effects by having regard to:~~ i. ~~The character and degree of modification, damage, loss or destruction that will result from the activity.~~ ii. ~~The duration and frequency of effect (e.g. long-term or recurring effects).~~ iii. ~~The magnitude or scale of effect, including effects on ecological processes supporting or provided by the Significant Natural Area.~~ iv. ~~The irreversibility of effect.~~ v. ~~The resilience of the area to assimilate change.~~ vi. ~~The opportunities to minimise pre-existing or potential adverse effects (e.g. restoration or enhancement), where avoidance is not practicable.~~ vii. ~~The probability of effect.~~

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

viii. ~~Cumulative effects.~~

ix. ~~Need for, or purpose of, the works.~~

20.2~~.1d~~.1c

~~Adverse~~

Avoid the following adverse effects ~~of development~~ on ~~the City's~~ Significant Natural Areas ~~shall be avoided.~~:

i. Loss of ecosystem function, representation and extent; and

ii. Fragmentation; and

iii. Loss of connectivity or buffer function; and

iv. A reduction in the habitat of any Threatened or At-Risk species to the extent it may result in a reduction in the occupancy and presence of those species.

20.2~~.1e~~.1d

~~The reduction, fragmentation~~Where it is not possible for infrastructure and ~~isolation~~public walkways and cycleways to avoid the adverse effects on Significant Natural Areas listed in Policy 20.2.1c, manage adverse effects on Significant Natural Areas in accordance with the following effects management hierarchy:

i. Adverse effects are avoided where practicable; and

ii. Where adverse effects cannot be demonstrably avoided, they are minimised where practicable; and

iii. Where adverse effects cannot be demonstrably minimised, they are remedied where practicable; and

iv. Where more than minor residual adverse effects cannot be demonstrably avoided, minimised, or remedied, biodiversity offsetting is provided where possible; and

v. Where biodiversity offsetting of ~~indigenous ecosystems~~more than minor residual adverse effects is not demonstrably possible, biodiversity compensation is provided; and

vi. If ~~habitats shall be~~biodiversity compensation is not appropriate, the activity itself is avoided.

~~20.2.1f~~

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

~~The loss or disruption of corridors or connections linking indigenous ecosystems and habitat fragments shall be avoided.~~

20.2~~.1g~~.1e
Recognise that biodiversity offsetting and biodiversity compensation will not be appropriate when:

i. The ~~loss~~indigenous biodiversity affected is irreplaceable or ~~disruption~~vulnerable; or

ii. The adverse effects on indigenous biodiversity are uncertain or unknown, but those adverse effects are significantly adverse; or

iii. There are no technically feasible options to ~~migratory pathways in water, land or air shall be avoided~~secure the proposed indigenous biodiversity gains.

~~**20.2.1h**~~
~~Adverse effects on ecosystems resulting from changes to hydrological flows, water levels and water quality shall be avoided.~~

20.2~~.1i~~.1f
When assessing adverse effects on Significant Natural Areas, recognise the value and ecological function of mapped Significant Natural Areas in Appendix 9C by considering:

i. The ~~loss~~ecological significance criteria that have been identified for each Significant Natural Area in Appendix 9C; and

ii. The classification of the Significant Natural Area as follows:

a. Floristic SNA (fSNA) as areas of significant naturally indigenous vegetation, including wetland and terrestrial vegetation, that is under-represented in the Hamilton Ecological District, is regionally or ~~disruption~~nationally uncommon or forms part of ~~protective buffering~~an exceptional or uncommon ecological sequence.

b. Corridor SNA (cSNA) as areas of indigenous ~~ecosystems shall be avoided~~and exotic vegetation that provide significant indigenous fauna habitats, including Threatened or At-Risk indigenous species, and connectivity and ecological

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

		buffering between regionally and nationally important Significant Natural Areas.
		20.2.~~1j~~.1g Enable infrastructure and public walkways and cycleways to be located near or within Significant Natural Areas where they: ~~The loss~~ i. Have an operational and functional need for that location; ii. Provide public benefits; and iii. Contribute to the economic, social, cultural and environmental well-being of ~~ecosystem services shall be avoided~~people and communities.
		~~**20.2.1k**~~ ~~The loss, damage or disruption to ecological processes, functions and ecological integrity shall be avoided.~~
		20.2.~~1l~~.1h ~~The loss or reduction of~~Recognise the ~~cultural~~need for essential pruning, maintenance and ~~spiritual association with~~tree removal in Significant Natural Areas where these have minor adverse effects on indigenous biodiversity, ~~which are held by tangata whenua shall be avoided~~including customary activities and actions necessary to address a high risk to public health and safety, and property.
		20.2.~~1m~~ **.1i**~~Non-native pest species within~~ Promote increasing the extent of Significant Natural Areas ~~shall be controlled~~and indigenous biodiversity to meet the target of 10% indigenous vegetation cover in the City.
		20.2.~~1n~~.1j ~~The loss~~Recognise the role of ~~habitat that supports~~mana whenua as kaitiaki and landowners as stewards in protecting and restoring Significant Natural Areas and indigenous ~~species classified as at risk or threatened shall be avoided~~biodiversity.
		20.2.~~1o~~.1k Enable activities that improve public connection to, and appreciation of, Significant Natural Areas ~~shall be restored~~and indigenous biodiversity provided that:

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	i. Significant Natural Areas are protected; and ii. Indigenous biodiversity is maintained or enhanced ~~to meet at least the 10% threshold for habitat sustainability~~.
	20.2~~.1p~~.1l ~~Develop a local indigenous biodiversity strategy~~Enable activities that seek to ~~identify opportunities to restore~~implement the vision, goals and ~~enhance biodiversity~~outcomes in ~~Hamilton~~the Nature in the City Strategy 2020-2050.

Explanation

Protection of indigenous biodiversity will be promoted through the identification and protection of Significant Natural Areas. These exist throughout the ~~City~~city on both public and private land. Recognition of these areas within the District Plan will result in protection through a restriction on activities that can occur within, and adjacent to, such areas.

New Significant Natural Areas may be identified in the future. Where new areas meet the criteria, they will be added to the Schedule through the First Schedule process under the Act and protected.

Managing any further loss to areas of biodiversity value and restoring and enhancing sites is critically important. At least 10% of remnant habitat cover is needed across a landscape in order to protect biodiversity and the functions of ecosystems. Only 1.5% of Hamilton City is covered by ecologically significant land. Hamilton City will need to keep maintaining and restoring sites as well as enhance ~~significant natural areas~~Significant Natural Areas to cover a variety of landforms and vegetation types within Hamilton City.

The protection of significant habitats of indigenous fauna, particularly those that are at risk or under threat, is an important role of Significant Natural Areas. Retaining these significant habitats is important for the protection of those species that are supported within Hamilton City.

Key methods available include controlling pests, removal and modifications to areas of indigenous species or habitats. Protecting biodiversity is challenging, as many areas and habitats occur on private land and there can be tensions between the aspirations of private landowners for land use and development and the need to protect those areas.

Indigenous biodiversity within the ~~City~~city is valued by ~~Tangata~~Mana Whenua. As people of the land, ~~Maori~~Maaori have a connection with the indigenous flora and fauna of New Zealand and their ecological processes. This relationship must be preserved through the maintenance and enhancement of indigenous biodiversity. ~~In order~~Hamilton City Council's Nature in the City Strategy 2020-2050 has an overall vision of 'Nature thrives in Kirikiriroa/Hamilton'. The strategy seeks to ~~provide~~achieve this vision through four outcome areas with an overall goal to achieve 10% native vegetation cover in Kirikiriroa/ Hamilton by 2050'. The District Plan provides an important role in achieving the ~~most appropriate combination of regulatory~~vision, goal and ~~non-regulatory tools to help~~outcomes in the Nature in the City Strategy 2020-2050 by providing an enabling framework for activities which restore and enhance ~~biodiversity~~Significant Natural Areas and increase indigenous vegetation in ~~Hamilton City, an Indigenous Biodiversity Strategy will be developed and adopted in accordance with the Waikato Regional Policy Statement. This will occur in partnership with the Waikato Regional Council, tangata whenua, landowners, and~~

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

~~*other key stakeholders, with development of the policy to commence no later than 2016*~~*Kirikiriroa/Hamilton*.

Objective	Policies
20.2.2 Public awareness and appreciation of Significant Natural Areas and their values is increased.	**20.2.2a** ~~Communication~~Encourage communication between ~~affected~~ landowners, Department of Conservation, iwi and other organisations that can assist in the management, protection and ~~conservation~~restoration of ~~these areas shall be encouraged~~Significant Natural Areas.
	20.2.2b ~~**Information**~~Provide information to the public and landowners on the management, protection and restoration of Significant Natural Areas and other legislative means of protection ~~shall be readily available to the public~~.
Explanation	
Education and information assists landowners and residents in understanding the values and dynamics of Hamilton's biodiversity, as well as methods for managing areas of indigenous habitats. In addition, Council, in conjunction with Waikato Regional Council, will support landowners' voluntary protection initiatives, including promoting QEII National Trust Covenants, as well as directing landowners to sources of funding support, such as for fencing or pest control.	

~~Significant~~ Notable Trees

Objective	Policies
20.2.3 The values of ~~significant trees~~Notable Trees are protected and maintained.	**20.2.3a** The particular factors, values and features of trees listed in Schedule 9D shall be protected from inappropriate subdivision, use and development, by assessing: • ~~The need for emergency removal.~~ • The extent that any proposed maintenance will adversely affect the health of the tree. • The character of the area in which the tree is located, including streetscape and public realm areas. • The potential adverse effects on the health of the tree. • The nature and extent of any proposed activities to be undertaken within the ~~root~~

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

		~~protection~~Protected Root zone of the tree. • ~~The extent to which the removal, re-location, or trimming can be mitigated by replacement planting. Where the removal of significant trees cannot be avoided, any loss of value must be appropriately remedied or mitigated.~~
		~~**20.2.3b**~~ ~~Scheduled trees within established urban areas shall be removed or transplanted only under exceptional circumstances, and where alternative options for the retention of the tree have been exhausted.~~
		20.2.3c Within areas of greenfield development the values of significant trees shall be maintained and taken into account in the layout and design of new development.
		20.2~~.3d~~.3b ~~Any work on a scheduled tree,~~ Removal or ~~work~~transplantation of Notable Trees within ~~the root protection zone of any scheduled tree~~established urban areas shall ~~not adversely affect~~be avoided except where: i. Alternative options for the ~~values~~retention of the tree~~, having regard~~have been exhausted. ii. The extent to ~~the reasons for~~which the ~~tree's scheduling~~removal, re-location, or trimming can be mitigated by replacement planting.
		20.2~~.3e~~.3d ~~Before undertaking~~Any work on a notable tree, or work within the protected root zone of any ~~activity that~~notable tree shall not adversely ~~affects a~~affect the values of the tree~~, identified in Schedule 9D:~~ having regard to the reasons for the tree's scheduling. i. ~~Alternatives shall be considered and evaluated.~~ ii. ~~Recommendations from a suitably qualified practitioner (e.g. arborist) should be sought.~~
		20.2~~.3f~~ **.3e** Ongoing care and maintenance of ~~scheduled trees shall be undertaken~~Notable Trees to ensure the ongoing health, wellbeing and longevity of the notable tree is protected.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Explanation
Much of Hamilton's distinctive character is derived from its trees, which are an integral part of the City's amenity and identity. ~~Significant~~Notable trees can be individual specimens or groups of trees on ~~such~~public or private properties, as ~~Jubilee Bush~~well as significant street trees. *Trees also have an important role in terms of maintaining life-supporting processes and assisting the functioning of the urban ecosystem. The protection of identified ~~significant~~notable trees is important. The policies identify that both works to ~~significant~~Notable trees and works within the protected root ~~protection~~ zone of ~~significant~~Notable trees need to be managed.* *It is acknowledged that ~~within greenfield~~through the development ~~areas there are~~of sites, opportunities to design development to minimise the impact on ~~significant~~Notable trees should be explored. A specific assessment of the values of trees within the development area is required, with the greatest protection given to those trees with the highest values. There may however be times when full retention is not practicable and trees have to be removed. In this case the Council expects the loss of these trees to be mitigated through replacement planting.*

Peat Lakes, Wetlands and Peat Lake Catchments

Objective	Policies
20.2.4 The natural character and ecological viability of peat lakes, wetlands and their margins as visual, cultural, wildlife, and recreational assets are protected and enhanced.	**20.2.4a** Identify and protect the remaining peat lake and wetland areas within the city from the adverse effects of urban development.
	20.2.4b Avoid, remedy or mitigate the adverse effects of urban stormwater to maintain and enhance the water quality of the city's peat lakes and wetlands as habitats for fish, other aquatic species, and plants.
	20.2.4c Control development within identified peatland catchments surrounding lakes and wetlands to maintain and enhance the quantity and quality of groundwater and ecological viability of peat lakes and wetlands.
	20.2.4d Ensure public access around peat lake and wetland margins and recreational activities on the surface of water are compatible with maintaining ecological values.
	20.2.4e Maintain those aspects of the environment that are of significance to Waikato iwi, in particular the spiritual dimension and mauri (life force) of water.

Explanation
Several wetland areas remain in the city, although significant areas of the city's

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

original wetlands have been drained. It is because of this rarity that these areas are of such significance. They also identified as matters of national importance under Sections 6 and 7 of the RMA.
Knowledge about existing sites (particularly wetlands) is limited. Identification and assessment of these sites will be the first step towards their protection.
The fragility of existing peat lake and wetland habitats within the city is exacerbated by a lack of adequate buffer protection. If land use activities on the surrounding peatland catchment are controlled (particularly in terms of maintaining the water table) this will help to maintain their natural functioning i.e. the ecological services they provide (such as acting as a stormwater sponge). Subsequent effects on infrastructure will also be minimised due to a slowing of differential shrinkage.
The provision of open space and extension of green areas around peat lakes and wetlands where practicable will enhance their protection and enable public access.
This will affect the proximity of structures and impermeable surfaces to peat lakes and wetlands. It will provide for potential disposal of stormwater to ground in appropriate areas, reducing stormwater discharges, improving surface water quality and maintaining the watertable.

20.3 Rules – Activity Status Table

Vegetation pruning, maintenance, planting, and removal in a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)	**cSNA**	**fSNA**
~~**Activities within a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)**~~		
a. Pruning, maintenance or removal of indigenous and exotic vegetation or trees (excluding as provided for by h) Notable Trees in Volume 2, Appendix 9, Schedule 9D: Notable Trees) where: i. Necessitated by disease or age; or ii. There is an unacceptable risk to public health, safety or property; or iii. The pruning or maintenance work is necessary to maintain or upgrade existing private tracks and fencing where Standard 20.5.1 is complied with; or iv. The pruning, maintenance or removal is for customary activities.	P	P
b. Removal or management of pest species, including pest control	P	P
c. Planting and management of indigenous vegetation or trees for the purposes of restoration, including relocation of indigenous vegetation or trees within the same Significant Natural Area	P	P
d. Planting of exotic vegetation or trees in a Significant Natural Area where Standard 20.5.5 is complied with	P	P
e. Pruning, maintenance or removal of indigenous or exotic vegetation or trees associated with restoration where:	P	RD

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

i. This is not provided for by either 20.3(a) or 20.3(b); and ii. Standard Link 20.5.6 is complied with in a cSNA		
f. Planting of exotic vegetation or trees in a Significant Natural Area where Standard 20.5.5 is not complied with	~~RD~~NC	NC
Earthworks for specified activities in a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)	**cSNA**	**fSNA**
g. Earthworks associated with maintaining or upgrading existing private tracks and/or fencing or maintaining or upgrading existing walking access tracks used for restoration projects.	~~NC~~P	P
h. Earthworks associated with permitted vegetation removal	P	P
Buildings and structures, infrastructure, public walkways and cycleways in a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)	**cSNA**	**fSNA**
i. Alterations to, or the replacement of, any existing building or structure that does not exceed the existing envelope or footprint in a Significant Natural Area	P	P
j. Structures associated with erosion protection and sediment control in a Significant Natural Area where Hamilton City Council is provided with confirmation that these are required under a regional plan rule or regional consent from Waikato Regional Council prior to undertaking the works.	P	P
k. The operation, maintenance, renewal or upgrading of, or access to, existing infrastructure and public walkways and cycleways, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks where: i. This is not provided for by either 20.3(a) or 20.3(b) and ii. Standard 20.5.7 is complied with.	P	P
l. Construction of new public walkways and cycleways through a Significant Natural Area, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks	RD	RD
m. Alterations to, or the replacement of, any existing building or structure that is proposed to exceed the existing envelope or footprint in a Significant Natural Area	D	D
n. Construction of, or access to, new infrastructure in a Significant Natural Area, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks	D	NC
Activities not otherwise provided for in this rule table in a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)	**cSNA**	**fSNA**
o. All other earthworks in a Significant Natural Area not provided for by another rule in this table	D	NC

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

p. All other pruning, maintenance, planting or removal of indigenous or exotic vegetation in a Significant Natural Area not provided for by another rule in this table	NC	NC
q. The placement and/or construction of any new building or structures in a Significant Natural Area not provided for by another rule in this table	NC	NC
r. The storage of hazardous substances in a Significant Natural Area	NC	NC
~~Volume~~Notable Trees, Schedule 9D (Volume ~~, Schedule 9D: Significant Trees~~)		
s. ~~Emergency~~ Emergency works to, or removal of, a ~~scheduled~~Notable tree where: i. ~~There~~The tree has failed and is an imminent ~~threat~~risk to ~~life,~~public health or safety and property, or a network utility ii. The ~~scheduled tree~~Notable Tree carries a fatal disease	P	
t. Minor pruning ~~and~~ and maintenance of a ~~scheduled~~Notable tree i. All pruning ensures the ongoing health, wellbeing, and longevity of the tree ii. Pruning of branches and/or roots that does not exceed the standards outlined in 20.5.2 iii. Removal of broken branches, deadwood or diseased vegetation iv. Retention of the natural shape, form and branch habit of the notable tree v. Removal of branches that physically are interfering with buildings, infrastructure, pedestrian or vehicle accessway when the work is carried out by or under the guidance of a qualified Works Arborist	P	
u. Pruning and maintenance of a notable tree not in accordance with Rule 20.3 t)	RD	
v. The following activities located no closer than 3m from the base of any notable tree in the Protected Root zone: i. Earthworks using non-mechanical practices (hand digging, hydro and/or airspade), for the purpose of installing, replacing, repairing and maintaining underground network utilities, which do not exceed the standards outlined in 20.5.3 ii. Gardening or non-mechanical cultivation iii. Digging of holes for fence posts using non-mechanical practices.	P	

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

iv. Directional drilling or boring for trenchless pipe/duct installation deeper than 800mm below the ground surface	
w. The following activities located within the ~~root protection~~Protected Root zone of any ~~scheduled~~notable tree: i. Earthworks (excluding as provided for by v. i., ii. or iii). ii. The laying, sealing, paving or forming of any impervious surface iii. The alteration of the ground level by either permeable or impervious materials iv. Additions to, or the replacement of, any existing building or structure that is proposed to exceed the envelope or footprint of the existing building(s) or structure(s) v. The placement and/or construction of any building or structure vi. Directional drilling or boring for trenchless pipe/duct installation less than 800mm below the ground surface vii. The storage, release, injection or placement of chemicals or other toxic ~~substances~~substance viii. The storage of materials, vehicles, plant or equipment. ix. Planting of trees	RD
x. Non-emergency works to, removal of, or transplanting of a ~~scheduled~~notable tree	D

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *For activities and buildings in the Electricity National Grid Corridor see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.*
3. *Any works to a notable tree located close to power lines are required to be undertaken in accordance with clause 14 of the Electricity (Hazards from Trees) Regulations 2003, or clause 128 of the Telecommunications Act 2001, and works are undertaken by or under the supervision of a qualified arborist employed by a network utility operator.*
4. *The extent of the individual Protected Root Zone for each Notable Tree, as shown on the planning maps is indicative. The radius measurement in Appendix 9D is to be measured from the centre of the trunk of the Notable Tree to confirm the physical location of the Protected Root Zone.*

20.4 Rules – General Standards

20.4.1 Activities within or affecting the Peat Lakes, Wetlands and Peat Lake Catchments

a. Building Setback

The minimum building setback from the margin of any Peat Lake or Wetland shall be 50m plus the relevant setback requirement for the relevant zone.

b. Impermeable Surfaces

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

The maximum area of impermeable surfaces of that part of the site within the Peat Lakes, Wetlands and Peat Lake Catchments, shall not exceed 40%.

c. Vegetation Removal

Any area of vegetation removed in or within 5m of the margin of any Peat Lake or Wetland shall be replanted with an equivalent area of appropriate wetland species within one calendar month.

Note
Any replanting of vegetation shall have regard to the Regional Pest Management Strategy, and should not include plant pest species as identified within the strategy.

d. Earthworks (Including Clean Fill)

i. The maximum volume of earthworks within the Peat Lake Catchment shall not exceed 40m^3 per site per calendar year

ii. Earthworks shall not take place in or within 5m of the margin of any Peat lake or Wetland.

e. Stormwater Disposal

i. Stormwater run-off from any new building on any site that is wholly or partly covered by any Peat Lake, Wetland and Peat Lake Catchment shall be disposed of directly to the ground.

Note
The Hamilton City Infrastructure Technical Specifications contains acceptable means of compliance for the design and implementation of any stormwater disposal system.

20.5 Rules – Specific Standards

20.5.1 Pruning and Maintenance in a Significant Natural Area

a. Maximum amount of foliage to be removed per tree per calendar year	15%
b. Maximum thickness (cross-section) of any branch or root that may be cut	50mm
~~OR~~ ~~For Significant Trees identified in Schedule 9D only:~~ c. ~~Confirmation of the necessity for the works shall be provided to Council:~~ i. ~~Before any works are undertaken, and~~ ii. ~~The works shall be carried out by an appropriately qualified person (e.g. an arborist)~~	

20.5.2 Pruning and Maintenance of Notable Trees

a. Maximum amount of foliage to be removed per any 12-month period	5%
b. The maximum pruning of living canopy and only lower branches over	10%

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any three-year period.	50mm
c. Maximum thickness (cross-section at point of severance) of any branch that may be cut to retain the natural shape, form and branch habitat of the tree is retained	100mm
d. Maximum thickness (cross-section at point of severance) of any branch that may be cut to retain the natural shape, form and branch habitat of the tree is retained and the work is undertaken, or supervised by a qualified Works Arborist.	35mm
e. Maximum thickness (cross-section at point of severance) of any root that may be cut.	

20.5.3 Activities in the Protected Root Zone of a Notable Tree

a. Maximum thickness (cross-section at point of severance) of any root that may be cut	35mm
b. The maximum soil level depth	50mm
c. Maximum mulch layer depth	100mm
d. Maximum area of earthworks using non-mechanical practices, for the purpose of installing, replacing, repairing and maintaining underground network utilities, with the exception of the use of an airvac.	1sqm
e. Maximum amount of ground disturbance when gardening using hand tools or non-mechanical cultivation within existing garden beds per an 12-month period	10%
f. Roots over 35mm in diameter shall be protected using methods that ensure no bark or cambium tissue is damaged	

20.5~~.2~~.4 Emergency Works to, or Removal of, an Indigenous Tree in a Significant Natural Area or a ~~Scheduled~~Notable Tree

a. Confirmation of the necessity for the works or removal shall be provided to Council:

   i. Before any works are undertaken, and

   ii. The works shall be carried out by an appropriately qualified person (e.g. an arborist).

20.5.5 Planting of Exotic Vegetation or Trees in a Significant Natural Area

Either:

a. The planting is for the purpose of erosion stability and:

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i. Written confirmation is provided to Hamilton City Council that the planting is in accordance with a willow management strategy that has been approved by Hamilton City Council or Waikato Regional Council prior to the planting taking place; and

ii. The exotic vegetation or tree(s) is removed no longer than 10 years after it was planted, or as otherwise advised by a suitably qualified person; or

b. It is for the purpose of restoration and written confirmation is provided to Hamilton City Council that the planting is in accordance with a restoration plan that has been approved by Hamilton City Council prior to the planting taking place.

20.5.6 Pruning, maintenance or removal of indigenous or exotic vegetation or trees associated with restoration in a cSNA

a. Either:

i. The works are required to maintain an existing walking access track used for restoration activities; or

ii. No more than 50m² of vegetation or trees are removed per site per calendar year; and

b. The area cleared is planted with indigenous vegetation or trees within 12 months; and

c. Either:

i. Any tree removed must have a diameter of no more than 150mm measured at 1.4m in height above ground level; or

ii. The tree has a diameter greater than 150mm, measured at 1.4m in height above ground level and:

1. A suitably qualified person has confirmed that there is a low potential for the tree to be used as habitat for either bats or any other Threatened or At-Risk indigenous fauna; and

2. The report from the suitably qualified person is provided to Hamilton City Council prior to the removal of the tree(s).

20.5.7 The operation, maintenance, renewal or upgrading of, or access to, existing infrastructure and public walkways and cycleways

A. Pruning, maintenance or removal of indigenous or exotic vegetation or trees

a. The works are required to maintain an existing walking access track to access existing infrastructure; and

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b. Either:

i. The works do not result in the removal of more than 100m2 of indigenous vegetation per site, per calendar year; or

ii. The works are limited to areas within two metres of the existing asset; and

c. Either:

i. Any tree removed must have a diameter of no more than 150mm measured at 1.4m in height above ground level; or

ii. The tree has a diameter greater than 150mm, measured at 1.4m in height above ground level; and:

1. A suitably qualified person has confirmed that there is a low potential for the tree to be used as habitat for either bats or any other Threatened or At-Risk indigenous fauna; and

2. The report from the suitably qualified person is provided to Hamilton City Council prior to the removal of the tree(s).

B. Earthworks

a. The disturbance is limited to areas within 2m of the asset being operated, maintained, renewed or upgraded; or

b. No more than 100m² of land is disturbed per site, per calendar year; and

c. The area disturbed is reinstated as soon as practicable following the completion of the works.

C. Renewal or upgrading of infrastructure

The asset being renewed or upgraded is increasing in footprint by a maximum of 5% or 30m², whichever is the greater.

20.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	(Refer to Volume 2, Appendix 1.3)
i. ~~Earthworks; laying of impervious surfaces; additions to existing structures; placement/construction of a new structure; directional drilling or boring; or storage of chemicals within the root protection zone of any scheduled tree~~	• ~~D – Natural Character and Open Space~~ • ~~F – Hazards and Safety~~
i. ~~Removal~~Pruning, maintenance or removal of indigenous or exotic vegetation or trees associated with restoration where this is not provided for by either 20.3(a) or 20.3(b) in a fSNA	• D – Natural Character and Open Space • F – Hazards and Safety
ii. Construction of new public walkways and cycleways through a Significant Natural Area, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks	• D – Natural Character and Open Space • F – Hazards and Safety
iii. Pruning and maintenance of a notable tree not in accordance with Rule 20.3 t.	• D – Natural Character and Open Space
iv. The activities located within the Protected Root zone of any notable tree as provided in Rule 20.3.w.	• D – Natural Character and Open Space • F – Hazards and Safety

20.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities and Assessment Criteria
- Design Guides

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

22 Natural Hazards

22.1 Purpose

a. This chapter establishes a city-wide framework for managing the use, development and subdivision of land affected by natural hazards.

b. A natural hazard is the result of natural processes that form, shape and alter the environment. Natural hazards are any atmospheric, earth or water-related occurrence that may adversely affect human life, property or the environment. They include earthquakes, tsunami, erosion, volcanic and geothermal activity, landslips, subsidence, sedimentation, wind, drought, fire, and flooding.

c. Flooding and land instability (erosion, land slips and subsidence) are natural hazards of particular relevance to Hamilton. It is these hazards that this chapter focuses on. Other natural hazards are managed by other statutory instruments or processes.

d. Land may fall within one or more hazard areas identified within the Planning Maps. These are:

   i. High Flood Hazard Area.

   ii. Medium Flood Hazard Area.

   iii. Low Flood Hazard Area.

   iv. Temple View Flood Hazard Area.

   v. Culvert Block Flood Hazard Area.

   vi. Waikato Riverbank and Gully Hazard Area.

Flood Hazard Areas

e. The Low, Medium and High Flood Hazard Areas have been identified using flood hazard modelling. The flood hazard modelling covers five areas of the City and the Waikato River corridor. These Flood Hazard Areas show land predicted to be affected by river flooding, water ponding or overland flowpaths in a storm event that has a 1% chance of occurring in any one year. New development on sites predicted to be affected will need to comply with minimum floor level standards.

f. The Low, Medium and High categories of Flood Hazard Areas are based on combinations of water depth and speed, and proximity to the Waikato River. Generally, the deeper or faster the water the greater the consequence if people or property are exposed to it (i.e. the greater the risk). This is reflected in the policies and rules that relate to Flood Hazard Areas whereby a more restrictive approach exists within High Flood Hazard Areas compared with the Medium or Low Flood Hazard Areas.

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g. The modelling process on which the Low, Medium and High categories are based will be undertaken for the rest of the City over time.

h. For the rest of the City, specific Flood Hazard Areas have been derived from the Operative District Plan 2012, which identified areas of potential flooding in Temple View and if specific culverts become blocked in a storm event.

i. The Temple View Flood Hazard Area applies to parts of Temple View that are susceptible to flooding. These areas are associated with small-scale farm dams and secondary flow paths that are part of the Waipa Flood Prevention Scheme.

j. The Culvert Block Flood Hazard Areas apply upstream of significant culverts along the gully system. These represent the maximum effect of a culvert becoming blocked whereby water backs up the gully until it eventually overtops the accessway or transport corridor above the culvert.

Waikato Riverbank and Gully Hazard Area

k. The slopes and soil types of the Waikato Riverbank and Gully systems potentially make these areas more susceptible to land instability (erosion, land slips and subsidence). In addition to controls within the Waikato Riverbank and Gully Hazard Area there are setbacks for nearby new development.

Note

1. Subdivision and development may also be managed with respect to natural hazards under s106 of the Act, and the Building Act 1991.
2. The boundaries for all hazard areas are derived from information that Council currently holds.
3. Details about the flood hazard modelling methodology, assumptions, limitations and validation, and a more detailed breakdown of flood water depth and speed components of the flood hazard mapping are held by Council.
4. There is no guarantee that specific sites outside the identified hazard areas will be unaffected by flooding or land instability during a natural hazard event.

22.2 Objectives and Policies: Natural Hazards

Objective	Policies
22.2.1 Manage activities to avoid or mitigate adverse effects on, and minimise risk to: • People; • Property; and • The environment, from natural hazards, in order to increase community resilience, reduce the risks from natural hazards, and support effective and efficient response and	**22.2.1a** Subdivision, use and development shall be managed to reduce the risks from natural hazards to an acceptable level, including by: i. Ensuring risk and likely effects are assessed for new activities on land subject to natural hazards. ii. Reducing the risk to which existing use and development is exposed to tolerable or acceptable levels where these risks are considered unacceptable. iii. Controlling new use and development in areas

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	recovery from natural hazard events.	subject to significant natural hazards to ensure that the natural hazard risk does not exceed acceptable levels. iv. Taking a precautionary approach by minimising the vulnerability of new development adjoining natural hazard areas. v. Recognising that sites may be subject to multiple hazards and the potential cumulative effect this may create. vi. When mitigation options are being considered in response to unacceptable hazard risks, giving priority to the use of non-structural solutions over new construction of natural hazard protection works or structures. vii. Recognising, maintaining or enhancing the role of natural features to avoid or minimise natural hazards. viii. Ensuring new activities do not create new or exacerbate existing natural hazards. ix. Having regard to the actual or potential effects of climate change on the occurrence or severity of natural hazards. x. Recognising that providing for redevelopment resulting in an increased level of development on site may create opportunities to reduce the overall level of existing risk.
		Subdivision **22.2.1b** Subdivision that increases the demand or potential for a greater number or extent of buildings and structures within the High Flood Hazard Areas shall be avoided.
		22.2.1c Subdivision creating new allotments shall ensure building platforms are identified and located on parts of the site that are free from any Hazard Area.
		22.2.1d Subdivision within a Flood Hazard Area shall only be allowed when: i. The adverse effects of a flood event have been minimised and risk reduced to an acceptable level.

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		ii. The activity does not create a new or exacerbate existing flood hazards.
		Flood Hazard Areas **22.2.1e** New use and development that is vulnerable to the adverse effects of flooding events (including but not limited to residential units, child care facilities, community centres, schools and health care services) shall avoid High and Medium Flood Hazard Areas, Culvert Block Flood Hazard Areas and the Temple View Flood Hazard Area.
		22.2.1f Recognise that there are some new uses and development that are resilient to the adverse effects of flooding events and can be carried out in Flood Hazard Areas.
		22.2.1g New essential service infrastructure shall avoid Flood Hazard Areas if the infrastructure could become unusable or inaccessible during flood events.
		22.2.1h New regionally significant infrastructure shall be allowed within a Flood Hazard Area only when: i. The infrastructure can not reasonably or practicably be located elsewhere. ii. The adverse effects of a flood event on the infrastructure are minimised to the extent practicable.
		22.2.1i New use and development within a Flood Hazard Area shall only be allowed when: i. The adverse effects of a flood event have been minimised and risk reduced to an acceptable level. ii. The activity does not create a new or exacerbate existing flood hazards.
		22.2.1j New development shall avoid overland flow paths.
		22.2.1k New development shall be considered in areas subject to ponding hazards only where: i. The extent of ponding is localised and not part

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	of a widespread and contiguous ponding hazard. ii. The ponding depth does not hinder safe movement by the expected users of the development and evacuation routes are maintained.
	Waikato Riverbank and Gully Hazard Area 22.2.1l New use and development which is vulnerable to the adverse effects of land instability shall avoid the Waikato Riverbank and Gully Hazard Area, where the adverse effects and risks have not been minimised to an acceptable or tolerable level.
	22.2.1m New use and development which is resilient to the adverse effects of land instability shall be provided for in the Waikato Riverbank and Gully Hazard Area.

Explanation

The potential consequences of allowing activities within areas affected by natural hazard events vary according to the nature and scale of the proposed activity. The hazard areas identified within this District Plan are affected by potentially significant hazards. Most activities within these areas will involve the preparation of a Risk Assessment Report as part of information requirements for building and resource consents.

Climate change can have the effect of increasing the occurrence or severity of natural hazards. When assessing risk of any activity, the effects of climate change should be considered. In addition to Ministry for Environment guidance reports, the Hamilton City Infrastructure Technical Specifications contain guidance on determining the effects of climate change on rainfall and how to reflect this in the design of stormwater infrastructure.

Some land uses have the effect of concentrating people into defined locations. Concentrating people in locations (e.g. residential activities at urban densities) that may be subject to natural hazards creates a greater risk than if the land was used only for lower population density uses.

Some activities are vital for emergency response and disaster recovery, including hospitals, emergency service facilities, and lifeline utilities. These activities need to be located in areas where their exposure to natural hazards is minimised. In some situations it will be impossible to provide lifeline utility services to the City without entering a hazard area (e.g. Three Waters infrastructure or the strategic transport network crossing the Waikato River). Where it has been established that there is no reasonable or practical alternative that would avoid a hazard area, then the activity should be allowed to proceed in a manner that minimises the level of risk.

Some activities are not sensitive to the effects of natural hazards and are considered low risk. These should be allowed to occur in hazard areas. For example outdoor

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recreational spaces and their associated activities. This ensures that the land is still able to contribute towards the functioning of the City while minimising the consequences of a natural hazard event.

New activities should not be allowed to create a new, or exacerbate an existing, hazard, e.g. development which diverts flood water on to a neighbouring site or alters the hydrological capacity of a flood plain. These include walls, fences, earthworks, vegetation removal, construction of buildings and structures, and increasing impervious surfaces.

The policy of minimising the vulnerability of new development beyond the identified hazard layers is a precautionary approach intended to respond to potential inaccuracies in modelling and data, and the uncertainty that exists with designing for hazard events.

In some situations redevelopment on a site affected by a natural hazard may provide an opportunity to reduce the overall level of existing risk. For example, the added risk from increasing the amount of habitable floor area on land in a flood hazard area may be offset by the reduction in overall risk if the redevelopment also involves raising floor levels of existing habitable areas to meet minimum freeboard levels.

22.3 Rules – Activity Status Table

Activity	Hazard Areas					
	High Flood	Medium Flood	Low Flood	Temple View Flood	Culvert Block Flood	Waikato Riverbank and Gully
Trees and Other Vegetation						
a. Removal of trees or other vegetation (excluding as provided for by g) and Notable Trees in Volume 2, Appendix 9, Schedule 9D: Notable Trees)	P	P	P	P	P	P
b. Planting of trees or other vegetation (excluding as provided for by g) and Notable Trees in Volume 2, Appendix 9, Schedule 9D: Notable Trees)	P	P	P	P	P	P
c. Trimming and maintenance of existing trees or other vegetation (excluding as provided for by g) and Notable Trees in Volume 2, Appendix 9, Schedule 9D: Notable Trees)	P	P	P	P	P	P
d. Pest control	P	P	P	P	P	P

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e. Removal of dead, diseased or damaged trees or other vegetation where this is necessary to: i. Avoid the death, destruction or irreparable damage of remaining trees or vegetation ii. Where it constitutes an imminent hazard to people and property iii. Where it affects the operation of existing network utilities, or iv. For the purpose of maintaining existing tracks and fencing	P	P	P	P	P	P
f. Removal of vegetation as part of any farming, horticultural or domestic gardening activity	P	P	P	P	P	P
g. Removal, trimming or maintenance of trees and vegetation identified in: • Volume 2, Appendix 9, Schedule 9C: Significant Natural Areas, or • Volume 2, Appendix 9, Schedule 9D: ~~Significant~~Notable Trees	Refer to Chapter 20: Natural Environments.					
Building, Structures, Earthworks and Development						
h. New buildings	NC	D	P	D	P	D
i. Replacement or rebuilding of existing lawfully established buildings	P	P	P	P	P	P
j. Alterations or additions to buildings which results in: i. Greater building site coverage, or ii. An increase in habitable floor area	NC	D	P	D	P	D
k. Other alterations or additions to buildings	P	P	P	P	P	P
l. Demolition or removal of buildings	P	P	P	P	P	P

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m. Maintenance or repair of buildings	P	P	P	P	P	P
n. Demolition, or removal, maintenance, and repair, alterations or additions to buildings identified in Volume 2, Appendix 8, Schedule 8A: Built Heritage	Refer to Chapter 19: Historic Heritage					
o. Earthworks ancillary to a permitted activity in this table	P	P	P	P	P	P
p. Earthworks not otherwise identified in this table	D	D	D	D	D	D
q. Flood protection structures	D	D	D	D	D	D
r. Ancillary residential structures (excluding swimming pools, walls and fences)	P	P	P	P	P	P
s. Soil conservation, river and erosion control works	P	P	P	P	P	P
t. Walkways and cycle paths	P	P	P	P	P	P
u. Swimming pools	P	P	P	P	P	D
v. Fences and walls	RD	RD	P	P	P	P
w. External storage of goods and materials (excluding hazardous facilities – refer Chapter 25.4: City-wide – Hazardous Facilities)	P	P	P	P	P	P
Land Uses – Tolerant						
x. Recreational activities	P	P	P	P	P	P
y. Farming, horticultural or domestic gardening activities	P	P	P	P	P	P
z. Events	Refer to Chapter 25.3: City-wide - Events and Temporary Activities					
aa. All temporary activities						
Land Uses – Vulnerable						
bb. Any residential activity	NC	NC	P	NC	P	D
cc. Any industrial activity	NC	D	P	D	P	D
dd. Any retail activity	NC	D	P	D	P	D
ee. Childcare facility	NC	NC	P	NC	P	D
ff. Community centre	NC	D	P	D	P	D
gg. Health care services	NC	D	P	D	P	D

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

hh. Offices	NC	D	P	D	P	D
ii. Schools	NC	NC	P	NC	P	D
Activities on the Surface of Water						
jj. Events or activities associated with events on the Waikato River or Lakes (motorised or non-motorised)	Refer to Chapter 25.3: City-wide - Events and Temporary Activities					
kk. Private recreation on the surface of water	Refer to Chapter 15: Open Space Zones					
ll. Commercial activities on the surface of water						
mm. Pontoon/jetty						
Land Uses – Essential Services and Regionally Significant Infrastructure						
nn. Emergency service facilities	NC	NC	P	NC	P	NC
oo. Hospitals	NC	NC	P	NC	P	NC
pp. Lifeline utilities – excluding stormwater infrastructure (at ground level)	NC	NC	P	NC	P	NC
qq. Lifeline utilities – stormwater infrastructure only (at ground level)	P	P	P	P	P	NC
rr. Lifeline utilities (above ground level)	P	P	P	P	P	P
ss. Lifeline utilities (below ground level)	P	P	P	P	P	NC
tt. Maintenance and repair of existing lifeline utilities	P	P	P	P	P	P
uu. Regionally Significant Infrastructure (not otherwise covered in this table)	NC	NC	P	NC	P	NC

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *This chapter focuses on the hazard risk element of land-use management. Activities identified in the table above may also be subject to standards within the relevant zone or other City-wide chapters. When there is a more onerous rule in another chapter then the more onerous rule prevails.*
3. *The Regional Plan also contains rules relevant to natural hazards.*

22.4 Rules – General Standards

22.4.1 Impermeable Surfaces

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. The maximum area of impermeable surface in that part of a site within a Hazard Area shall be 40%.

b. This standard does not apply to transport corridors.

22.5 Rules – Specific Standards

22.5.1 Earthworks Ancillary to a Permitted Activity

a. The following standards apply within the Waikato Riverbank and Gully Hazard Area only.

Earthworks must not exceed the following maximums	
i. Volume: • Per site per calendar year; or • Per 50m length of the watercourse or gully if part of an esplanade reserve or Open Space Zone per calendar year	$25m^3$
ii. Cut depth	0.5m
iii. Fill height	0.5m

c. Earthworks shall be clean fill only.

d. Earthworks shall not:

i. Result in the subject site or any other site becoming unstable, or

ii. Create or exacerbate any natural hazards at the subject site or any other site.

e. All bare earth shall be re-vegetated or re-grassed as soon as practicably possible and within one calendar month following the completion of earthworks.

f. If this can not be achieved the area shall be temporarily covered by a surface suitable to protect against soil erosion until such time as re-vegetation or re-grassing can occur.

Note

1. *Also refer to standards in Chapter 25.2: City-wide – Earthworks and Vegetation Removal.*

22.5.2 Earthworks Ancillary to a Permitted Activity

a. The following standards apply within Flood Hazard Areas only.

b. Earthworks shall be clean fill only.

c. Earthworks shall not:

i. Raise natural ground level,

ii. Impede flood flows,

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iii. Increase the adverse effects of flooding at the subject site, or

iv. Results in flood waters being diverted or displaced onto any other site to any greater degree.

d. All bare earth shall be re-vegetated or re-grassed as soon as practicably possible and within one calendar month following the completion of earthworks.

e. If this can not be achieved the area shall be temporarily covered by a surface suitable to protect against soil erosion until such time as re-vegetation or re-grassing can occur.

Note

1. *Also refer to standards in Chapter 25.2: City-wide – Earthworks and Vegetation Removal.*

22.5.3 External Storage of Goods and Materials

a. The following standards apply within the Flood Hazard Areas only.

b. In a 1% annual exceedance probability event goods or materials that are stored outside shall not:

i. Be able to be mobilised by flood water,

ii. Impede flood flows,

iii. Increase the adverse effects of flooding at the subject site, or

iv. Result in flood waters being diverted or displaced onto any other site to any greater degree.

Note

1. *Acceptable means of compliance with this standard includes storing goods and materials above the 1% annual exceedance probability event flood level on a structure designed to allow flood waters to pass beneath, through or around, in a manner that ensures flood waters are not diverted or displaced onto any other site.*

c. Rule 22.5.3.b. above shall not apply to the temporary storage of goods and materials for on-site construction work or as part of an event or temporary activity.

22.5.4 Removal of Trees and Other Vegetation

a. The following standards apply within the Waikato Riverbank and Gully Hazard Area only.

b. The removal of any tree or other vegetation shall not:

i. Result in the subject site or any other site becoming unstable, or

ii. Create or exacerbate any natural hazards at the subject site or any other site.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Note

1. *In order to provide for people's health and safety and to minimise adverse effects on the stability of a site, the removal of any tree or other vegetation within the Waikato Riverbank and Gully Hazard Area should be undertaken by, or under the direction of, a suitably experienced person. In addition, the removal of large trees, or groups of smaller trees, on steep sites may require geotechnical engineering input.*

c. All bare earth shall be re-vegetated or re-grassed as soon as practicably possible and within one calendar month following the completion of earthworks.

d. If this can not be achieved the area must be temporarily covered by a surface suitable to protect against soil erosion until such time as re-vegetation or re-grassing can occur.

e. The area of vegetation clearance shall not exceed:

   i. 50m^2 per calendar year, per site, or

   ii. 100m^2 per calendar year for each 50m length of watercourse or gully that is part of an esplanade reserve or Open Space Zone.

Note

1. *Also refer to standards in Chapter 20: Natural Environments and Chapter 25.2: City-wide – Earthworks and Vegetation Removal.*

22.5.5 Fences and Walls

a. All fences and walls within a Flood Hazard Area (excluding Low Flood Hazard Areas) shall be designed to allow flood waters, in a 1% annual exceedance probability event, to pass beneath, through or around, in a manner that ensures flood waters are not diverted or displaced onto any other site to any greater degree.

Note

1. *Hedges are not affected by this standard.*

22.5.6 New Buildings, Replacement or Rebuilding of Existing Lawfully Established Buildings, and Alterations or Additions to Existing Buildings

Displacement of Flood water and structural design

a. New buildings, replacement or rebuilding of existing lawfully established buildings within any Flood Hazard Area shall:

   i. Ensure that floodwaters in a 1% annual exceedance probability event are not diverted or displaced onto any other site.

   ii. Be structurally sufficient to withstand the effects of inundation in a 1% annual exceedance probability event.

   iii. In the Low Flood Hazard Area, i. above does not apply where compliance with

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the building site coverage rules (if any) of the relevant zone are achieved, and ii) above does not apply at all.

Minimum floor heights and freeboard

b. On any site that is fully or partly affected by the Culvert Block Flood Hazard Area the minimum floor levels shall be 150mm above the flood level shown on the Planning Maps.

c. On any site that is fully or partly affected by any Flood Hazard Area (excluding the Culvert Block Flood Hazard Area) the following minimum freeboard heights shall be complied with, which are additional to the top water flood level of the 1% annual exceedance probability event.

Building use	Minimum freeboard height
i. Residential buildings (including attached garages)	0.5m
ii. Commercial and industrial buildings	0.3m
iii. Non-habitable residential buildings and detached garages	0.2m

Except that in the Low Flood Hazard Area i. and iii. shall not apply to:

- Habitable extensions and alterations to existing residential buildings, which instead shall be no lower than the floor level of the existing building.
- Non-habitable extensions and alterations to existing residential buildings.
- Detached garages and accessory buildings.

Note

1. *Building Act provisions regarding minimum floor levels and freeboard will continue to apply for all buildings.*

d. Minimum freeboard heights shall be measured from the top water level of the 1% annual exceedance probability design storm to whichever is applicable of the following:

i. Building platform level

ii. The underside of the floor joists, or

iii. Underside of the floor slab.

e. As an alternative to the minimum freeboard heights contained in d) above the recommended freeboards of a site-specific flood risk assessment report prepared in accordance with Information Requirements in Volume 2, Appendix 1.2.2.9, can be used.

22.5.7 Vulnerable Activities, Essential Services and Regionally Significant

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Infrastructure

a. The following activities may operate from buildings on a site that is fully or partly affected by any Flood Hazard Area only if those buildings comply with the relevant standards in Rule 22.5.6:

   i. Any residential activity

   ii. Any industrial activity

   iii. Any retail activity

   iv. Childcare facility

   v. Community centre

   vi. Tertiary education and specialised training facilities

   vii. Health care services

   viii. Offices

   ix. Schools

   x. Emergency service facilities

   xi. Hospitals

   xii. Lifeline utilities – excluding stormwater infrastructure (at ground level)

   xiii. Regionally Significant Infrastructure

22.5.8 Lifeline Utilities (Above Ground Level)

a. Lifeline utilities (above ground level) shall be at least 1m above the top water flood level of the 1% annual exceedance probability event.

b. Lifeline utilities (above ground level) in the Culvert Block Flood Hazard Area shall be at least 1m above the flood level shown on the Planning Maps.

22.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also

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restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3.3)
i. Fences and walls	F – Hazards and Safety

22.7 Non-Complying Activities in a Flood Hazard Area

a. A flood risk assessment report in accordance with Information Requirements in Volume 2, Appendix 1.2.2.9, submitted as part of an application for a non-complying activity may be considered by Council to satisfy itself, under section 104D of the Act, that either:

   i. The adverse effects of the activity on the environment will be minor, or

   ii. The activity will not be contrary to the objectives and policies of the District Plan,

   on the basis that the actual site specific flood hazard and risk is lower than the assessment and categorisation set out in Rule 22.3.

22.8 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification Defaults
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

23 Subdivision

23.1 Purpose

a. Subdivision is essentially the process of dividing a parcel of land or a building into one or more further parcels, or changing an existing boundary location. Subdivision by itself is not a use of land, however it often sets the platform for future development and land use.

b. The development and use of land and buildings can be facilitated by subdivision. As such, the purpose of this chapter is to ensure that subdivision activities within the City are undertaken in a manner that supports the outcomes sought in the underlying zone. It is also to ensure the integrated management of the effects of the use, development or protection of land and associated natural and physical resources.

23.2 Objectives and Policies: Subdivision

Objective	Policies
23.2.1 To ensure that risk to people, the environment and property is not exacerbated by subdivision.	**23.2.1a** Subdivision: i. Does not result in increased risk of erosion, subsidence, slippage or inundation. ii. Minimises any adverse effects on water quality. iii. Ensures that a building platform can be accommodated within the subdivided allotment clear of any areas subject to natural hazards. iv. Ensures that any risks associated with soil contamination are appropriately remedied as part of the subdivision process. v. Ensures reverse sensitivity mitigation measures avoid or minimise effects such as noise associated from an arterial transport corridor or State Highway.
Explanation	
The policies ensure that land is suitable for subdivision and will not increase risks to people, the environment and property.	
Objective	**Policies**
23.2.2 Subdivision contributes to the achievement of functional, attractive, sustainable, safe and	**23.2.2a** Subdivision: i. Is in general accordance with Subdivision

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	well designed environments.	Design Assessment Criteria to achieve good amenity and design outcomes. ii. Is in general accordance with any relevant Structure Plan. iii. Is in general accordance with any relevant Integrated Catchment Management Plan. iv. Maintains and, where possible, enhances existing amenity values. v. Promotes energy, water and resource efficiency. vi. Provides for the recreational needs of the community. vii. Discourages cross-lease land ownership. viii. Ensures that any allotment is suitable for activities anticipated for the zone in which the subdivision is occurring. ix. Contributes to the achievement of identified residential yield requirements over time where appropriate. x. Avoids or minimises adverse effects on the safe and efficient operation, maintenance of and access to network utilities and the transport network. xi. Is avoided where significant adverse effects on established network utilities or the transport network are likely to occur. xii. Promotes connectivity and the integration of transport networks. xiii. Provides appropriate facilities for walking, cycling and passenger transport usage. xiv. Provides and enhances public access to and along the margins of the Waikato River and the City's lakes, gullies and rivers. xv. Facilitates good amenity and urban design outcomes by taking existing electricity transmission infrastructure into account in subdivision design, and where possible locating compatible activities such as infrastructure, roads or open space under or in close proximity to electricity transmission infrastructure.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	xvi. Ensures that a compliant building platform can be accommodated within the subdivided allotment outside of the National Grid Yard.

Explanation

Subdivision has a lasting impact on the built form and function of a city. These policies require that the subdivision process respond to the range of form and function matters, such as urban design and resource efficiency, identified in the policy in order to achieve good environmental and built form outcomes in Hamilton City.

Objective	Policies
23.2.3 Medium-Density Residential Zone (excluding Rotokauri North) and Rototuna Town Centre Zone areas are developed comprehensively.	**23.2.3a** Subdivision that creates additional allotments in the Medium-Density Residential Zone (excluding Rotokauri North) or the Rototuna Town Centre Zone does not occur without an approved Comprehensive Development Plan or Land Development Consents for Ruakura and Te Awa Lakes.

Explanation

Comprehensive Development Plans are a useful tool to ensure a comprehensive approach to the layout and design of medium-density development. The Board of Inquiry Decision for Ruakura included a Land Development Consent process to ensure a comprehensive approach to layout and design within the medium density development occurs.

Objective	Policies
23.2.4 To ensure the provision of infrastructure services as part of the subdivision process.	**23.2.4a** Subdivision: i. Provides an adequate level of infrastructure and services appropriate for the proposed development. ii. Takes into account and shall not compromise the infrastructural needs of anticipated future development. iii. Does not occur unless appropriate infrastructure and/or infrastructure capacity is available to service the proposed development. iv. Ensures that the capacity, efficiency, performance and sustainability of the wider infrastructure network is not compromised. v. Uses public infrastructure ahead of private infrastructure where appropriate.

Explanation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Hamilton City Infrastructure Technical Specifications. The Ruakura Structure Plan area includes two areas of Large Lot Residential Zones which are not anticipated to be serviced with Three Waters infrastructure, and should accommodate on-site servicing. Parts of the Future Urban Zone, where rural uses are to predominate, will also contain on-site servicing.

Objective	Policies
23.2.5 Subdivision occurs in a manner that recognises natural environments and recognises and provides for the protection of historic heritage ~~and natural environments~~.	**23.2.5a** Subdivision avoids, remedies or mitigates adverse effects on: i. Scheduled heritage ~~items~~buildings and structures. ii. Scheduled archaeological and cultural sites. iii. Scheduled ~~significant~~Historic Heritage Areas iv. Scheduled notable trees. v. Scheduled significant natural areas. vi. The Waikato River and gullies and river banks, lakes, rivers and streams.
	23.2.5b Subdivision protects, and where possible enhances any: i. Landforms and natural features. ii. Vegetation.
	23.2.5c Subdivision of land which protects and enhances the riparian margins of the Waikato River and the City's lakes, gullies and rivers.

Explanation

Subdivision and the associated development of land often involves modification and this has the potential to cause or exacerbate adverse effects. These effects should be managed through the location and design of subdivision.

Objective	Policies
23.2.6 Subdivision of an existing, or an approved, development shall have suitable instruments in place to manage individual ownership, and any shared rights and interests in common.	**23.2.6a** To ensure that any subdivision is supported by management structures and legal mechanisms that provides certainty of, and enables effective ongoing, management, maintenance and operation of land, structures, services, apartment buildings, and common areas.

Explanation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

The objective and policy ensures that the type of land tenure proposed is the most appropriate to the nature and configuration of underlying development. In the case of fee simple subdivision of apartment buildings, the means by which shared and common components are to be managed by multiple parties is clearly demonstrated and established at the time of application for subdivision.

Objective	Policies
23.2.7 Subdivision in Rotokauri North is designed comprehensively to ensure a medium-density environment with a high standard of urban design quality.	**23.2.7a** Enable subdivision in Rotokauri North that: i. Creates lots that are generally rectangular in shape with a greater depth than width; ii. Provides lots of a suitable shape and size for apartment developments; iii. Forms a well-connected block structure that avoids: • rear lots wherever possible; and • culs-de-sac, except where there is no practical alternative (e.g., adjoining the green spine) and pedestrian connectivity can still be achieved; iv. Maximises street or pedestrian frontage to public spaces, including at least one side of streams or drainage reserves that are longer than 250m; v. Maximises land efficiency to promote affordable housing while achieving clauses iii and iv above; vi. Can accommodate a permitted activity duplex dwelling.
Explanation	

The objective reflects the overall design approach for Rotokauri North, which is to create a well-planned medium-density living environment that enables a variety of lifestyle and housing choices (and therefore a range of price points and provision of affordable housing). It recognises that the environment must create liveable and useable spaces. The policies require the development of urban blocks and interconnected roading networks at the time of subdivision, and for dwellings to create public fronts which address the street and encourage interaction, whilst generally ensuring that back yards are provided for private outdoor living spaces.

Achieving the Rotokauri North subdivision pattern of development through lot and urban block layout is important to establishing a high-quality medium-density living environment, and ensuring the integration of subdivision and land use outcomes, particularly where these relate to the creation of vacant fee simple lots and their subsequent development with individual houses.

23.3 Rules – Activity Status Tables

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Table 23.3a: General Residential, Residential Intensification, Large Lot Residential, Central City, Business 1 to 7, Industrial, Knowledge, Ruakura Logistics, Ruakura Industrial Park, Future Urban, All Open Space, Major Facilities, Community Facilities and Transport Corridor Zones and All Hazard Areas

Activity	General Residential, Residential Intensification, Large Lot Residential, Central City, Business 1 – 7, Industrial, Knowledge, Ruakura Logistics and Ruakura Industrial Park Zones	Future Urban Zone	All Open Space Zones, Major Facilities, Community Facilities, Transport Corridor Zones	All Hazard Areas
For Medium-Density Residential, Rototuna Town Centre Zone and Te Rapa North Industrial Zone see Table 23.3b below. For Special Character Zones see Table 23.3c below. For Rotokauri North see Table 23.3d below.				
i. Boundary adjustments	P	RD	P	RD
ii. Amendments to cross-lease, unit-titles and company lease plans for the purpose of showing alterations to existing buildings or additional lawfully established buildings	P	P	P	P
iii. Conversion of cross-lease titles into fee simple titles	P	P	P	P
iv. Subdivision to accommodate a network utility service or transport corridor	RD	RD	RD	D
v. Fee simple subdivision* (includes fee simple subdivision of apartment buildings)	RD*	RD*	RD*	D
vi. Cross-lease subdivision	NC	NC	NC	NC
vii. Company-lease subdivision*	RD*	RD*	RD*	D
viii. Unit-title Subdivision*	RD*	RD*	RD*	D

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

ix. Leasehold Subdivision	RD	RD	RD	D
x. Subdivision involving any allotment within the Electricity National Grid Corridor	RD	RD	RD	D
xi. Any subdivision of an allotment within a archaeological and cultural site, or containing a Scheduled Historic Heritage ~~Site~~building or structure identified in Volume 2, Appendix 8, ~~{Link~~Schedules 8A, ~~10178,Schedules 8A}~~8B and ~~8B~~8C	D	D	D	D
xii. Any subdivision of an allotment containing a Significant Natural Area identified in Volume 2, Appendix 9, Schedule 9C	D	D	D	D

Table 23.3b: Medium-Density Residential Zones (excluding Rotokauri North) and Rototuna Town Centre Zones, and Te Rapa North Industrial Zone

Activity	Medium-Density Residential and Rototuna Town Centre Zones		Ruakura and Te Awa Lakes Medium-Density Residential Zone	Te Rapa North Industrial Zone			
	Without an approved CDP	As part of or after a CDP has been approved	With an approved LDC or an LDC with subdivision activity	Deferred Industrial outside of Stage 1A	Within Stage 1A without a CDP	Within Stage 1A after a CDP	Te Rapa Dairy Manufac Site?
For General Residential, Residential Intensification, Large Lot Residential, Central City, Business 1 to 7, Industrial, Knowledge, Ruakura Logistics and Ruakura Industrial Park, Future Urban, all Open Space, Major Facilities, Community Facilities and Transport Corridor Zones, and all Hazard Areas see Table 23.3a above. For Special Character Zones see Table 23.3c below.							
i. Boundary adjustments Inclusive where no LDC	P	P	P	P	P	P	P

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

exists for Ruakura and Te Awa Lakes Medium-Density Residential Zone							
ii. Amendments to cross-lease, unit-titles and company lease plans for the purpose of showing alterations to existing buildings or additional lawfully established buildings	P	P	P	P	P	P	P
iii. Conversion of cross-lease titles into fee simple titles	P	P	P	P	P	P	P
iv. Subdivision to accommodate a network utility service or transport corridor inclusive where no LDC exists for Ruakura and Te Awa Lakes Medium-Density Residential Zone	RD	RD	RD	RD	D	RD	RD
v. Fee simple subdivision	NC	D	RD*	NC	D	RD*	RD*
vi. Cross-lease subdivision*	NC	NC	NC	NC	NC	NC	NC
vii. Company-lease subdivision	NC	RD	RD	NC	D	RD	RD
viii. Unit-title Subdivision*	NC	RD*	RD*	NC	D	RD*	RD*

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

ix.	Leasehold Subdivision	NC	RD	RD	NC	D	RD	RD
x.	Subdivision involving any allotment within the Electricity National Grid Corridor	NC	RD	RD	RD	D	RD	RD
xi.	Any subdivision of an allotment within an archaeological and cultural site, or containing a Scheduled Historic Heritage ~~Site~~building or structure identified in Volume 2, Appendix 8, Schedules 8A, 8B and ~~8B~~8C	NC	D	D	NC	D	D	D
xii.	Any subdivision of an allotment containing a Significant Natural Area identified in Volume 2, Appendix 9, Schedule 9C	NC	D	D	NC	D	RD	RD

Table 23.3c: Special Character Zones

Activity	All Special Character zones			Special Natural Zone		Rototuna North East Character Zone, Special Residentia Zone, Special Heritage Zone and Special
	Temple View Zone	Peacocke Character Zone		Lot 2 DP425316		
		Without an approved Master Plan	As part of or after a Master Plan has been approved	Without an Approved CDP	As part of an application for a CDP or after a CDP has	

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

					been approved	**Natural Zone**
For Medium-Density Residential, Rototuna Town Centre Zone and Te Rapa North Industrial Zone see Table 23.3b above. For General Residential, Residential Intensification, Large Lot Residential, Central City, Business 1 – 7, Industrial, Knowledge, Ruakura Logistics and Ruakura Industrial Park, Future Urban, all Open Space, Major Facilities, Community Facilities, and Transport Corridor Zones, and all Hazard Areas see Table 23.3a above.						
i. Boundary adjustments	RD	RD	RD	RD	RD	P
ii. Amendments to cross-lease, unit-titles and company lease plans for the purpose of showing alterations to existing buildings or additional lawfully established buildings	P	P	P	-	P	P
iii. Conversion of cross-lease titles into fee simple titles	P	P	P	-	-	P
iv. Subdivision to accommodate a: - network utility service or - transport corridor	RD RD	RD RD	RD RD	RD NC	D D	RD RD
v. Fee simple subdivision*	D	-	-	NC	D	RD*
a. Fee Simple Subdivision within the Peacocke Character Zone for lots greater than 10ha	-	RD	RD	-	-	-

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

b. Fee Simple Subdivision within the Peacocke Character Zone for lots between 10ha and 2ha in the Terrace Area and between 10ha and 5000m^2 in the Gully and Hill Areas	-	D	D	-	-	-
c. Fee Simple Subdivision within the Peacocke Character Zone for lots less than 2ha in the Terrace Area and less than 5000m^2 in the Gully and Hill Areas	-	NC	D	-	-	-
d. Subdivision within the Peacocke Character Zone to establish a Master Plan neighbourhood area according to Volume 2, Appendix 2, Figure 2-3 Peacocke	-	D	D	-	-	-

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Structure Plan – Character Areas and Neighbourhoods						
e. Boundary relocation	-	D	D	D	D	-
vi. Cross-lease subdivision	NC	NC	NC	NC	NC	NC
vii. Company-lease subdivision*	D	NC	D	NC	D	RD*
viii. Unit-Title subdivision*	D	NC	D	NC	D	RD*
ix. Leasehold subdivision	D	NC	D	NC	D	RD
x. Subdivision involving any allotment within the Electricity National Grid Corridor	-	-	-	-	-	RD
xi. Any subdivision of an allotment within an archaeological and cultural site, or containing a Scheduled Historic Heritage ~~Site~~building or structure identified in Volume 2, Appendix 8, ~~Schedule~~Schedules 8A, 8B and ~~8B~~8C	D	D	D	D	D	D
xii. Any subdivision of an allotment containing a Significant Natural Area identified in Volume 2,	D	D	D	NC	D	D

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Appendix 9, Schedule 9C						

Table 23.3d: All zones in Rotokauri North

Activity	Activity Status
i. Boundary adjustments	P
ii. Amendments to unit-titles and company lease plans for the purpose of showing alterations to existing buildings or additional lawfully established buildings	P
iii. Subdivision to accommodate a network utility service or transport corridor	RD
iv. Cross-lease subdivision	NC
v. Company-lease subdivision*	RD*
vi. Unit-title Subdivision*	RD*
vii. Leasehold Subdivision	RD
viii. Any subdivision of an allotment containing a Significant Natural Area identified in Volume 2, Appendix 9, Schedule 9C	RD
ix. Fee simple subdivision*:	RD*
a. Any subdivision not in accordance with the Rotokauri North Structure Plan (Figure 2-8A)	D
b. Any fee simple subdivision which creates a rear lot	NC
c. Creation of any vacant lots not meeting the minimum lot size specified in Rule 23.7.1 below	NC
d. Creation of any vacant lots not meeting the minimum lot dimensions specified in Rule 23.7.8 below	D
e. Any subdivision not meeting the block layout dimensions or minimum specified in Rule 23.7.8 below	D
f. Any subdivision with access not meeting Rule 23.7.8 below	D
g. Any subdivision to create road to vest that does not meet the minimum widths in 23.7.8	D
x. Any subdivision which results in a permanent cul-de sac	D
xi. Subdivision in accordance with a land use consent	RD*

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

xii. Subdivision of a duplex which meets Rule 4.7.12.a to create fee simple titles	RD*
xiii. Subdivision of apartments to create fee simple or unit titles.	RD*

Note

1. *Consultation with Transpower New Zealand Limited (or its successor) is advised when considering subdivision within the Electricity National Grid Corridor. Transpower New Zealand will be an affected party for any development requiring resource consent for a subdivision under or adjacent to high voltage transmission lines.*
2. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*).*
3. *For any activity not identified above, see Section 1.1.8.1.*

23.4 Rules – Application of the Transport Corridor Zone

a. After 13 November 2012 land that is vested in the Council or the Crown as road pursuant to any enactment or provision in this plan, and has been formed as road to Council's required standards, then from the date of formation of the road, the land shall be subject to the rules in the Transport Corridor Zone but shall retain its current zoning.

23.5 Rules – General Standards

23.5.1 Telecommunication, Electricity, Gas and Computer Media

a. Telecommunication, electricity, gas and ducting for computer media shall be provided at the time of subdivision, in accordance with the requirements of the relevant network utility operator and the relevant standards of the applicable zone.

b. Telecommunication, electricity, gas and ducting for computer media shall be underground where possible.

Note

1. *Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Hamilton City Infrastructure Technical Specifications.*

23.5.2 Provision of Esplanade Reserves and Strips

a. An Esplanade Reserve or Esplanade Strip of not less than 20m measured from the edge of any river or lake shall be set aside and vested in Council in accordance with section 231 of the Act where any subdivision of land results in the creation of an allotment that adjoins the banks of:

   i. The Waikato River.

   ii. The margins of Lake Rotoroa (Hamilton Lake).

   iii. Any watercourse where the average width of the bed is 3m or more where the river flows through or adjoins an allotment.

   iv. Where a reserve or road of less than 20m width already exists along the edge of any river or lake, then additional land shall be vested to increase the

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minimum width to 20m.

23.5.3 Provisions in Other Chapters

a. The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 3: Structure Plans
- Chapter 25: City-wide

23.6 Rules – Specific Standards

a. The standards of Rule 23.6 shall not apply to the subdivision of land to accommodate a network utility service.

23.6.1 Subdivision in the Ruakura Structure Plan Area

a. Any subdivision which creates new allotments in the Ruakura Structure Plan area cannot initiate land use or development which is contrary to Rules 3.7.4.1 to 3.7.4.5 and Rule 3.7.5 of Chapter 3: Structure Plans, except as provided for within the Large Lot Residential Zone.

b. A consent notice may be registered against the title of any new allotment to ensure compliance with the Ruakura Structure Plan area rules in Rules 3.7.4.1 to 3.7.4.5 and Rule 3.7.5 of Chapter 3: Structure Plans.

c. Any subdivision which creates new allotments, and is in accordance with (a) and (b) above where applicable, shall be in accordance with the zoning of the land as identified on the Planning Maps and in accordance with Rule 3.7.4.1.

23.6.2 Company Leases and Unit Title Subdivision

a. Where an allotment is subject to an application for subdivision consent by way of company lease or unit title subdivision the following rules shall apply.

i. All existing buildings to which the subdivision relates shall have:

- Existing use rights.
- Been erected in accordance with a resource consent or certificate of compliance and building consent has been issued.
- Comply with any relevant standards.

b. All areas to be set aside for the exclusive use of each building or unit shall be shown on the survey plan, in addition to any areas to be used for common access or parking or such other purpose.

c. In all staged subdivisions, provision shall be made for servicing the building or buildings and all proposed future buildings on the allotment.

d. Where subdivision consent has been approved, no alterations shall be made to the position of the boundary lines delineated on the survey plan, or otherwise defined, without further subdivision consent.

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e. A design report shall be submitted detailing the effects of the proposed subdivision on the existing buildings pursuant to Section 116A of the Building Act 2004.

f. If alterations to buildings are necessary to fulfil the requirements of the Building Act or conditions of subdivision consent, they shall be undertaken in terms of a building consent and completed before the issue of a certificate under Section 224 of the Resource Management Act 1991. Such alterations shall comply with the relevant standards of the relevant zone and this chapter.

23.6.3 Amendments to a Cross-lease, Company Lease or Unit Title Plan

a. The amendments shall be for the purpose of showing alterations to existing buildings or additional lawfully established buildings.

b. The alteration shall be either permitted or otherwise lawfully established.

23.6.4 Cross-lease to Fee Simple Subdivision

a. The proposed boundaries shall align with those exclusive use area boundaries on the cross-lease plan. Where no exclusive use areas are shown on the cross lease plan the boundaries shall align with the exclusive and established pattern of occupation associated with the existing underlying development.

b. Where required to protect services, easements shall be provided.

c. Rule 23.7 – Subdivision Design Standards shall not apply to subdivisions under this rule.

d. The relevant land use rules in the respective zones (excluding Chapter 25.13 Three Waters) shall not apply to existing legally established buildings.

23.6.5 Leasehold Subdivision

Where an allotment is subject to an application for subdivision consent by way of leasehold subdivision the following rules shall apply where relevant.

a. Section 23.4 Application of the Transport Corridor

b. Section 23.5 Rules - General Standards

c. Section 23.6 Rules - Specific Standards

d. Section 23.7 Subdivision Design Standards

23.6.6 Boundary Adjustments

a. Any boundary adjustment shall not result in the creation of additional allotments, except in circumstances where a boundary adjustment creates an additional allotment or allotments which are required to be held together with another allotment or allotments by way of compulsory amalgamation condition.

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b. Any boundary adjustment shall not alter the size of an existing allotment by greater than 10% of the registered allotment size.

c. Any allotment subject to a boundary adjustment shall comply with all relevant development and performance standards.

d. Where required to protect services, easements shall be provided.

23.6.7 Subdivision Activities within the Electricity National Grid Corridor

a. Any subdivision which creates new allotments within the Electricity National Grid Corridor shall identify a building envelope, compliant with the relevant zone standards and the standards of this Chapter and clear of the National Grid Yard.

b. Failure to comply with the above standard will result in the proposal being assessed as a non-complying activity.

23.6.8 Subdivision in the Medium-Density Residential Zones and Rototuna Town Centre Zone (excluding Rotokauri North Medium Density Residential Zone)

a. Subdivision shall only take place in conjunction with a Comprehensive Development Plan or Land Development Plan application or after a Comprehensive Development Plan or Land Development Plan application has been granted. References to Land Development Plan in this rule relate to the Te Awa Lakes Medium-Density Residential Zone.

b. Allotment area and configuration shall conform to the allotment areas approved as part of the land-use consent.

c. A consent notice shall be registered against the title of each allotment to ensure compliance with the terms of the land-use consent.

d. The standards in Rule 23.6.8.a to c. do not apply to subdivision to accommodate a network utility service or transport corridor.

e. Subdivision in Land Development Plan Areas Q and R and Area X in the Business 6 Zone, shown on Figure 2-21 in Appendix 2 Structure Plans, that does not comply with a. above is a prohibited activity.

Note

1. *Refer to Rule 23.6.1 for Medium-Density Residential Subdivision in the Ruakura Structure Plan area*

23.6.9 Subdivision in the Te Rapa North Industrial Zone

a. Subdivision occurring in Stage 1A shall only occur over the following land areas:

   i. Post the Te Rapa section of the Waikato Expressway being open for public use, and prior to 1 January 2021 no more than 7ha of land shall be able to be subdivided; 7ha only in Stage 1A.

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ii. After 1 January 2021 a maximum of 23ha of land shall be able to be subdivided, 23ha in Stage 1A, being additional to the 7ha provided for Stage 1A prior to 2021.

23.6.10 Subdivision Within Stage 1 of the Peacocke Structure Plan Area

a. As part of any subdivision of Sec 1 SO 57582 or the balance of this parent lot, the following infrastructure requirements shall be met and certified by Council.

i. Upgrading of the existing wastewater network to provide for future development on the site.

ii. Implement a solution at the Dixon Road and State Highway 3 intersection that mitigates the adverse effects of potential traffic volumes from within Stage 1.

iii. Any subdivision that does not comply with i. and ii. above will be a non-complying activity.

23.6.11 Subdivision in the Peacocke Character Zone

Activity	Standards	
	Terraced Area	**Gully Area and Hill Areas**
a. Fee Simple Subdivision for lots greater than 10ha	180m frontage onto a formed and sealed legal road forming part of the City's transport network	
b. Fee Simple Subdivision for lots between 10ha and 2ha in the Terrace Area and between 10ha and 5000m^2 in the Gully and Hill Areas	1. Lots between 10ha and 2ha i. Only applies to allotments created prior to 1 September 2011 or if the allotment was created by an acquiring authority, or by boundary adjustment ii. Limited to one new lot per parent title, other than for utility and access allotments	2. Lots between 10ha and 5000m^2 i. Only applies to allotments created prior to 1 September 2011 or if the allotment was created by a requiring authority, or by boundary adjustment ii. Average lot Size = 1ha iii. Limited to one new lot per parent title other than for utility and access allotments
	Note 1. A simple Integrated Transport Assessment (ITA) is required as part of the subdivision consent information requirements (refer {Link, 6163,Rule 25.14.3) 2. A Subdivision Concept Plan is required as part of the subdivision consent information requirements (refer Volume 2, Appendix 1.2.2.2c)	
c. Fee Simple Subdivision for lots less than 2ha in the Terrace Area and less than 5000m^2 in	1. Lots Less than 2ha i. Provide full urban infrastructure ii. Connection to the existing wastewater	2. Lots less than 5000m^2 i. Provide full urban infrastructure ii. Connection to the existing wastewater

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the Gully and Hill Areas	network to the satisfaction of Council iii. Provision of a transport corridor connection across the Waikato River to join with the existing transport network	network to the satisfaction of Council iii. Provision of a transport corridor connection across the Waikato River to join with the existing transport network
	Note 1. A Master Plan is required as part of the subdivision consent information requirements (refer Volume 2, Appendix 1.2.2.3)	
d. Boundary Relocation Subdivision	i. Minimum lot size of 5000m^2 ii. Shall not create any additional certificates of title. iii. All lots involved in the subdivision shall have formed and legal vehicle access iv. A concept plan shall be prepared showing how the allotments in the subdivision can be subsequently re-subdivided in accordance with Volume 2, Appendix 1.2.2.2	

e. Any subdivision, other than for urban purposes, shall be required to have a consent notice placed on all titles issued from the subdivision (including the parent lot) requiring the payment of any outstanding development contributions prior to the subdivision of the title for urban purpose being allowed.

f. Except that the lots approved via subdivision consents (Council Consent Reference Numbers: 11.2009.20620, 11.2009.20621, 11.2099.20769, 11.2009.20770, 11.2007.18574, and 11.2011.22366) granted over the land described as Pt Lot 6 DP 34164, Lot 1 DPS 12991, Lot DPS 78023, Lot 1 DPS 76734, Lot 5 DPS 45202, Lot 2 DP 23381, Lot 5 DP 17475 Lot 8 DP 34164, Allotment 87, Pt Allotment 93 and Pt Allotment 94 Te Rapa PSH, Lot 3 DPS 45202, lots 1, 2 and 3 DPS 40592 and Lots 1, 2, 3, and 4 DPS 81210 can be used to create up to 52 lots for urban purposes without complying with Rule 23.6.10.c.1 or 2 provided that:

   i. A wastewater system sufficient to service urban purposes is provided and certified by Council.

   ii. A stormwater disposal solution is provided and certified by Council.

   iii. A Master Plan for the area of not less than one neighbourhood, as identified within Volume 2, Appendix 2, Figure 2-3. Refer to Volume 2, Appendix 1.2.2.3 for information requirements.

   iv. No further subdivision creating additional allotments is permitted unless Rule 23.6.11.c.1 or 2 is complied with.

g. Any subdivision for urban purposes that is in accordance with an approved Master Plan shall not be required to prepare an Integrated Catchment Management Plan.

h. Any subdivision for urban purposes that is in accordance with an approved Master Plan shall not be required to prepare an Integrated Transport Assessment.

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i. Any subdivision within the Peacocke Character Area which does not comply with the standards in Rule 23.6.11 will be a non-complying activity.

23.6.12 Subdivision in the Rototuna North East Character Zone

a. The maximum development yield shall be 1100 residential units.

b. The provision of a neighbourhood park area:

i. The first subdivision of land adjoining the Waikato Expressway designation (Designation E90) shall submit for approval as part of the subdivision, a neighbourhood park concept plan, consisting of detailed plans and supporting documentation for the entire future reserve area as located on the Rototuna Structure Plan.

ii. The neighbourhood park shall:

- Ensure varied widths no less than 20m.
- Address and accommodate topographical constraints to ensure usability of the area for informal recreation.
- Include flat open spaces for informal recreational.
- Include one area of between 300m^2 and 800m^2 for the provision of a children's play area. The location and design of this plan area shall ensure the safe operation of the playground and shall have regard to any stormwater attenuation areas and the roading and cycling network. Where necessary, additional safety measures will be taken, such as fencing.
- Include landscaping areas to provide an interesting and varied visual amenity for the area. These areas are to include varied vegetated areas (with the exception of the proposed Cycle and Walking access point across the Waikato Expressway, stormwater attenuation areas and identified viewing areas shown on the Rototuna Structure Plan) having a minimum planting width of 2m when parallel to the boundary of the Waikato Expressway, and consisting of native vegetation capable of reaching heights of at least 8m at maturity.
- Reflect the principles of Crime Prevention Through Environmental Design (CPTED).
- Include both a walking and cycling network in accordance with the Rototuna Structure Plan.
- Show how the area will relate to its surrounding area, including the Waikato Expressway.

iii. Any subdivision of land adjoining the Waikato Expressway (Designation E90) shall have regard to and implement the portion of the approved neighbourhood concept plan over the land area the subdivision is for at the time of subdivision.

c. At the time of subdivision of land and only if either the location of the carriageway within the designation corridor of the Waikato Expressway has been confirmed in

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writing by the Requiring Authority; or confirmed through an Outline Plan of Works approval under S.176A of the RMA; or construction is underway or completed; the following shall be identified on the subdivision plan to be submitted for consent:

i. A 55dB$_{LAeq(24hr)}$ contour line from the Waikato Expressway carriageway boundary utilising the following criteria:

- Traffic flow of 12700 vpd
- 10%HCV
- Vehicle speed of 100km/hr (or the posted speed limit if that is lower)
- Noise mitigation as confirmed by an approved Outline Plan of Works for Designation E90
- Finished ground levels based on the proposed subdivision design

ii. Identification of all lots where any boundary is intersected by the 55 dB$_{LAeq(24hr)}$ contour line.

23.6.13 Subdivision of Lot 2 DP425316 Lake Waiwhakareke Landscape Character Area

Subdivision shall only take place in conjunction with a Comprehensive Development Plan application or after a Comprehensive Development Plan application has been granted.

23.6.14 All Subdivision in the Te Awa Lakes Structure Plan area

a. A consent notice shall be registered against the title of each allotment to ensure compliance with the terms of the land use consent relating to the management and eradication of alligator weed.

23.7 Subdivision Design Standards

a. The standards of Rule 23.7 shall not apply to the subdivision of land to accommodate a network utility service.

b. The standards of Rule 23.7.1 shall not apply to:

i. The unit title subdivision of existing lawfully established buildings; or

ii. The fee simple subdivision of existing lawfully established duplex dwellings

Provided that all relevant development and performance standards are met in relation to the proposed boundaries around that building or unless otherwise authorised by resource consent.

23.7.1 Allotment Size and Shape

Zone	Minimum Net Site Area	Max Net Site Area	Min Shape Factor

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a. General Residential Zone (unless otherwise stated)	400m^2	-	15m-diameter circle
b. General Residential Zone (within the Rototuna Structure Plan Area)	400m^2	-	15m-diameter circle
c. General Residential Zone (adjoining the Waikato Expressway)	1000m^2	-	-
d. Residential Intensification Zone	350m^2	-	-
e. Special Residential Zone	Front, corner or through site – 600m^2	-	15m-diameter circle
	Rear Site – 400m^2	-	15m-diameter circle
f. Large Lot Residential – SH26, Ruakura Structure Plan area	2500m^2	-	15m-diameter circle
g. Large Lot Residential – Percival/Ryburn Rd, Ruakura Structure Plan area	2ha Except for Lot 8 DP 9210- 5000m^2	-	Rule 23.7.1.w. applies
h. Rototuna North East Character Zone	500m^2	-	15m-diameter circle
i. Special Heritage Zone (unless otherwise stated)	600m^2	-	15m-diameter circle
j. Special Natural Zone (Lake Waiwhakareke Landscape Character Area)	350m^2	800m^2 where a boundary to a site is adjoining the Lake Waiwhakareke Heritage Park or is separated from it only by a road	15m-diameter circle

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		reserve.	
k. Special Natural Zone (Ridgeline Character Area)	600m^2	-	15m-diameter circle
l. Peacocke Character Zone (Terrace Area)	200m^2	-	15m-diameter circle Medium-Density Residential – N/A
m. Peacocke Character Zone (Gully Area)	800m^2	-	15m-diameter circle
n. Peacocke Character Zone (Hill Area where slopes are less than 5 Degrees)	400m^2	800m^2	15m-diameter circle
o. Peacocke Character Zone (Hill Area where slopes are greater than 5 Degrees)	800m^2	-	15m-diameter circle
p. Temple View Zone (Within the Character Areas)	600m^2	-	15m-diameter circle
q. Temple View Zone (As part of a Duplex within precinct 1, 2, 3 and 4)	Duplex dwelling = 200m^2 per unit (400m^2 per duplex)	-	-
r. Central City Zone, Knowledge Zone, Business 1 to 7 Zones	1,000m^2	-	20m-diameter circle
s. Industrial Zone, Rotokauri Employment Area and Riverlea Industrial Area	Front, corner or through site – 1,000m^2	-	Rule 23.7.1.bb. applies
	Rear sites – 500m^2	-	Rule 23.7.1.bb. applies
t. Te Rapa North Industrial Zone	500m^2	-	Rule 23.7.1.bb. applies
u. Ruakura Logistics Zone	3000m^2	-	Rule 23.7.1.bb. applies
v. Ruakura Industrial Park Zone	3000m^2 Except up to a maximum of 20% of	-	Rule 23.7.1.bb. applies

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	sites for each subdivision stage shall have a minimum net site area of 1000m^2 for front sites and 500m^2 for rear sites.		
w. Ruakura Industrial Park Zone LDP Areas T & G	Front, corner or through site- 1000m^2	-	Rule 23.7.1.bb. applies
	Rear Sites – 500m^2	-	Rule 23.7.1.bb. applies
x. Future Urban Zone	10ha	-	-
y. Te Awa Lakes Medium-Density Residential Zone lots that adjoin any existing or proposed esplanade reserve adjacent to the Waikato River (River Interface Overlay)	1000m^2	-	15m diameter circle
z. Rotokauri North Medium-Density Residential Zone - applies to vacant lots only	280m^2		

aa. Where the shape factor circle standard applies to any subdivision, unless otherwise specified, each allotment shall be of a shape that can accommodate a circle of the specified diameter in a position which does not infringe any required front yard requirements of the respective zone.

bb. Allotments in the Industrial, Te Rapa North Industrial, Ruakura Logistics and Ruakura Industrial Park Zones shall be of such a shape as to contain a 20 meter diameter circle. The circle shall not infringe any required front setback or any setback adjoining a residential, special character or open space zone.

cc. The location of the shape factor circle for each allotment in the Rototuna North East Character Zone, in addition to Rule 23.7.1.~~z~~aa shall be positioned so not to require land modification in excess of 40m^3.

dd. Allotments in the Rototuna North East Character Zone, adjoining the Waikato

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Expressway Designation (Designation E90), and prior to either the location of the carriageway within the designation corridor of the Waikato Expressway has been confirmed in writing by the Requiring Authority; or confirmed through an Outline Plan of Works approval under S.176A of the RMA; or construction is underway or completed the location of the shape factor circle for each allotment shall not infringe the 65m habitable building setback (refer to Figure 5.4.6a).

23.7.2 Subdivision Suitability

a. All subdivisions creating fee simple allotments shall ensure that new allotments (excluding any utility, road or reserve allotment, or allotment subject to amalgamation) are of a size and shape to enable activities anticipated in the zone.

b. Where allotments are proposed that contain existing development on the existing title,

   i. The applicable general and specific standards for the zone and activity under consideration shall be complied with for each allotment; and

   ii. The applicable standards in Chapter 25 – City Wide shall be complied with for each allotment.

Note
For the avoidance of doubt, Rule 23.7.2.b does not apply to an infringement that has existing use rights or was approved under a Land Use Resource Consent.

c. Where allotments are proposed that contain development that has been approved under separate land use consent, compliance with the approved layout shall be achieved as part of the subdivision.

d. Where b. or c. is not complied with, a concurrent application for land use consent for the identified areas of non-compliance with the applicable general and specific standards, or the approved layout shall be made.

23.7.3 General Residential Zone, and All Special Character Zones

a. Minimum transport corridor boundary length for a front site (except in the Terrace area of the Peacocke Character Zone and within the Character Areas of the Temple View Zone)	15m
b. Minimum transport corridor boundary length for a front site within the Terrace area of the Peacocke Character Zone and within the Character Areas of the Temple View Zone	10m
c. Minimum rear boundary length of a front site	10m
d. Maximum number of allotments served by a single private way	20
e. Minimum private way width serving 1-6 allotments	3.6m
f. Minimum private way width serving 7 – 20 principal units where access forms common property under a unit title arrangement or, 7-9 units (where access is part of a fee simple subdivision)	6m

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g. Minimum width of vehicle access (to be formed and vested as public road) serving 10-20 fee simple lots	16m
h. Minimum width of vehicle access to be formed and vested as public road: i. Serving more than 20 allotments (Local Road) ii. Serving more than 20 allotments (Collector Road on Structure Plan)	20m 23m
i. Maximum private way gradient	1:5m
j. Maximum private way length	100m (with passing every 50m)
k. Maximum cul-de-sac length, including private way	150m
l. Maximum number of private ways accessing directly on to a cul-de-sac turning head	1
m. Maximum number of culs-de-sac accessing directly on to a cul-de-sac	0
n. Maximum pedestrian accessway length through a block	80m
o. Minimum pedestrian accessway width through a block	40m or less in length: 6m wide 41m – 60m in length: 9m wide 61m – 80m in length: 12m wide
p. The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1.a and 25.14.4.1.c shall be demonstrated.	-

Note
Standard 23.7.3 only has immediate legal effect when subdivision occurs in the Special Heritage Zone or Heritage Area of the Temple View Zone, as shown on Planning Map 60B.

23.7.4 Large Lot Residential Zone

a. Minimum transport corridor boundary length for a front site	40m
b. Minimum rear boundary length of a front site	10m
c. Maximum number of allotments served by a single private way	6
d. Minimum private way width serving 1-6 allotments	3.6m
e. Public road serving 7 – 20 allotments	16m
f. Public road serving more than 20 allotments (Local Road)	20m
g. Public road serving more than 20 allotments (Collector Road)	23m
h. Maximum private way gradient	1:5m

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i. Maximum private way length	100m with passing every 50m
j. Maximum cul-de-sac length	150m
k. Maximum number of private ways accessing directly on to a cul-de-sac turning head	0
l. Maximum number of culs-de-sac accessing directly on to a cul-de-sac	0
m. Maximum pedestrian accessway length through a block	80m
n. Minimum pedestrian accessway width through a block	40m or less in length: 6m wide 41m – 60m in length: 9m wide 61m – 80m in length: 12m wide
o. The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1.a and 25.14.4.1.c shall be demonstrated.	-

23.7.5 Residential Intensification Zone

a. Minimum transport corridor boundary length for a front site	15m
b. Minimum rear boundary width of a front site	10m
c. Minimum private way width serving 1-4 allotments	3.5m
d. Minimum private way width serving 7 – 20 principal units where access forms common property under a unit title arrangement	6m
e. Minimum width of vehicle access (to be formed and vested as public road) serving 7-20 fee simple lots	16m
f. Minimum width of vehicle access to be formed and vested as public road i. Serving more than 20 allotments (Local Road) ii. Serving more than 20 allotments (Collector Road)	 20m 23m
g. Maximum private way gradient	1:5
h. Maximum private way length	100m
i. Maximum pedestrian accessway length through a block	80m
j. Minimum pedestrian accessway width through a block	40m or less in length: 6m wide 41m – 60m in length: 9m wide 61m – 80m in length: 12m wide

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

k. The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1.a and 25.14.4.1.c shall be demonstrated.	-

23.7.6 Business 1 to 7 Zones, Te Rapa North Industrial Zone, Ruakura Industrial Park Zone, Ruakura Logistics Zone and Industrial Zone

a. Minimum transport corridor boundary length	8m
b. Minimum transport corridor boundary length adjoining a major arterial transport corridor	20m
c. Minimum access or private way width serving an allotment with a net site area of less than 2000m^2	8m
d. Minimum access or private way width serving an allotment with a net site area of 2000m^2–5000m^2	10m
e. Minimum access or private way width serving an allotment with direct access to a major arterial transport corridor	10m
f. Minimum private way width serving 1-5 allotments	10m
g. Maximum private way gradient	1:8
h. Maximum private way length	100m
i. Maximum pedestrian accessway length	80m
j. Minimum pedestrian accessway width	40m or less in length: 6m wide 41m – 60m in length: 9m wide 61m – 80m in length: 12m wide
k. The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1.a and 25.14.4.1.c shall be demonstrated.	-

23.7.7 Ruakura and Te Awa Lakes Medium-Density Residential Zone

a. Minimum lot width of front and rear boundary for front sites; except up to a maximum of 10% of sites for each subdivision stage shall be no less than 10m.	12m

23.7.8 Rotokauri North

a. Vacant fee simple residential lots:

i. Minimum transport corridor boundary length	12.5m
ii. Minimum transport corridor boundary length if: • A legal mechanism (consent notice) restricts the width of a garage and vehicle crossing for any subsequent	10m

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building development to a single car width up to 3.2m; OR • A rear lane provides legal vehicle access	
iii. Minimum lot depth	28m
iv. For corner lots only one transport corridor boundary needs to meet the minimum length and the minimum depth needs only be achieved along one side boundary.	

b. Vacant fee simple lot subdivisions:

i. Maximum urban block length	250m
ii. Maximum urban block perimeter (bounded by roads)	750m
iii. For clarity the measurements above may be curvilinear and include frontage to a green linkage or reserve or proposed reserve	

c. All rear lanes and roads:

i. Minimum legal width of a two-way rear lane	7m
ii. All rear lanes to be formed and drained with a permanent sealed or paved all-weather, dust-free surface and in a manner suitable for the type and quantity of vehicles using the site, except permeable pavements are permitted where hydraulic connectivity of the soil, the depth of the water table below ground level and the freeboard available at the site are appropriate.	
iii. Each rear lane shall: • Be connected to a transport corridor at at least two locations. • Have a legal mechanism for ownership and ongoing maintenance of the lane.	
iv. Local Road minimum legal width (to be vested)	16.6m
v. Collector Road minimum legal width (to be vested)	20.8m

23.8 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully hazard Area, or Significant Natural Area Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	(Refer to Volume 2, Appendix 1.3)
i. Boundary adjustments	• C – Character and Amenity
ii. Subdivision involving any allotment within the Electricity National Grid Corridor	• I – Network Utilities and Transmission • N – Ruakura
iii. Subdivision in a Hazard Area	• F – Hazards and Safety
iv. Subdivision that may require the provision of Esplanade Reserves and Strips	• C – Character and Amenity • D – Natural Character and Open Space
v. Subdivision to accommodate a network utility service or transport corridor inclusive where no LDC exists for Ruakura Medium-Density Residential Zone	• C – Character and Amenity • I – Network Utilities and Transmission • N – Ruakura
vi. Fee simple subdivision*	• C – Character and Amenity
vii. Company-lease subdivision*	• C – Character and Amenity
viii. Unit-title subdivision*	• C – Character and Amenity
ix. Leasehold Subdivision	• C – Character and Amenity
x. Fee Simple Subdivision in the Peacocke Character Zone for lots greater than 10ha	• C – Character and Amenity • E – Heritage Values and Special Character
xi. Subdivision of an allotment containing a Significant Natural Area identified in Volume 2, Appendix 9, Schedule 9C, within Stage 1A after a CDP in the Te Rapa North Industrial Zone	• D – Natural Character and Open Space
xii. Fee Simple subdivision and Boundary Adjustment (within Special Character Zones)	• C – Character and Amenity • E – Heritage Values and Special Character
xiii. Subdivision to accommodate a network utility service or transport corridor (within Special Character Zones)	• C – Character and Amenity • E – Heritage Values and Special Character • I – Network Utilities and Transmission
xiv. Any restricted discretionary activity subdivision in Rotokauri North (excluding subdivision of a duplex which meets Rule 4.7.12.a)	• C - Character and Amenity • O – Rotokauri North

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*).*

23.9 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

25.1 Development Suitability

25.1.1 Purpose

a. The purpose of this chapter is to provide guidance on the development of land when it occurs in isolation from, or in conjunction with, a subdivision of land.

b. This chapter also provides objectives and policies complementing the National Environmental Standard on Assessing and Managing Contaminants in Soil to Protect Human Health with regard to managing use, development and subdivision on land affected by, or likely to be affected by contaminants. This District Plan concentrates on contamination that poses a risk to human health. The Waikato Regional Plan manages effects on the natural environment with respect to contaminated land.

25.1.2 Objectives and Policies: Development Suitability

Objective	Policies
25.1.2.1 To ensure the provision of safe, efficient and integrated infrastructure as part of land development.	**25.1.2.1a** All development shall provide infrastructure appropriate for the activity proposed.
	25.1.2.1b New development shall be adequately serviced by suitable telecommunication, electricity, Three Waters and transport infrastructure.
	25.1.2.1c Urban development will not be allowed unless appropriate infrastructure is available, or is made available by the developer, and the servicing of this land does not compromise the safety, efficiency and sustainability of planned infrastructure.
Explanation	
Infrastructure must be planned in advance of development whether it occurs within Structure Plan areas or within the existing urban areas of the City. Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Hamilton City Council Infrastructure Technical Specifications. Additional or alternative requirements may be required by Waka Kotahi NZTA for any infrastructure which affects a state highway. *Council's Long Term Plan or Annual Plan and the National Land Transport Programme sets out the programme for providing infrastructure to service growth. Where a developer wishes to pursue development ahead of Council's or Waka Kotahi NZTA's programmes, a development agreement will need to be entered into with Council, or Waka Kotahi NZTA, with respect to the state highway network, to ensure that the infrastructure is provided in a way which is safe, efficient and sustainable from a City-wide and network perspective. Structure plans, Integrated Transport plans, Integrated Catchment Management plans, Water Impact*	

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Assessments and the Open Space Strategy will be used as reference points to assess whether a proposal will not compromise existing or planned infrastructure. In these cases it is anticipated that developers will bear the full costs of infrastructure provision.

The reason for Council's approach is due to its inability to fund infrastructure necessary to support the development of growth all at once. This will enable the sustainable management of growth for the social and economic wellbeing of the community and meet the needs of future generations.

Objective	Policies
25.1.2.2 Any development of land is carried out in a manner which reflects the physical constraints on its use and development, and minimises any adverse effects on the environment.	**25.1.2.2a** Development of land shall: i. Not result in increased risk of erosion, subsidence, slippage or inundation, ii. Wherever possible, avoid or mitigate any adverse effects on water quality and quantity, and iii. Avoid or mitigate adverse effects on significant infrastructure.
	25.1.2.2b Development shall be located and designed to maintain or enhance any: i. Scheduled built heritage item, ii. Historic Heritage Areas, iii. Archaeological and cultural site, iv. ~~Significant~~Notable tree, and v. Significant natural area.

Explanation

Development of land often involves modification and this has the potential to cause or exacerbate adverse effects. These effects should be managed through the location and design of development.

Objective	Policies
25.1.2.3 Land affected by soil contaminants is identified and made safe for its intended use before any change of use, development or subdivision.	**25.1.2.3a** Any use, development and subdivision shall minimise the adverse effects that may arise from land affected by soil contaminants.
	25.1.2.3b Land affected by soil contaminants shall be remediated to a level, or managed in a way, that is suitable for its intended use.

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	25.1.2.3c Exposure arising from the ongoing use of land affected by soil contaminants shall be managed to avoid or mitigate the risk of adverse effects on human health.

Explanation

The use, development or subdivision of land that is contaminated or potentially contaminated could expose people to levels of contaminants which may be damaging to their health. This provides an objective and policy framework for assessing Discretionary Activities under the National Environmental Standard on Assessing and Managing Contaminants in the Soil to Protect Human Health.

Note: National Environmental Standards on Assessing and Managing Contaminant in Soil to Protect Human Health

1. *The Resource Management (National Environmental Standard on Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 apply to defined activities in specific circumstances.*
2. *Proposals to remove or replace a fuel storage system, sample soil, disturb soil, subdivide or change the use of land must consider whether this National Environmental Standard applies.*
3. *Council is responsible for applying and enforcing the provisions of National Environmental Standards. This National Environmental Standard provides standards relevant to managing the use, development and subdivision of contaminated or potentially contaminated land for the protection of human health. Refer to the Ministry for the Environment's website for relevant documents and guidance material.*
4. *This National Environmental Standard may alter the activity status of activities within this Plan, and additional standards, matters for assessment and criteria may apply. Council holds information that may assist in establishing whether activities on the Hazardous Activities and Industries List, as defined by the National Environmental Standard, currently or have previously operated on the land.*
5. *Activities may have other non-contaminated land related controls relevant to it that are found in other parts of the District Plan.*

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25.2 Earthworks and Vegetation Removal

25.2.1 Purpose

a. Earthworks refer to the disturbance of land by moving, removing, placing or replacing soil or earth by any means. Earthworks are a necessary part of land subdivision and development, but can result in adverse effects including accelerated erosion and sedimentation, contamination of fresh water, and increased risks from natural hazards. Earthworks can also impact on amenity values, including an unnatural look of the modified land.

b. Hamilton City is predominantly an urban environment. Trees make an important contribution to the health and wellbeing of the residents of the City and to the quality of the City's landscape. Vegetation removal can impact on biodiversity and ecosystems within the City, and the urban amenity of the City.

c. The Waikato Regional Council and Waikato Regional Plan have primary responsibility under the Act for controlling land use for soil conservation and water quality. The District Plan has a supporting role, as the District Plan controls subdivision and development of land.

d. This chapter outlines earthworks and vegetation removal rules relating to the zones, and cross-references to chapters where additional rules relating to earthworks and vegetation removal are outlined. Rules in other chapters (see Rule 25.2.3) address specific matters such as natural hazards, significant natural areas and archaeological or cultural sites and may be more onerous than those contained in this chapter which deals with earthworks and vegetation removal generally and in relation to the Electricity National Grid Corridor.

25.2.2 Objectives and Policies: Earthworks and Vegetation Removal

Objective	Policies
25.2.2.1 Minimise the adverse effects of earthworks and vegetation removal on people, property, and the environment.	**25.2.2.1a** Earthworks and vegetation removal shall occur in a way that: i. Minimises adverse effects on existing landforms, natural features and significant vegetation. ii. Maintains natural processes and features including natural drainage patterns and streams. iii. Does not create new, or exacerbate existing natural hazards. iv. Minimises adverse effects on land and water, especially effects such as erosion and

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	sedimentation. v. Creates practicable building sites, efficient use of land and infrastructure, ensures effective stormwater flow paths, and a safe living and working environment. vi. Minimises dust, noise, and runoff. vii. Adopts a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River and, in particular, those effects that threaten serious or irreversible damage to the Waikato River. viii. Maintains or enhances riparian vegetation on the margins of natural watercourses and wetlands.

Explanation
The policy ensures that amenity values and the quality of the natural environment in the City are maintained or enhanced. The policy intends natural landforms (such as ridges and gullies) to be protected as much as possible to retain the natural character and amenity values. Earthworks should also limit the adverse effects of erosion and sedimentation, and minimise soil compaction. The policies aim to ensure that the positive effects of earthworks are realised in terms of practicable building sites, maintaining stormwater flow paths, efficient use of land and infrastructure, and a resulting safe living and working environment.

25.2.3 Rules – Activity Status Table

Activity	Class
a. Earthworks (excluding earthworks covered by Rule 25.2.3.b and i.)	P
b. Earthworks and vegetation removal involving trenching, pole installation and replacement, slab foundation (not exceeding 2m in depth) and pile foundations for telecommunication masts, for infrastructure and network utilities	P
c. Trimming, maintenance or removal of vegetation or trees not otherwise mentioned in this Plan	P
d. Trimming and pruning of vegetation necessary to protect all overhead electric lines or telecommunication lines	Activity status and rules contained in Chapter 25.7: Network Utilities and the Electricity National Grid Corridor
e. Removal of vegetation or trees in the Open Space Zones (excluding Notable Trees in Volume 2, Appendix 9,	Activity status and rules contained in

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Schedule 9D: Notable Trees)	Chapter 15: Open Space Zones and Chapter 20: Natural Environments
f. Earthworks and vegetation trimming, maintenance or removal within a: i. High Flood Hazard Area ii. Medium Flood Hazard Area iii. Low Flood Hazard Area iv. Temple View Flood Hazard Area v. Culvert Block Flood Hazard Area vi. Waikato Riverbank and Gully Hazard Area	Also refer to activity status and rules contained in Chapter 22: Natural Hazards
g. Earthworks and vegetation maintenance, trimming or removal affecting: i. An archaeological and cultural site in ~~Schedule~~Schedules 8B and 8C of Volume 2, Appendix 8 ii. A ~~significant~~notable tree in Schedule 9D of Volume 2, Appendix 9 iii. A significant natural area in Schedule 9C of Volume 2, Appendix 9	Activity status and rules contained in Chapter 19: Historic Heritage and Chapter 20: Natural Environments
• Works within: i. The ~~the root protection zone~~Protected Root Zone of a~~:~~ i. ~~Significant~~ Notable tree in Schedule 9D of Volume 2, Appendix 9 ii. ~~Tree within a significant natural area~~A Significant Natural Area in Schedule 9C of Volume 2, Appendix 9	Activity status and rules contained in Chapter 20: Natural Environments
i. Earthworks associated with the replacement and/or removal of a fuel storage system as defined and controlled in the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.	P
j. Any earthworks within the dripline of a tree where the trunk is located within a Significant Natural Area in Schedule 9C (Volume 2, Appendix 9), provided that Standard 25.2.4.3(a) is complied with.	P
k. Pruning and maintenance of the canopy of a tree overhanging the boundary of a Significant Natural Area, provided that Standard 25.2.4.3(b) is complied with	P

Note

1. *Earthworks and Vegetation Removal must comply with any relevant requirements of the Waikato Regional Plan and the Waikato Regional Pest Management Plan.*
2. *No person may destroy, damage, or modify an archaeological site without an authority from*

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Heritage New Zealand. If items of archaeological significance are found when undertaking earthworks, authority must be obtained from Heritage New Zealand before proceeding with any further works which could potentially destroy, damage, or modify such items. The consent holder or proponent must also engage with a representative of Mana Whenua to ensure cultural protocols are adhered to and decisions made are culturally appropriate. Either contact Council or the Heritage New Zealand Pouhere Taonga for the relevant contact information for Mana Whenua.

3. *Activity status for earthworks relating to existing high voltage transmission lines as of 14 January 2010, identified on the District Plan Maps and forming part of the National Grid, is set out and determined within the Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009.*
4. *The Resource Management (National Environmental Standard on Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 may alter the activity status of activities and additional standards, matters for assessment and criteria may apply. Refer to Chapter 25.1: City-wide – Development Suitability for relevant objectives (25.1.2.3) and policies (25.1.2.3a to 25.1.2.3c).*
5. *For any activity not identified above, see Section 1.1.8.1.*

25.2.4 Rules – General Standards

25.2.4.1 Earthworks in All Zones

a. Where fill material is used it is required to be clean fill.

b. All earthworks or areas of bare earth not being worked for three months or more shall be stabilised and sown with ground cover.

c. All earthworks shall retain sediment on site through implementation and maintenance of sediment controls. This standard does not apply to the transportation of material off site.

d. All earthworks activities shall be managed to avoid material deposits on public roads from any vehicles operating on site.

e. Earthworks shall not obstruct or divert any stormwater overland flow path or result in changed stormwater drainage patterns on adjacent land in different ownership.

   i. Rule 25.2.4.1.e does not apply within the Transport Corridor Zone

f. Earthworks must not result in any instability of land or structures at or beyond the boundary of the site where the land disturbance occurs.

g. Earthworks must not:

   i. cause malfunction or result in damage to network utilities;

   ii. create an unstable batter that will affect a support structure for any network or utility; or

   iii. change the cover over network utilities or raise the level of the ground under or near overhead network utilities so as to create the potential for damage or malfunction.

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h. Earthworks volumes must not exceed the following maximums in any single activity or cumulative activities in any calendar year following commencement of earthworks activities:

Activity	Rototuna North East Character Zone and Special Natural Zone	All Other Residential and Special Character Zones	All Other Zones
Earthworks associated with any activity requiring building consent (including associated site works)	500m^3	500m^3	Unlimited
Earthworks associated with subdivision	500m^3	500m^3	1000m^3
All other earthworks	40m^3	100m^3	1000m^3

Note

1. *The above volume standards do not apply to:*
   a. *Transport Corridor Zone*
   b. *Activities authorised by a consent for a concept plan for a Major Facility prepared under Chapter 17*
   c. *A Concept Plan Consent for a Precinct prepared under Chapter 8*
2. *Refer to Chapter 22 regarding earthworks in Natural Hazard Areas.*
3. *Refer to Erosion & Sediment Control: Guidelines for Soil Disturbing Activities, which is available on the Waikato Regional Council website: www.waikatoregion.govt.nz*
4. *Consultation with the relevant network utility operator is advised when undertaking any earthworks that may affect network utilities. Such network utility operators are likely to be affected parties for any earthworks not meeting the standards in Rule 25.2.4.1.g. Persons undertaking earthworks near a network utility should also refer to, and comply with, any applicable regulation or code (such as NZECP 34:2001) to ensure earthworks do not compromise health and safety, do not damage network utilities or encroach safe separation distances of network utilities.*

25.2.4.2 Earthworks Within any National Grid Yard

a. Earthworks within a National Grid Yard shall:

   i. Be no deeper than 300mm within 2.2m of a transmission pole support structure or stay wire.

   ii. Be no deeper than 750mm between 2.2m and 5m from a transmission pole support structure or stay wire.

   iii. Be no deeper than 300mm within 6m of the outer visible edge of a transmission tower support structure.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

iv. Be no deeper than 3m between 6m and 12m from the outer visible edge of a transmission tower support structure.

v. Not create an unstable batter that will affect a transmission support structure.

vi. Not result in a reduction in the ground to conductor clearance distances as required by NZECP 34:2001.

Provided that:

vii. Earthworks undertaken by a Network Utility Operator are exempt from i to iv above.

viii. Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a transport corridor, footpath or driveway are exempt from i to iv above.

ix. Vertical holes less than 500mm in diameter and more than 1.5m from the outer edge of a pole support structure or stay wire are exempt from i and ii above.

25.2.4.3 Earthworks in the dripline of, and pruning and maintenance of, trees overhanging the boundary of a Significant Natural Area

a. When undertaking any earthworks within the dripline of a tree where the trunk is located within a Significant Natural Area, the maximum thickness (cross-section) of any root that may be cut is 50mm.

b. When pruning or maintaining the canopy of a tree overhanging the boundary of a Significant Natural Area:

i. The maximum amount of foliage to be removed per tree per calendar year is 15%

ii. The maximum thickness (cross-section) of any branch or root that may be cut is 50mm

Note

1. *Consultation with Transpower New Zealand Limited (or its successor) is advised when undertaking any earthworks under or adjacent to high voltage transmission lines. Transpower New Zealand will be an affected party for any earthworks not meeting the standards in Rule 25.2.4.2 where the earthworks occur within the Ruakura Structure Plan area. In other areas this will be determined in accordance with S95E of the RMA.*

25.2.5 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules

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- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
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25.6 Lighting and Glare

25.6.1 Purpose

a. ~~Intrusive~~Intrusive lighting is lighting that causes a nuisance to other people or indigenous fauna, usually by glare or light spill on to other people or properties. The District Plan manages these effects to protect amenity and safety values and minimise the potential effects of lighting on indigenous fauna in Significant Natural Areas.

25.6.2 Objectives and Policies: Lighting and Glare

Objective	Policies
25.6.2.1 An environment free from the adverse effects of intrusive lighting.	**25.6.2.1a** Ensure that light spill and glare do not detract from the amenity values of other properties, compromise traffic safety, ~~or~~ have a negative effect on people's health and general welfare, or adversely affect indigenous fauna in a Significant Natural Area.
Explanation	
~~*Intrusive lighting may include light from floodlights, security lights and activities such as welding. Light spill and glare have the potential to disturb people's sleep, which could adversely affect their health and general welfare. Unlike other adverse effects of activities, like smoke or noise, which are difficult to contain completely, light spill is reasonably simple to avoid by correct aiming or baffling (shading) of the light source.*~~	

25.6.3 Rules – General Standards

a. Artificial lighting shall not result in illumination on transport corridors which may dazzle or distract transport corridor users or train drivers, or interfere with any traffic aids or signals. The relevant clauses of Australian Standard AS4282 1997 Control of the Obtrusive Effects of Outdoor Lighting shall apply with respect to the effect of artificial lighting on traffic.

b. Lighting designed to illuminate public spaces and transport corridors, including roads, public car parks and amenity areas, shall be designed in accordance with the Australian and New Zealand AS/NZS suite of standards.

Note

1. *Acceptable means of compliance for the provision, design and construction of transport corridor lighting is contained within the Hamilton City Infrastructure Technical Specifications.*

25.6.4 Rules – Specific Standards

25.6.4.1 Residential, Special Character, Future Urban and Community Facilities Zones

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. For any activity in any Residential or Special Character Zones, or the Future Urban or Community Facilities Zones, the spill of light from artificial lighting (excluding street and navigation lights and traffic signals) on to any other site shall not exceed 3 lux (horizontal and vertical) when measured or calculated at points 1.5m within the boundary of any other site.

25.6.4.2 Open Space Zones

a. Light spill from artificial lighting (excluding street and navigation lights and traffic signals) used in Open Space Zones shall comply with the following standards.

Location of light source (site in Open Space Zone)	Where measured	Standard
i. Sport and Recreation, Neighbourhood, and Natural Open Space Zones	Measured horizontally or vertically, at points 1.5m within the boundary of any other site	Maximum 3 lux
ii. Destination Open Space Zone	Measured horizontally or vertically, at points 1.5m within the boundary of any other site, except as stated in iii below	Maximum 10 lux
iii. Destination Open Space Zone	Measured horizontally or vertically, at points 1.5m within the boundary of any site in the Community Facilities Zone and Future Urban Zone or any Residential, Special Character or other open space zones	Maximum 3 lux

25.6.4.3 Major Facilities Zone and Knowledge Zone

a. The spill of light from artificial lighting (excluding street and navigation lights and traffic signals) in the Major Facilities Zone and Knowledge Zone on to any other site in any Residential, Special Character, Open Space, Community Facilities or Future Urban Zones, shall not exceed 3 lux (horizontal and vertical) when measured at points 1.5m within the boundary of the other site, except as provided for in Rule 25.6.4.3.c and 25.6.4.3.d.

b. The spill of light from artificial lighting (excluding street and navigation lights and traffic signals) in the Major Facilities Zone and Knowledge Zone on to any other site in any zone not specified in Rule 25.6.4.3.a shall not exceed 10 lux (horizontal and vertical) when measured at points 1.5m within the boundary of the other site, except as provided for in Rule 25.6.4.3.c and 25.6.4.3.d.

c. Seddon Park

i. The flood lights shall not be used at more than 29 night-time events per year.

ii. The lights on the lighting towers shall not be used after:

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- 2230 Monday to Thursday inclusive
- 2300 Friday to Sunday inclusive

However, the lights may remain on for the purpose of crowd dispersal for a period of up to one hour after the event or one hour after the time specified above, whichever is the earlier. Except on New Year's Eve when flood lights may be used for crowd dispersal up to 0030 on the following day (January 1).

iii. The level of lighting from Seddon Park shall not exceed 100 lux at all property boundaries.

d. Waikato Stadium

i. The flood lights shall not be used at more than 35 night-time events per year.

ii. The lights on the lighting towers shall not be used after:

- 2230 Monday to Thursday inclusive
- 2300 Friday to Sunday inclusive

However, the lights may remain on for the purpose of crowd dispersal for a period of up to one hour after the event or one hour after the time specified above, whichever is the earlier.

iii. The level of lighting from Waikato Stadium shall not exceed 100 lux at all property boundaries.

25.6.4.4 All Other Zones

a. The spill of light from artificial lighting (excluding street and navigation lights and traffic signals) on to any other site shall not exceed 10 lux (horizontal and vertical) when measured or calculated at points 1.5m within the boundary of any other site. In the case of contiguous sites held in the same ownership for the same activity, the spill of light shall be measured or calculated at points 1.5m within the boundary of any other site beyond the boundary of the land holding.

b. The spill of light from artificial lighting (excluding street and navigation lights and traffic signals) on to any site in the Residential, Special Character, Open Space, Community Facilities or Future Urban Zones shall not exceed 3 lux (horizontal and vertical) when measured or calculated at points 1.5m within the boundary of any other site so zoned.

25.6.5 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

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25.10 Signs

25.10.1 Purpose

a. Signs and other outdoor advertising displays are important for communicating information to the public. In particular they provide directions, identify premises, assist businesses in selling goods and services, and promote events and activities.

b. The quality and location of signs have the potential to contribute positively to an area but also have the potential to create adverse visual effects, particularly in areas where high amenity levels are expected. The location of signs, particularly on or adjacent to transport corridors, also has the potential to adversely affect traffic safety. The District Plan controls signs to preserve accepted levels of amenity and safety. In particular, the District Plan controls high-intensity signs in all zones, signs on historic heritage buildings and sites, and provides more permissive standards in the Central City, Business, Industrial, Ruakura Logistics and Ruakura Industrial Park Zones such as enabling signs that do not relate to the on-site activity.

25.10.2 Objectives and Policies: Signs

Objective	Policies
25.10.2.1 Provide for signs which contribute positively to an area and do not compromise visual amenity and transport safety.	**25.10.2.1a** The number, size, location and appearance of signs visible from public places shall maintain the character of the area.
	25.10.2.1b Signs shall not create adverse effects from illumination, light spill, flashing or reflection.
	25.10.2.1c Messages or images on signs visible from transport corridors shall not confuse or distract transport corridor users.
	25.10.2.1d Signs in the Central City Zone that contribute to an attractive and vibrant centre should be allowed.
	25.10.2.1e Signs on ~~scheduled historic heritage~~ buildings and ~~sites~~structures and ~~archaeological~~within sites identified in Schedules 8A and ~~cultural sites shall be compatible with~~8B must not compromise the identified heritage values and the heritage ~~values being protected~~resources.
	25.10.2.1f Signs shall be well maintained to minimise impacts on visual amenity values.
Explanation	
Signs have the potential to create adverse effects, particularly in areas where high visual amenity standards are expected. Signs have the potential to adversely affect historic heritage resources and the values of historic heritage. Inappropriate signs can detract from	

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the character and values associated with an area, as well as impacting on traffic safety. The objective and policies address the potential adverse effects of signs on traffic safety, visual amenity, light spill, character, historic heritage resources and values, and scheduled heritage buildings.

Signs can contribute positively to a sense of vibrancy and the policies recognise the need to enable signs, particularly in the Central City Zone, where this District Plan is encouraging a vibrant Centre.

The City has many events that require temporary signs and off-site advertising for promotional reasons. These requirements need to be managed so that the adverse visual effects created are minimised and experienced only for a short period. The policies also address impacts from a lack of maintenance when signs age, or are damaged or vandalised.

25.10.3 Rules – Activity Status Table

Activity	Class
a. Temporary signs	P
b. Low-intensity signs	P
c. Any low-intensity sign which is not visible from beyond the site on which it is located	P
d. Traffic control devices and signs erected by a public authority	P
e. Safety signs required to meet legislative requirements	P
f. Low-intensity signs on historic heritage buildings and sites in Volume 2, Appendix 8, Schedule 8A and archaeological and cultural sites in Volume 2, Appendix 8, ~~{Link, 10303,Schedule~~Schedule 8B~~}~~ (except within the Major Facilities Zone – Waikato Hospital Campus) where Rule 25.10.5.11 is complied with.	RD*
g. High-intensity signs other than those in Rule 25.10.3.h ***Note:*** This includes any signs provided for in h) below which fails to comply with Rule 25.10.4 and Rule 25.10.5	D
h. Any electronic sign in the Central City, Business 1-7 Zones, Industrial Zone, Ruakura Logistics Zone and Ruakura Industrial Park Zone which complies with Rule 25.10.4 and Rule 25.10.5	RD

Note

1. *The erection of signs on Hamilton City Council land and public places is controlled under a bylaw for public places. Information on the size and format of traffic signs is set out in the Hamilton City Infrastructure Technical Specifications. Signs on state highways are controlled under Waka Kotahi New Zealand Transport Agency's 'Manual of Traffic Signs' and 'Markings and Traffic Control Devices Manual'.*
2. *Activities a. to e. and g. only have immediate legal effect if they are located in the Special Heritage Zone or the Temple View Heritage Area, as shown on Planning Map 60B.*
3. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*).*
4. *For any activity not identified above, see Section 1.1.8.1.*

25.10.4 Rules – General Standards

a. Signs that are not visible from outside the site on which they are located shall not be

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

required to comply with any of the standards in Rule 25.10.5.

Note

1. *Light spill shall be controlled under the relevant provisions of the District Plan, where it is from a sign not visible from any public place or nearby site.*

b. Signs shall not project over a transport corridor or be located within a transport corridor (except as provided for in 25.10.5.10), other than a traffic sign or safety sign erected by, or at the direction of, a public authority or a sign controlled under a Council bylaw.

c. Signs shall not be placed so they block sight distances at intersections or driveways.

d. A sign must not display any image that:

   i. Resembles or is likely to be confused with any traffic sign or signal;

   ii. Contains reflective, fluorescent or phosphorescent materials that will reflect headlights, or distract and interfere with a road user's vision;

   iii. Uses flashing or revolving lights or lasers or any other method of illumination that will dazzle or distract drivers.

Note

1. *Where the sign is adjacent to a state highway with a speed limit higher than 60 km/h, Waka Kotahi NZTA comments shall be taken into account.*

e. Signs shall not be required to meet the setback requirements specified in the underlying zone rules.

f. Where a maximum permitted area is specified for a sign in Rule 25.10.5:

   i. The area of the sign shall be calculated by measuring the rectangular area which encloses all symbols or letters which make up the sign surface (see Figure 25.10.4a).

   ii. Where the sign is an uneven shape the area shall be calculated by measuring the rectangular area which encloses the uneven shape (see Figure 25.10.4b).

   iii. The total area of a sign is taken to be the sum of the area of all faces of the sign.

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Figure 25.10.4a: Calculating the area of a sign

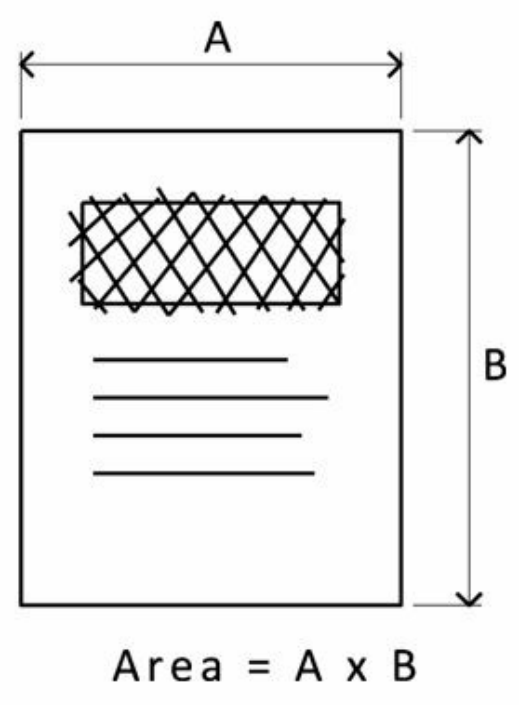
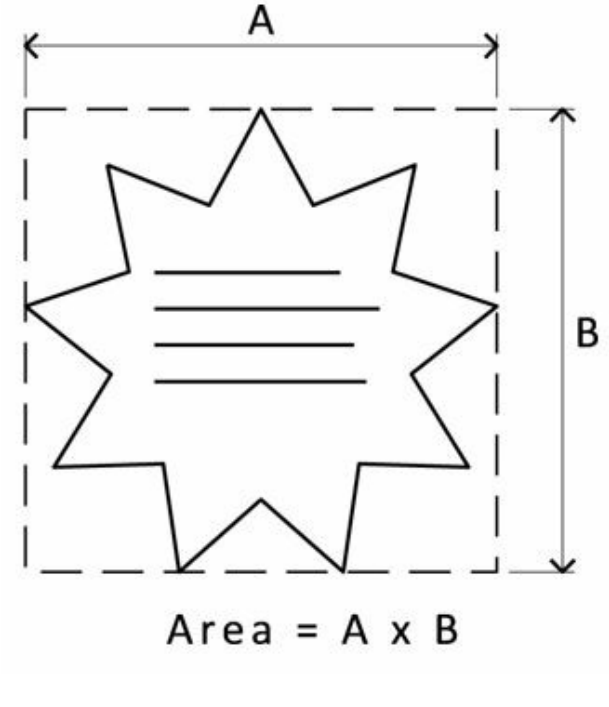


Figure 25.10.4b: Calculating the area of an uneven shaped sign



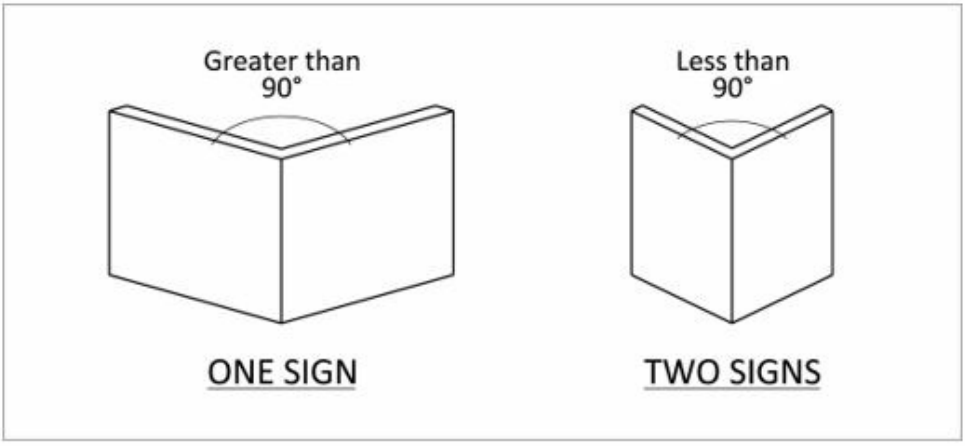
g. Where a standard is specified for a sign in Rule 25.10.5:

   i. Any V-shaped sign containing an interior angle of 90 degrees or more is deemed to be one sign (see Figure 25.10.4c below).

   ii. Any V-shaped sign containing an interior angle of less than 90 degrees is deemed to be two signs (see Figure 25.10.4c below).

h. Advertising signs shall not be similar in appearance to any traffic control device.

Figure 25.10.4c: V-shaped signs



25.10.5 Rules – Specific Standards

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

25.10.5.1 Low Intensity Signs

Illuminated, Low Intensity signs shall meet the following intensity standards:

a. Subject to Rules 25.10.5.1.b. and c. below, no illuminated sign shall produce:

   i. More than 1000 candelas/m^2 for signs less than 10m^2 in area.

   ii. More than 800 candelas/m^2 for signs equal to or greater than 10m^2 in area.

b. No illuminated sign located in the Future Urban, Large Lot Residential, Residential, Special Character and Open Space zones, shall produce:

   i. 600 candelas/m^2 for signs less than 10m^2 in area.

   ii. 400 candelas/m^2 for signs equal to or greater than 10m^2 in area.

c. Any sign shall conform to the luminance levels in Rule 25.10.5.1.b. if the face of the sign is:

   i. At a 90-degree axis to any transport corridor or railway line, or

   ii. Within 20m of a transport corridor and 20 degrees of either side of a motorist's or train driver's line of sight, or

   iii. At a transport corridor intersection or railway level crossing.

d. The lighting filament used to light any sign shall not be visible from any point measured within 2m of ground level.

25.10.5.2 Future Urban Zone

a. All signs shall be associated with the activity on the site, and shall be located on the site to which they relate.

b. Signs may provide only the property name, or the name, logo and contact information for a home-based business or other activity carried out as a permitted activity on the site, or relate to site access or safety.

c. Signs shall not advertise goods or services, other than as inherent in a business name.

d. Signs in the Future Urban Zone shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
One	0.6m^2	1m	2m

25.10.5.3 Open Space Zones

a. All signs shall be associated with the activity on the site, and shall be located on the site to which they relate.

b. Signs in the Open Space Zones shall comply with the following standards.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Maximum number of signs	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
i. One directional sign at each entrance to the site	0.6m^2 per sign	-	1.5m
ii. One single-sided sign at each entrance to the site	3m^2 per sign	2.5m	2m
iii. One park development sign for the purpose of providing proposed park development information	2m^2	2m	-

25.10.5.4 Major Facilities Zone

a. Signs in the Major Facilities Zone shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
One double-sided sign at each entrance to the site	3m^2	3m	3m

b. Seddon Park – the rules in 25.10.5.4.b.i. to vii below are in addition to Rule 25.10.5.4.a.

i. Signs that are 'inset' or attached to the exterior of buildings providing sponsors names shall not exceed an area of 40m^2 per building.

ii. Signs relating to activities within each building shall not exceed an area of 20m^2 per building.

iii. Signs under Rule 25.10.5.4.b.i. or ii shall not exceed an area of 10m² on any building with frontage to Seddon Road that is directly opposite dwellings in any Residential Zone.

iv. Event advertising and City happenings signs on transport corridor frontages shall be limited to four signs, with no sign exceeding an area of 6m².

v. Venue naming signs shall be limited to one per transport corridor frontage, with no sign exceeding an area of 12m^2.

vi. No standards shall apply to signs located in the site that are directed primarily at patrons inside the venue, including signs on the perimeter of playing arenas (painted, illuminated, static, electronic scrolling).

vii. The area and height of signs shall be calculated in accordance with Figures 25.10.4a and 25.10.4b.

c. Waikato Stadium – the rules in 25.10.5.4.c.i. to vii below are in addition to Rule 25.10.5.4.a.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

i. Signs that are ‘‘inset” or attached to the exterior of buildings providing sponsors names shall not exceed an area of 40m^2 per building. These signs may be back lit or surface lit.

ii. Signs relating to activities within each building shall not exceed an area of 20m^2 per building.

iii. Signs under Rule 25.10.5.4.c.i. or ii shall not exceed an area of 10m^2 on any building with frontage to Seddon Road that is directly opposite dwellings in the Residential Zone.

iv. Event advertising and city happenings signs on transport corridor frontages shall be limited to four signs with no sign exceeding an area of 6m^2.

v. Venue naming signs shall be limited to one per transport corridor frontage, with no sign exceeding an area of 12m^2.

vi. No sign area standards shall apply to signs located in the site that are directed primarily at patrons inside the venue including signs on the perimeter of playing arenas (painted, illuminated, static, electronic scrolling).

vii. The area and height of signs shall be calculated in accordance with Figure 25.10.4a and 25.10.4b.

d. Te Rapa Racecourse Thoroughbred Business Park.

i. For activities in the Thoroughbred Business Park the standards in Rule 25.10.5.7 Business and Industrial Zones shall apply.

e. Waikato Hospital – Rule 25.10.5.e.i. below is in addition to Rule 25.10.5.4.a.

i. No sign area standards shall apply to signs located internally on the Waikato Hospital site that are directed at visitors inside the site, including naming and directional signs. For the purposes of this rule signs visible on Pembroke Street, between the intersection with Ohaupo Road/Selwyn Street and the second intersection with Ohaupo Road, are deemed to be internal to the Waikato Hospital site.

f. Te Awa Lakes Adventure Park – Rule 25.10.5.4.f.i-iii below replaces Rule 25.10.5.4.a.

i. Free standing entrance signs shall comply with the following standards

Maximum Number of Signs per entrance	Maximum Sign Area	Maximum Width	Maximum Sign Height from Ground Level
One free-standing, double-sided sign per road entrance	24m	6m	16.5m

ii. No sign standards shall apply to signs that are directed primarily at patrons inside the Adventure Park.

iii. Signs shall not exceed 6m^2 on any building facing and visible from the Te Awa Lakes Medium Density Residential Zone. Signs must be directed primarily at patrons on the site.

25.10.5.5 Community Facilities Zone

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. All signs shall be associated with the activity on the site, and located on the site to which they relate.

b. Signs in the Community Facilities Zone shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
i. One access or safety sign at each entrance to the site	0.6m^2 per sign	-	1.5m
i. Either One other sign at each entrance to the site, or	0.6m^2 per sign	1m	2m
One other sign per site	3m^2 (single sided)	2.5m	2m

25.10.5.6 Residential and Special Character Zones

a. All signs shall be associated with the activity on the site, and located on the site to which they relate.

b. Signs may only provide the property name, or the name, logo and contact information for a home-based business or other activity carried out as a permitted activity on the site, or relate to site access or safety.

c. Signs shall not advertise goods or services, other than as inherent in a business name.

d. Signs shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
One	0.6m^2	1m	2m

Note

1. *Standard 25.10.5.6 only has immediate legal effect for activities located in the Special Heritage Zone or the Temple View Zone Heritage Area, as shown on Planning Map 60B.*

25.10.5.7 Central City, Business 1 to 7 and Industrial Zones

a. Signs in the Central City, Business 1 to 7 and Industrial zones shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum sign height (from ground level)
i. One directional sign may be displayed at each entrance to the site	1.2m^2 each	2m
ii. Any sign, whether	1m^2 for every metre	A maximum sign height equal to the

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

attached to the face or roof of the building or protruding from the face of the building	of site frontage. For rear sites 1m^2 for every metre of any single site boundary.	building height of the relevant zone provided that it does not exceed the height of the parapet or facade of the building
iii. Free-standing signs: One double-sided sign for each frontage	1m^2 for every metre of site frontage to a maximum of 10m^2	A maximum sign height equal to the building height of the relevant zone

b. Electronic signs shall also comply with the following standards:

i. Sign content shall be limited to static displays only.

ii. Sign content shall not change at intervals greater than once every 8 seconds.

iii. Changes to sign content shall be limited to a maximum transition time of 1 second between two messages/images. There must be no scroll, flash, type or fade between the messages/images.

iv. Maximum Electronic Luminance shall have the following limits:

Day Time Luminance: when full sunlight directly strikes the face of the sign 8000 cd/m^2 and otherwise 6000 cd/m^2

Day Time Luminance Morning/Evening Twilight and Inclement Weather: 600cd/m^2

Night Time Luminance: 350cd/m^2

Note

1. *All electronic signs must also have a facility for automatically adjusting the sign luminance so that the sign brightness is always comparable with the surrounding luminance conditions and restrictions above.*
2. *A consent condition may be appropriate to require the review of conditions to ensure luminance levels are appropriate.*

v. Minimum letter size shall comply with the following standards

Posted speed limit (km/h)	Letter height (mm)		
	Main message	Property name	Secondary message
50	150	100	75
60	175	125	90
70	200	150	100
80	250	175	125
100	300	200	150

vi. Minimum forward sight distance to the sign shall comply with the following standards.

Posted speed limit (km/h)	Minimum Visibility (m)
50	80
60	105
70	130
80	175

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

100	250

vii. A Maintenance Plan shall be developed to address procedures for maintenance and repair of any faults. The Maintenance Plan shall include provisions for automatic shutdown of the sign in the event of a fault which affects the signs performance.

25.10.5.8 Knowledge Zone

a. Signs in the Knowledge Zone shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum sign height (from ground level)
i. Two signs affixed to the face of the tenancy or department building	10m^2 per tenancy/ department	A maximum sign height equal to the building height of the zone provided that it does not project beyond the top of the façade of the building
ii. Any directional signage	2m^2 per tenancy/ department	2m
iii. One double-sided sign at each entrance to the site	3.4m^2 per face of the sign	3m

b. University of Waikato – the rules 25.10.5.8.b.i and ii. below are in addition to Rule 25.10.5.8.a:

i. No standards shall apply to signs located in the site that have been approved as part of a concept plan.

ii. No standards shall apply to signs located in the site that are located outside the Interface Area.

25.10.5.9 Ruakura Logistics and Ruakura Industrial Park Zones

a. Signs in the Ruakura Logistics and Ruakura Industrial Park Zones shall comply with the following standards.

Maximum number of signs per entrance	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
i. Free-standing signs: One double-sided sign for each road frontage	24m^2	6m	16m
ii. One sign attached to the face of a building	24m^2	6m	A maximum sign height equal to the building height of the relevant zone provided that it does not exceed the height of the parapet or facade of the building

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

b. Security and directional signage shall be excluded.

c. Electronic signs shall also comply with the following standards:

i. Sign content shall be limited to static displays only.

ii. Sign content shall not change at intervals greater than once every 8 seconds.

iii. Changes to sign content shall be limited to a maximum transition time of 1 second between two messages/images. There must be no scroll, flash, type or fade between the messages/images.

iv. Maximum Electronic Luminance shall have the following limits:

Day Time Luminance: when full sunlight directly strikes the face of the sign 8000 cd/m^2 and otherwise 6000 cd/m^2

Day Time Luminance Morning/Evening Twilight and Inclement Weather: 600cd/m^2

Night Time Luminance: 350cd/m^2

Note

1. *All electronic signs must also have a facility for automatically adjusting the sign luminance so that the sign brightness is always comparable with the surrounding luminance conditions and restrictions above.*
2. *A consent condition may be appropriate to require the review of conditions to ensure luminance levels are appropriate.*

v. Minimum letter size shall comply with the following standards.

Posted speed limit (km/h)	Letter height (mm)		
	Main message	Property name	Secondary message
50	150	100	75
60	175	125	90
70	200	150	100
80	250	175	125
100	300	200	150

vi. Minimum forward sight distance to the sign shall comply with the following standards.

Posted speed limit (km/h)	Minimum Visibility (m)
50	80
60	105
70	130
80	175
100	250

vii. A Maintenance Plan shall be developed to address procedures for maintenance and repair of any faults. The Maintenance Plan shall include provisions for automatic shutdown of the sign in the event of a fault which affects the signs performance.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

25.10.5.10 Veranda Signs Above the Transport Corridor Zone

a. Signs attached beneath verandas shall leave a clearance of 2.75m to the footpath.

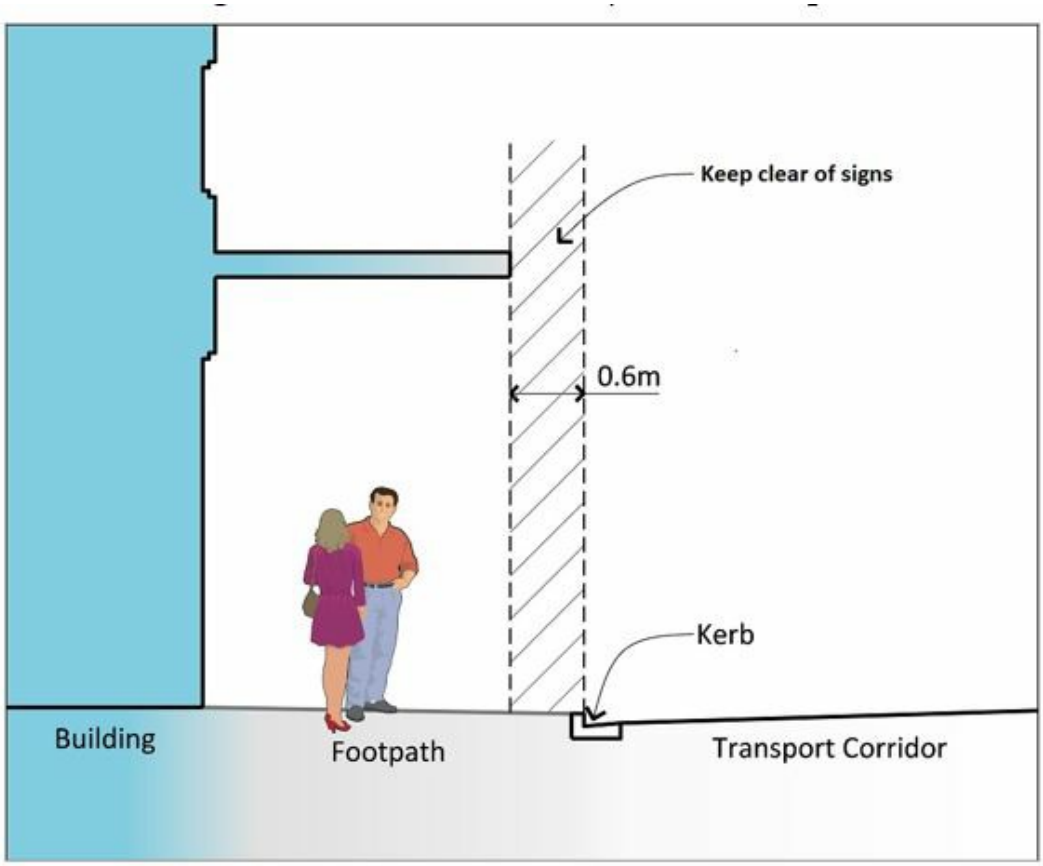
b. Signs attached beneath verandas shall be set back not less than 0.6m from a vertical line measured from the edge of the carriageway kerb (refer to Figure 25.10.5a).

c. Signs located on top and on the fascia of a veranda shall not extend beyond the fascia of the building and shall be set back not less than 0.6m from a vertical line measured from the carriageway kerb (refer to Figure 25.10.5a).

d. Veranda signs shall be restricted to signs advertising businesses, services or products located on the site associated with the sign.

e. Signs located on top or beneath verandas shall be structurally sound and affixed to the veranda in a safe manner.

Figure 25.10.5a: Area to be kept free from signs



25.10.5.11 Scheduled Historic Heritage Buildings and Sites listed in Schedule 8A and 8B of Volume 2, Appendix 8: Historic Heritage

a. All signs shall be associated with the activity on the site.

b. Signs on sites identified in Schedule 8A and 8B of Volume 2, Appendix 8: Historic Heritage shall comply with the following standards.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Maximum number of signs	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
Two	Maximum total area per sign is 0.5m^2	1m	2m

Note

1. *Signage should be consistent with the Heritage New Zealand guidelines for signage on Historic Heritage.*

25.10.5.12 Temporary Signs

a. Temporary signs shall comply with the following standards.

Zone or specific site	Maximum number of signs	Maximum area per sign
i. Residential, Special Character, Future Urban and Community Facilities zones	Two signs per site, or two signs per frontage in the case of a corner site	3m^2
ii. Business 1-7, Central City, Industrial, Ruakura Logistics, Ruakura Industrial Park and Knowledge, Open Space and Major Facilities Zones	Two signs per site, or two signs per frontage in the case of a corner site	6m^2

b. Temporary signs shall not exceed 2.5m in height or the maximum sign height for permanent signs on the site under zone rules, whichever is the greater.

c. Temporary signs shall be displayed for the following time periods.

   i. Real estate signs shall be removed within 14 days after the transfer of property ownership has been completed.

   ii. Signs that advertise construction projects shall be located on the site to which they relate and shall be removed no later than two weeks after construction has been completed.

   iii. Signs related to elections shall be displayed for no more than three months before an election and must be removed before polling, or such lesser time as may be prescribed by legislation.

   iv. Signs that advertise a temporary retail activity (refer to Rule 25.3.5.12 of Chapter 25.3: City-wide – Events and Temporary Activities) shall be displayed only for the duration of that activity and must be within the site where the activity is taking place.

   v. Signs for the purpose of public notification shall be displayed as prescribed by legislation.

   vi. Signs that advertise any other event shall be displayed within a period of up to four weeks before to three days after the event.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Note

1. *The Electoral Act 1993 and its associated regulations also specifies controls on parliamentary election signs.*
2. *Standard 25.10.5.12.a.i only has immediate legal effect for activities located in the Special Heritage Zone or the Temple View Zone Heritage Area, as shown on Planning Map 60B.*
3. *The erection of signs on the Hamilton City Council land and public places, including transport corridors is controlled under a bylaw for public places.*

25.10.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3.3)
i. Low-intensity signs on historic heritage buildings ~~in Volume 2, Appendix 8, Schedule A~~ and archaeological and cultural sites identified in Volume 2, Appendix 8, Schedule 8A or 8B (except within the Major Facilities Zone – Waikato Hospital Campus)*	• E – Heritage Values and Special Character
ii. Any electronic sign in the Central City Zone, Business 1-7 Zones, Industrial Zone, Ruakura Logistics Zone and Ruakura Industrial Park Zone which complies with Rule 25.10.4 and Rule 25.10.5	• B – Design and Layout • E – Heritage Values and Special Character

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

25.10.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

25.14 Transportation

25.14.1 Purpose

a. This chapter contains city-wide objectives, policies and rules relevant to the transport network and subdivision, use and development.

b. The transport network is a significant and essential physical resource of the City that contributes to the economic, social and cultural wellbeing of residents, visitors and businesses within and outside Hamilton.

c. The transport network includes all transport corridors and infrastructure, pedestrian and cycle, passenger transport, rail and river ferry routes. Also, while Hamilton Airport is not within the City it is our closest facility for moving goods and people by air. The facility is Regionally Significant Infrastructure and with its air routes is a key component of the wider transport network.

25.14.2 Objectives and Policies: Transportation

Objective	Policies
Integrated Transport Network **25.14.2.1** An integrated multi-modal transport network that meets national, regional and local transport needs and is: • Responsive • Efficient • Affordable • Safe • Accessible • Sustainable • Integrated with land use	**Land Use Integration** **25.14.2.1a** The transportation network and related infrastructure is planned, designed, constructed and managed in a manner that: i. Is consistent with and supports the land-use spatial framework for the City (Figure 2.1a in Chapter 2). ii. Promotes vibrant business centres. iii. Contributes to safe and efficient multi-modal transport corridors serving the Central City, business centres and other key destinations. iv. Contributes to a transportation network that: A. Is accessible to all users, including transport disadvantaged and mobility impaired. B. Maximises opportunities for walking, cycling and passenger transport. C. Creates good connections between residential areas, passenger transport services, schools, employment nodes, recreation areas, shops and other

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

destinations.

D. Provides a choice of routes and transport modes for travelling.

v. Recognises the need for effective long-term solutions that are affordable and practicable.

Transport Network
25.14.2.1b
The transportation network and related infrastructure is planned, designed, constructed and managed in a manner that:

i. Recognises the affordability of providing new public infrastructure and other actions to increase the capacity of the transport network to accommodate growth.

ii. Enables flexible management of transport corridors to allow them to perform their function within the City's transport corridor hierarchy.

iii. Promotes energy conservation and efficiency.

iv. Promotes a safe and efficient transport network.

v. Allows for network utility infrastructure, and streetscape amenity.

vi. Provides access to and has regard for the safety and needs of the mobility impaired, transport disadvantaged, cyclists, pedestrians, passenger transport users, and others using the transport corridor to move from place to place.

vii. Contributes to the social, economic, cultural and environmental needs of current and future users of the transport network.

viii. Takes account of the whole of life operational and maintenance costs of the transport network.

Adverse Effects of the Transport Network
25.14.2.1c
Adverse effects of new transport infrastructure and changes to the existing transport network are minimised while recognising:

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

		i. Amenity values of adjacent activities, ii. Cultural and heritage values, biodiversity, and iii. Safety, access and mobility of all users iv. The function and the location that that part of the transport network has within the transport corridor hierarchy. v. The character and purpose of the zone in which it is located.
		25.14.2.1d The design, location and quantity of any parking infrastructure provided is managed in a way that: i. Provides for special design requirements of transport network users. ii. Minimises adverse effects arising from an over-supply of parking. iii. Minimises adverse safety and efficiency effects on the transport network. iv. Maximises opportunities for the efficient use of existing parking infrastructure. v. Trips by active modes and passenger transport are encouraged through integration with travel demand management and passenger transport options.
		Adverse Effects on the Transport Network **25.14.2.1e** Adverse effects of subdivision, use and development activities on the transport network are avoided or minimised with particular regard to: i. Connections to, and integration with, the transport network. ii. Reverse-sensitivity effects of land uses sensitive to adverse transport effects (e.g. noise). iii. Promoting streetscape amenity. iv. Ensuring performance, condition, safety, efficiency and long-term sustainability and affordability of the transport network.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	v. Ensuring trips by active modes and passenger transport are encouraged through integration with travel demand management and passenger transport options. vi. Protection of strategic and arterial transport networks, including associated intersections.
	25.14.2.1f Integrated Transport Assessments shall be required for new subdivision, use or development of a nature, scale or location that has the potential to generate significant adverse transportation effects.
	25.14.2.1g Buildings, structures and trees shall not create a potential hazard to the flight paths of aircraft or any other operations associated with Hamilton Airport by intruding within the airport's airspace.

Explanation

Transport networks are complex systems that influence and are in turn influenced by subdivision, use and development. The overarching objective of creating an integrated multi-modal transport network to meet the needs of the City recognises several qualities that need to be considered and balanced when planning for, constructing and managing the transport network and in the integration of transport and land use. The policies recognise that different land use environments and parts of the transport network have different tolerances to change. For example, changes to the transport network can have a more significant effect on the amenity values of a residential environment, yet the same change in an industrial environment may not create the same impact.

The policies are grouped to recognise and respond to key transport issues: integration with land use; planning, construction and maintenance of the transport network; and adverse effects of and on the transport network.

Integrated Transport Assessments are a key method by which the transportation effects of proposals are identified and assessed. Thresholds for requiring an Integrated Transport Assessment and resource consent are set based on the location, nature and scale of activities. This provides a consistent, city-wide framework within which proposals are considered, and means by which to address adverse transportation effects, including cumulative effects, are established.

Buildings, structures and trees in certain parts of the city could protrude into the flight path of planes departing and approaching Hamilton Airport. This increases the risks to public safety both on the ground and in the air.

The policies recognise that the hierarchy of the adjacent transport corridor can influence the nature and level of impacts. For example, parking over-spill onto a major arterial transport corridor is likely to have a more significant adverse effect on the primary movement function of the corridor when compared to the effects of over-spill onto a local transport corridor, whose primary function is property access.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

25.14.3 Rules – Activity Status Table

Activity	Class
a. Any activity required to prepare a simple or broad Integrated Transport Assessment by Rule 25.14.4.3	RD*
b. New transport corridors	RD

Note

1. *For the following transport-related activities refer to the relevant zone chapter.*
   - *Parking lots and parking buildings*
   - *Railway line, marshalling yard, or railway station*
   - *Passenger transport facility*
   - *Heliport*
   - *Pontoon/jetty*
2. *Arterial Transport Corridor Protection Areas are shown on the Structure Plans within Volume 2, Appendix 2.*
3. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*).*
4. *For any activity not identified above, see Section 1.1.8.1.*

25.14.4 Rules – General Standards

25.14.4.1 Vehicle Crossings and Internal Vehicle Access

<table>
<tr><th colspan="2">Separation Distances</th></tr>
<tr><td>a. Distance between vehicle crossings on the same transport corridor frontage</td><td>i. Where the posted speed of the adjoining road is 60km/h or less the distance between vehicle crossings on the same side of the road shall be either:
• Less than 2m (provided no more than 2 vehicle crossings adjoin each other); or
• More than 7.5m
ii. Where the posted speed of the adjoining road is more than 60km/h the distance between vehicle crossings on either side of the road shall meet the relevant separation requirements in the below table; or
<table>
<tr><th>Posted speed limit of adjoining transport corridor</th><th>Minimum distance between vehicle crossings</th></tr>
<tr><td>60 km/h and under</td><td>7.5m</td></tr>
<tr><td>70 km/h</td><td>40m</td></tr>
<tr><td>80 km/h</td><td>100m</td></tr>
<tr><td>90 km/h</td><td>200m</td></tr>
<tr><td>100 km/h</td><td>200m</td></tr>
</table>
iii. On local roads with a posted speed of 50km/h or less where compliance with i. or ii. above cannot be achieved as part of any land use activity the proposed vehicle crossing shall be separated as far as possible</td></tr>
</table>

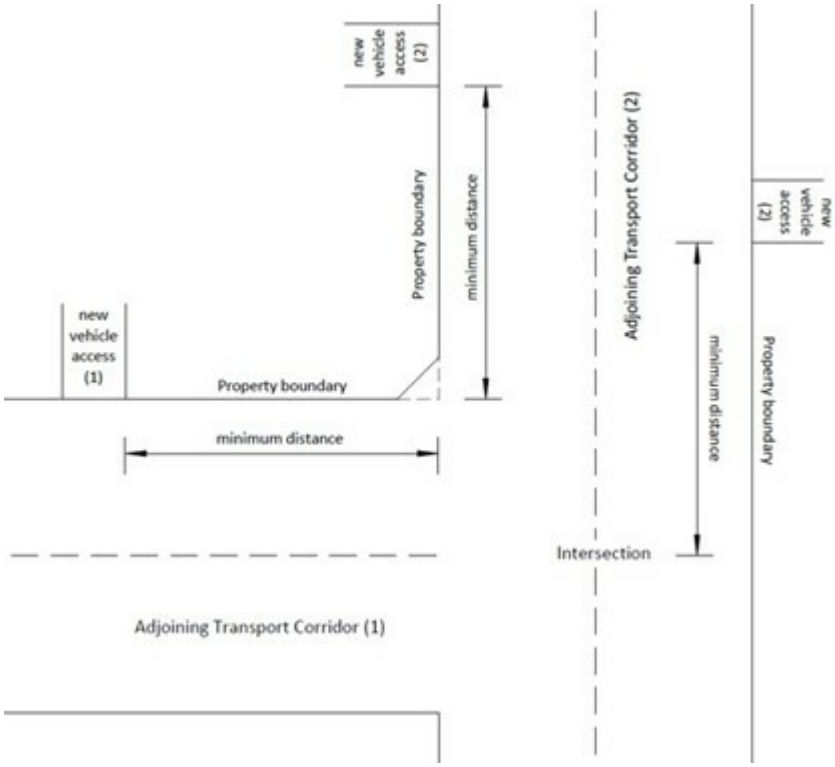
Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

<table>
<tr><td></td><td>from any other existing or proposed crossing.</td></tr>
<tr><td>b. Minimum distance between any vehicle crossing and a railway level crossing</td><td>Vehicle crossings shall be:
i. At least 30m from any railway level crossing, measured from the legal boundary of the property with railway land.
For local roads with a posted speed limit of 50km/h or less where this cannot be achieved the vehicle crossing shall be located as close as reasonably practicable to the furthest site boundary from the railway level crossing
Note
1. Examples of exceptions can include where the property boundary frontage is less than 30m and there is no other available access point, or the topography would make it impractical to construct an access</td></tr>
<tr><td>c. Minimum distance between any vehicle crossing and a transport corridor intersection</td><td>Vehicle crossings shall meet the following relevant separation requirements in the tables below. The distance should be measured in accordance with the figure below:
For vehicle access onto local roads with a posted speed limit of 50km/h or less and serving a listed permitted activity where the separation requirements cannot be achieved the vehicle crossing shall be located as close as reasonably practicable to the furthest site boundary from the intersection (as relevant to the property boundary indicated in the figure below).
i. Minimum distance between any vehicle crossing and transport corridor intersection – posted speed limit 60km/h or less.
<table>
<tr><th rowspan="2">Adjoining transport corridor hierarchy (posted speed limit 60 km/h or less)</th><th colspan="4">Intersecting transport corridor hierarchy</th></tr>
<tr><th>Major arterial</th><th>Minor arterial</th><th>Collector</th><th>Local</th></tr>
<tr><td>Major Arterial</td><td>30m</td><td>30m</td><td>30m</td><td>30m</td></tr>
<tr><td>Minor Arterial</td><td>30m</td><td>30m</td><td>30m</td><td>30m</td></tr>
<tr><td>Collector</td><td>20m</td><td>20m</td><td>15m</td><td>15m</td></tr>
<tr><td>Local</td><td>20m</td><td>20m</td><td>15m</td><td>15m</td></tr>
</table>
ii. Minimum distance between any vehicle crossing and transport corridor intersections – posted speed limit greater than 60km/h
<table>
<tr><th rowspan="2">Adjoining transport corridor hierarchy (posted speed limit greater</th><th colspan="4">Intersecting transport corridor hierarchy</th></tr>
<tr><th>Major arterial</th><th>Minor arterial</th><th>Collector</th><th>Local</th></tr>
</table></td></tr>
</table>

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	than 60 km/h) | | | | | Major Arterial | 100m | 100m | 100m | 100m Minor Arterial | 100m | 100m | 100m | 100m Collector | 45m | 45m | 30m | 30m Local | 45m | 45m | 30m | 30m ***Note*** The examples of exceptions can include where the property boundary frontage is less than 30m and there is no other available access point, or the topography would make it impractical to construct an access in a complying location.
	(see diagram below)

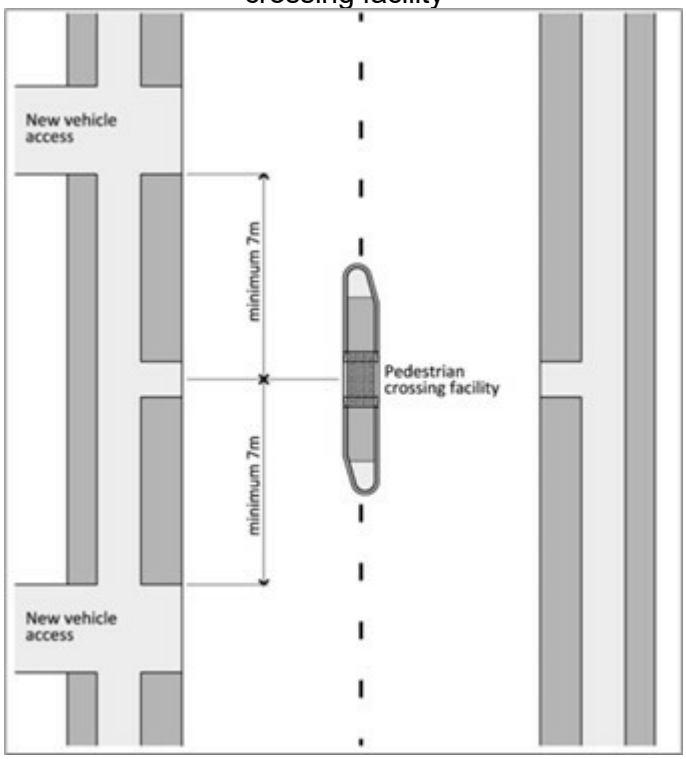
Figure 25.14.4.1a - Minimum distance between any vehicle crossing and transport corridor intersections



d. Minimum distance from a dedicated pedestrian crossing facility (e.g. pedestrian crossing, mid-block pedestrian signals, refuge islands, kea crossings)	The closest edge of the vehicle crossing shall be at least 7m from the centre of the pedestrian crossing facility measured in accordance with the diagram below.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Figure 25.14.4.1b – Minimum distance from a new vehicle access to a pedestrian crossing facility



Sightlines	
e. Minimum sight distance from any vehicle crossing	Vehicle crossings shall meet and be measured in accordance with the relevant sight distance requirements below

Minimum sight distance from vehicle crossings

	Frontage transport corridor hierarchy classification		
Posted speed limit	**Local**	**Collector**	**Major and minor arterials**
40km/hr	45m	50m	90m
50km/hr	60m	70m	120m
60km/hr	85m	90m	150m
70km/hr	105m	120m	185m
80km/hr	135m	145m	220m
90km/hr	160m	175m	265m
100km/hr	195m	210m	305m

Notes

1. The sight distances are based on Austroads Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections (Equation 1 and 2).
2. Where there is an accepted speed survey, the operating speed and relevant equation may be used to calculate the minimum sight distance.
3. Local transport corridor sight distances are calculated based upon Approach Sight

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Distance (ASD) with Reaction time (R_T) of 1.5 seconds.

4. Collector transport corridor sight distances are calculated based upon ASD with R_T of 2 seconds.

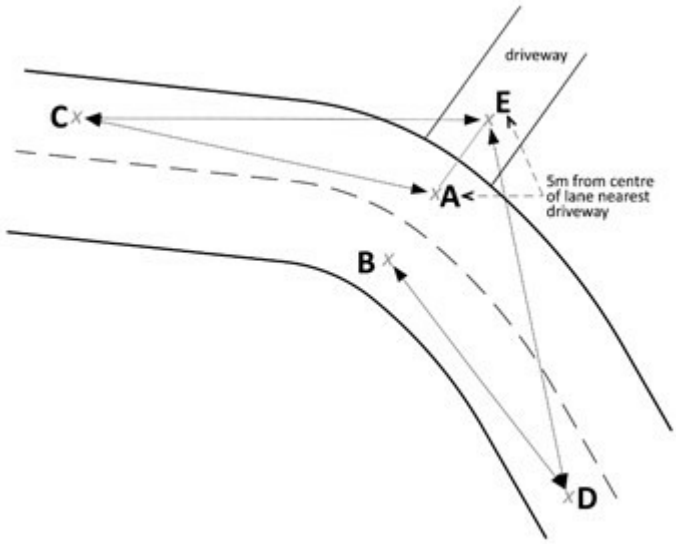
5. Arterial transport corridor sight distances are calculated based upon Safe Intersection Sight Distance (SISD) with R_T of 2 seconds.

6. Grade is based on 0%. Austroads provides adjustment factors for grades.

7. Sight distances have been rounded up to the nearest 5m.

Figure 25.14.4.1d - Sight distance measurement

There should be lines of clear sight from driver's eye height to driver's eye height (1.15m above ground level) along the lines detailed below.	
Lines AC and BD	All vehicle crossings on all transport corridors
Lines EC and ED (no permanent obstructions, exclude parked vehicles which may obstruct these sight lines occasionally)	All vehicle crossings on minor arterial, collector and local transport corridors
Lines EC and ED (no obstructions, parked vehicles not excluded)	All vehicle crossings on major arterial transport corridors
Points C and D are established by measuring the sight distance from Table in 25.14.4.1.e along the centre of the appropriate lane from points A and B. For practical purposes A and B can be taken as opposite the centre of the driveway.	



Note

1. Derived from the Waka Kotahi New Zealand Transport Agency, "Road and Transport Standards: Guidelines for Visibility at Driveways"

Quantity	
f. Maximum number of vehicle crossings for	One

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any site within a Residential or Special Character Zone	
g. Maximum number of vehicle crossings for any site, not within a Residential or Special Character Zone	i. One per frontage that is equal to or less than 20m wide ii. Two per frontage that is more than 20m wide (excluding frontages to the strategic network or arterial transport corridor iii. One per frontage to a strategic network or arterial transport corridor

Design and Access Widths

h. Vehicle crossing and internal vehicle access dimensions shall:

i. Comply with the relevant dimensions identified in the Tables below

Vehicle crossing widths

Vehicle Crossings	Width (m)[1]	
	Minimum	Maximum
Residential and Special Character Zones, except as provided below	3.0	5.5
Rotokauri North Medium-Density Residential Zone – 'combined' vehicle crossing intended to serve two units (including a duplex dwelling)	5.5	6
All other Zones	5.0	7.5

1. Measured along the front boundary where it adjoins the Transport Corridor

Internal vehicle access widths, except for rear lanes in Rotokauri North

Internal Vehicle Access	Use of Access	Minimum Formation Width (m)	Minimum Legal Width
Residential units	1-6 units	3.0	3.6
	7-20 units (where access is to form common property under a unit title arrangement) or 7-9 units (where access is part of a fee simple subdivision)	5.5	6.0

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	10-20 units (where access to vest as road as part of a fee simple subdivision)	6.0	16.0
	More than 20 units (Local Road)	6.0	20.0
	More than 20 units (Collector Road)	9.0	23.0
Residential centres, visitor accommodation	1-12 occupants	3.0	3.6
	More than 12 occupants	5.5	-
Car parking facilities	Up to 15 spaces	3.0	-
	More than 15 spaces	6.0	-
All other sites used for industrial or business activities	Up to 5 occupancies	6.0	-
	More than 5 occupancies	8.0	-

ii. Be formed and drained with a permanent sealed or paved all weather, dust-free surface and in a manner suitable for the type and quantity of vehicles using the site.

iii. Except for rear lanes in Rotokauri North, be designed and configured to meet the relevant requirements of Table 15-6a in Appendix 15.

iv. Except for rear lanes in Rotokauri North, on fee simple subdivision any internal vehicle access serving 10 or more residential units will be required to be formed and vested in Hamilton City Council as a public road.

v. Access requirements for rear lanes in Rotokauri North:

A. Two-way rear lane	
1. Minimum legal width	7m
2. Minimum formation width	5.5m
B. Each rear lane shall:	
1. Be connected to a transport corridor at least two locations	
2. Have a legal mechanism for ownership and ongoing maintenance of the lane.	

Note

1. *Acceptable means of compliance for the design and construction of vehicle crossings is contained within the Hamilton City Infrastructure Technical Specifications.*
2. *Council will apply the Local Government Act 1974 to require action to prevent damage to the berm from crossings being of inadequate width or construction.*

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i. Any internal vehicle access shall

i. Have a minimum unobstructed width at vehicle entrances and between buildings of no less than 3.5m

ii. Not be used for carparking or storage of materials, landscaping, fencing or other obstructions that would restrict access by emergency vehicles

iii. Have a minimum height clear of buildings and other obstructions of 4.0m

iv. Have splays of 2m x 2m which are clear of structures higher than 1m at any vehicle entranceway or where vision of pedestrians or oncoming vehicles is restricted.

j. A passing bay shall be provided along an internal vehicle access which serves more than one allotment or more than five car parking spaces, in cases where:

i. The access is less than 5.5m wide and has a length greater than 70m, or

ii. Unrestricted visibility is not available over its full length.

k. Vehicle Crossing Location Restrictions in Rotokauri North

i. No vehicle crossing(s) may be located over a cycle lane or a path specifically designed as a shared-use walking and cycling path. When either of these facilities is on an allotment's transport corridor frontage, a legal mechanism (such as a consent notice or land covenant) shall restrict vehicle crossings and access to that allotment to rear lanes, access lots or other roads.

ii. No vehicle crossing(s) may have direct access to or from State Highway 39.

iii. Vehicle crossing locations shall not be positioned so as to necessitate the removal of parking spaces within parking bays.

25.14.4.2 Parking, Loading Spaces and Manoeuvring Areas

Quantity

a. Where:

- a new building is constructed on previously vacant land, or
- a new use establishes on previously vacant land or within a vacant building, or
- an existing building is altered in a way that increases the gross floor area, or
- an existing use increases in scale (e.g. increased gross floor area), or
- the use of land or buildings changes to a use with a higher traffic generation level,

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then parking facilities shall be provided on that site for the increased parking demand in accordance with the levels set out in Tables 15-1a to 15-1f of Volume 2, Appendix 15-1, as applicable to the zone and activity, with the following exceptions:

i. If the activity is required to operate under an approved Concept Plan or Concept Development Consent that includes parking requirements, the levels set out in the Concept Plan or Concept Development Consent shall be applicable and the levels set out in Tables 15-1a to 15-1f of Volume 2, Appendix 15-1 shall not apply.

Note

1. *Concept Plans or Concept Development Consents are generally a requirement for use and development within the Major Facilities Zone and the University of Waikato (Knowledge Zone). Activities that are required to operate under an approved Concept Plan or Concept Development Consent use the rates in Tables 15-1a to 15-1f of Volume 2, Appendix 15-1, for guidance only. It is expected that site specific parking rates based on actual parking demand and site surveys may be more appropriate.*

ii. *Staff cycle spaces required by Table 15-1a of Volume 2, Appendix 15-1 shall not be required to exceed one per ten Full Time Equivalent staff.*

iii. *Cycle parking spaces shall not be required where:*

- *The building setback is 0m for the entire frontage of the subject site.*
- *A publicly available cluster of cycle spaces is located within 50m of the public entrance of the activity and in sufficient quantities to meet the levels otherwise required by Table 15-1a of Volume 2, Appendix 15-1.*

b. In the Central City Zone and Business 1 to 7 Zones, where 10 or more staff cycle spaces are required by Rule 25.14.4.2.a., end-of-journey cycle facilities for staff shall be provided in accordance with Table 15-1g of Volume 2, Appendix 15-1.

c. For non-residential uses:

i. Accessible car park spaces for people with a disability shall be allocated and provided for in accordance with Table 15-1a or Table 15-1d of Volume 2, Appendix 15-1, whichever requires the greater number.

ii. Where 50 or more car park spaces are provided, accessible car park spaces for less mobile users shall be allocated and provided for in accordance with Table 15-1e of Volume 2, Appendix 15-1.

d. In Business 1 to 7 Zones, where 10 or more on-site car parking spaces are provided, the total number of spaces shall not exceed the maximum car parking levels identified in Table 15-1a of Volume 2, Appendix 15-1.

e. Where the assessment of the number of parking spaces (of any type) results in a fractional space, any fraction under one-half shall be disregarded and fractions of one-half or greater shall be considered as one space.

Design

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

f. Parking spaces, loading spaces and manoeuvring areas shall:

i. Comply with the relevant dimensions, layouts and diagrams (including tracking curves) in Table 15-1h and Figure 15-1i to Figure 15-1l of Volume 2, Appendix 15-1 and are suitably designed for the vehicles and their occupants.

Alternative means of compliance for the design of parking spaces (including accessible parking spaces), loading spaces and manoeuvring areas is contained within AS/NZS 2890.2: 2002 Off Street Commercial Vehicle Parking and AS/NZS 2890.6: 2009 Off Street Parking for Disabilities and AS/NZS 2890.1:2004 Parking Facilities – Part 1: Off-Street Car-Parking.

ii. Be formed and drained with a permanent sealed or paved all weather, dust-free surface in a manner suitable for the type and quantity of vehicles using the site.

Note

1. *Acceptable means of compliance for the formation and drainage of parking spaces, loading spaces and manoeuvring areas is contained within the Hamilton City Infrastructure Technical Specifications.*

g. No part of any parking space, cycle space, loading space or manoeuvring area shall be located on any outdoor living area or service area.

h. Design and layout shall meet any requirements for landscaping and screening in the applicable zones and Chapter 25.5: City-wide – Landscaping and Screening.

i. All parking space, cycle space, loading spaces or manoeuvring areas, (excluding those for residential activities), which are used during the hours of darkness shall be illuminated in accordance with NZS1158.3.1 Lighting of Pedestrian Areas (P11), during the hours of operation of the activity that the areas serve.

j. Sufficient on-site manoeuvring areas shall be provided to avoid the reversing of vehicles off a site:

i. Where any car park has vehicle access to any arterial transport corridor.

ii. Where any car parking areas with vehicle access to any transport corridor contains:

A. More than five parking spaces, or

B. Is located more than 30m from the boundary with the transport corridor.

k. Vehicles occupying any parking or loading space shall have ready access to a transport corridor at all times, without needing to move any other vehicle occupying other parking or loading spaces.

This rule does not apply to:

i. Residential units, where instead only one car parking space per unit needs to have access at all times,

ii. Loading spaces for offices less than 100m^2 gross floor area,

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iii. Staff parking areas, or

iv. Where an automated parking stacking system is used.

l. Where an automated parking stacking system is used, ready access from the system's entrance or exit to a transport corridor and sufficient queuing and manoeuvring area must be maintained at all times, without needing to move any other vehicle occupying other parking or loading spaces.

Note

1. *For the purpose of the standards above "automated parking stacking system" means parking facilities that are controlled by a machine that moves and organises the vehicles into an arrangement for storage by means of mechanical stacking or similar method, and where drivers are only required to manoeuvre vehicles on to a pad or into a specific position.*

m. Sufficient on-site manoeuvring areas shall be provided for loading spaces to avoid:

i. Vehicles needing to reverse off site on to an arterial transport corridor.

ii. Vehicles projecting on to the transport corridor whilst loading or unloading.

n. Where on-site parking is provided, sufficient space shall be provided for vehicle queuing as follows.

i. For up to and including 30 parking spaces, a minimum on-site queuing length of 6m.

ii. For more than 30 parking spaces, the vehicle capacity of the queuing length shall be calculated as (0.03) x (number of parking spaces). The required vehicle capacity calculated shall be rounded up to the next whole number (i.e. the next whole vehicle) and a queuing length of 6m provided per vehicle.

iii. The required queuing length shall be measured from the transport corridor boundary at the vehicle entrance of the site, to the nearest vehicle control point on the site.

iv. For the purpose of assessment, where more than one vehicle crossing is provided to a site, the required queuing length may be assessed for each access point individually, with each parking space allocated to the nearest usable entry vehicle crossing.}

Provided that Rule 24.14.4.2.n shall not apply to Residential Activities and Structures in the Residential or Special Character Zones.

o. Visitor cycle parking spaces shall be located within 30m of public entrances for the activity.

p. Staff cycle parking spaces shall be located so it may be easily accessed by regular users of the activity and may be provided off-site.

q. The design of cycle parking spaces shall meet the following requirements.

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i. All cycle parking is adequately spaced to allow a cyclist to manoeuvre and attach a cycle to each stand.

ii. Visitor cycle parking shall consist of stands that:

A. Are securely attached to an immoveable object such as a wall or ground.

B. Support the bicycle frame.

C. Are clearly visible or signposted to cyclists entering the site.

D. Are able to be detected by the visually impaired when in publicly accessible areas so as to not create a safety hazard.

iii. Staff cycle parking shall consist of a stand or enclosed space that:

A. Allows the bicycle to be secured.

B. Is undercover or otherwise protected from inclement weather.

Note

1. *Acceptable means of compliance for the design of cycle parking spaces is contained within the Hamilton City Infrastructure Technical Specifications.*

25.14.4.3 Integrated Transport Assessment Requirements

Any activity that requires an ITA under this rule is also subject to Rule 25.14.3.a.

Trip Generation Triggers

a. A Simple or Broad Integrated Transport Assessment (ITA) shall be prepared for activities as required by this rule, in accordance with the following trigger thresholds.

Activity	Trip Generation of Activity (vpd = vehicles per day)[1]			
	LOW <100 vpd	MEDIUM 100 – 499 vpd	HIGH 500 – 1499 vpd	SIGNIFICANT >1500 vpd
Any activity in the relevant zone (except in the Central City Zone)	-	-	Simple ITA required	Broad ITA required
Any activity in the Central City Zone, excluding the Downtown Precinct	-	-	-	Broad ITA required
Any activity in				Downtown

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the Downtown Precinct of the Central City Zone				Precinct ITA required

[1] Table 15-2d of Volume 2, Appendix 15-2 contains guidance for converting vehicles per day into other units of measures. This can be used for screening proposals to identify whether an ITA is required or not.

Existing Vehicle Access Triggers

b. For existing vehicle accesses to a strategic network or major arterial transport corridor, or where it takes access across an existing railway level crossing a Simple ITA shall be prepared for any activity that increases the use of the vehicle access by more than 100 vehicles per day.

   This standard shall not apply if the relevant road controlling authority or Kiwirail (in the case of railway level crossings) provides written confirmation that an ITA is unnecessary.

Specific Activity Triggers

c. A Broad ITA shall be prepared for new:

   i. Schools.

   ii. Hospitals.

   iii. Transport depots (goods).

   iv. Drive-through services.

   v. Emergency service facilities (with traffic control signals controlling access).

   vi. Transport corridor.

d. A Simple ITA shall be prepared for new:

   i. Emergency service facilities (without traffic control signals controlling access).

Area Specific Triggers

e. i. A Broad ITA shall be prepared for any new activity within the ‘Area A’ identified in Volume 2, Appendix 15-7, Figure 15-7a, which exceeds the following traffic generation rate based on gross site area.

   i. 14.1 trips/hectare/morning peak hour, or

   ii. 15 trips/hectare/afternoon peak hour

Note

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

1. *Every inward or outward movement from the site shall be counted as an individual trip.*
2. *The trip rates specified are those as they related to the peak hour of the road network, between the hours of 0700-0900 and 1600-1800 Monday to Friday and 1100-1300 on Saturday.*
3. *Gross site area includes any land to be vested as public road, open space, or other public purpose; any entrance strip with a width of 6m or less, any right of way, any private way or access lot; or any other land that is unable to be developed as part of an industrial site on a permanent basis.*

e. ii. A Broad ITA shall be prepared for subdivision creating any additional lots, and/or any new development which generates greater than 100vpd, within 'Area B' identified in Volume 2, Appendix 15-7, Figure 15-7a.

In addition to the Broad ITA content specified in 25.14.4.3.m the assessment shall include but not be limited to, specific consideration of demand, levels of service, and options for mitigation at the following intersections as identified on Figure 15-7b in Volume 2, Appendix 15-7:

1. Te Kowhai Road/Te Rapa Road
2. Base Parade/Te Rapa Road
3. Wairere Drive/Te Rapa Road
4. Te Wetini Drive/Arthur Porter Drive/Wairere Drive/ramps to and from Mangaharakeke Drive
5. Foreman Road/Mangaharakeke Drive
6. Crawford Street/Mangaharakeke Drive/Avalon Drive roundabout
7. Avalon Drive (through road)/Avalon Drive (Connection to Rotokauri Road)

The purpose of mitigation is to ensure the safe and efficient operation of the transport network, and to maintain the desirable levels of service as follows:

i. An average delay per vehicle during peak hours on the approaches to intersections of no greater than:

   a. 55 seconds for the strategic network, major and minor arterial transport corridors;

   b. 80 seconds for all other transport corridors.

ii. On the strategic network, major and minor arterial transport corridors during peak hours:

   a. Average vehicle speeds between intersections restricted to no less than 90 percent of the posted speed limit;

   b. Average vehicle speeds, including intersections, constrained to no less than 18km/h;

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iii. Unless demonstrated otherwise with site specific data, peak periods are taken to be 7am to 9am and 4pm to 6pm Monday to Friday.

e. iii. A Broad ITA shall be prepared at the time of the first subdivision creating any additional lots, and/or any new development within Temple View Zone Precinct 3 identified in Volume 2, Appendix 4, Figure 4-5.

The Broad ITA shall assess the transport effects of Precinct 3 including the proposed subdivision and/or proposed new development and the remaining developable area of Precinct 3.

In addition to the Broad ITA content specified in 25.14.4.3.m the assessment shall include, but not be limited to, specific consideration of demand, levels of service and options for mitigation at the following intersections:

- Tuhikaramea Road/State Highway 23
- Tuhikaramea Road/Kahikatea Drive/Gibson Street
- Tuhikaramea Road/Collins Road

f. A Broad ITA shall be prepared for any new managed care facilities; retirement villages; rest homes; and visitor accommodation activity on the defined site shown on Figure 15-7c in Volume 2, Appendix 15-7, where the traffic generation from all activities on the defined site exceed:

i. 989 trips in the morning peak hour, or

ii. 1,386 trips in the afternoon peak hour.

Note

1. *Every inward or outward movement from the site shall be counted as an individual trip.*
2. *The trip rates specified are those as they related to the peak hour of the road network, between the hours of 1600-1800 Monday to Friday.*

New Vehicle Access Triggers

g. A Broad ITA shall be prepared for any activities requiring a new vehicle access to a transport corridor.

i. That is part of the strategic network,

ii. That is identified as a major arterial transport corridor,

iii. From any site within the Major Facilities Zone (excluding the Thoroughbred Business Park),

iv. From the University of Waikato (Knowledge Zone),

v. That is identified as an active frontage in the Central City Zone (refer to Volume 2, Appendix 5, Figure 5-7 Active Frontages Overlay Plan), or

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vi. From any site within the Central City Zone, other than from dedicated service lanes or public parking buildings or lots.

The assessment required by this rule may be reduced to a Simple ITA or removed if there is no internal connection possible to other entrances and the relevant Road Controlling Authority provides written confirmation that a Broad ITA is not appropriate. The trigger thresholds in Rule 25.14.4.3.a can provide guidance on the level of assessment necessary based on location and intensity of use.

h. A Broad ITA shall be prepared for any subdivision, use or development requiring a new railway level crossing access.

Peacocke Structure Plan Triggers

i. A Simple ITA shall be prepared for fee simple subdivisions in the Peacocke Character Zone in the following circumstances.

i. or creation of lots between 2ha and 10ha in the Terrace Area; or

ii. For creation of lots between 5000m^2 and 10ha in the Gully and Hill Areas.

j. A Broad ITA shall be prepared for:

i. The subdivision of the 500 lots within Stage 1 of the Peacocke Structure Plan area; or

ii. Any Master Plan required for subdivision within the Peacocke Character Zone.

Exceptions

k. Rules 25.14.4.3.a. to e do not apply to:

i. Events and Temporary Activities (see Chapter 25.3: City-wide – Events and Temporary Activities) where a Transport Management Plan is required.

ii. New activities in a Major Facilities Zone or the University of Waikato (Knowledge Zone) when in accordance with an approved Concept Development Consent (Volume 2, Appendix 1.2.2.14).

iii. New activities in accordance with an approved Comprehensive Development Plan (Volume 2, Appendix 1.2.2~~.8~~.9).

iv. New activities in the Te Rapa North Industrial Zone when in accordance with an approved Concept Development Consent (Volume 2, Appendix 1.3.2D).

v. New activities at the Ruakura Research Centre (Knowledge Zone) and Waikato Innovation Park (Knowledge Zone) when in accordance with an approved Concept Plan.

l. Rule 25.14.4.3.a does not apply to activities within an approved Structure Plan Area

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(Refer Chapter 3 and Appendix 2), except that a Broad ITA shall be prepared for significant (>1,500vpd) traffic generating activities. This exception does not apply to those activities covered by Rule 25.14.4.3.h or Rule 25.14.4.3e.ii above.

Content

m. All ITAs shall be completed by suitably qualified professionals and should generally follow the approach and guidelines of Waka Kotahi New Zealand Transport Agency's "Research Report 422: Integrated Transport Assessment Guidelines, November 2010". Requirements and report format for ITAs are included in Tables 15-2a Simple ITA and 15-2b Broad ITA of Volume 2, Appendix 15-2.

25.14.4.4 Minimum Sight Distances at Railway Level Crossings

a. New buildings, structures and activities that would obstruct drivers seeing approaching trains shall not be located within the Approach Sight Triangles and Restart Sight Triangles of any Railway Level Crossing.

b. Approach Sight Triangles shall be measured using the vehicle approach speeds and distances identified in Table 15-3a measured in accordance with Figure 15-3b of Volume 2, Appendix 15-3.

c. Restart Sight Triangles shall be measured using the distances identified in Table 15-3c measured in accordance with Figure 15-3d of Volume 2, Appendix 15-3.

d. Rule 25.14.4.4 does not apply to transport infrastructure or signage required to manage traffic at the Railway Level Crossing.

Note

1. *Approach Sight Triangle controls ensure sight distances are maintained to ensure transport corridor users are able to see a train and stop before the crossing or to continue at the approach speed and cross the level crossing safely.*
2. *Restart Sight Triangle controls ensure transport corridor users stopped at level crossing are able to see far enough along the railway line to be able to start off, cross and clear the level crossing safely before the arrival of any previously unseen train.*

25.14.4.5 Height of Structures – Horizontal and Conical Obstacle Limitation Surfaces

a. No building, mast, tree or other object shall penetrate any of the horizontal and conical obstacle limitation surfaces surrounding Hamilton Airport as shown in Volume 2, Appendix 15-9.

Note

1. *The Horizontal Obstacle Limitation Surface is located in a horizontal plane above the main runway with an elevation of 102m Moturiki Datum having its outer limit at a locus of 4000m measured from the periphery of the main strip.*
2. *The Conical Obstacle Limitation Surface slopes upwards and outwards from the periphery of the Horizontal Surface at a gradient of 1 vertical to 20 horizontal to an elevation of 207m above Moturiki Datum.*
3. *Where any Resource Consent is required as a result of non-compliance with this rule then consultation with the operator of Hamilton Airport is advised. Evidence of any consultation with and support or comments from the operator of Hamilton Airport should be included in*

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the resource consent application.

25.14.5 Rules – Specific Standards

25.14.5.1 New Transport Corridors

The provisions of the following chapters apply to new transport corridors where relevant.

- Chapter 2: Strategic Framework
- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gully Systems
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

25.14.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3.3)
i. Any activity required to prepare a simple or broad Integrated Transport Assessment by Rule 25.14.4.3*	• G – Transportation
ii. New transport corridors	• G – Transportation

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

25.14.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

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- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

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26 Designations

26.1 Purpose

a. The District Plan makes provision for designations in accordance with Sections 168 and 420 of the Act to give effect to notices of requirement made by Requiring Authorities.

b. Designations allow Requiring Authorities to plan for network utilities and public works in relation to specific areas of land. Organisations that are Requiring Authorities are able to apply and use designations. The following organisations have status as Requiring Authorities.

   i. A Minister of the Crown.

   ii. A Local Authority.

   iii. A network utility operator approved as a Requiring Authority under Section 167 of the Act.

c. Status as a Requiring Authority provides the power to require land, including private land, to be set aside for designated activities for which works can be undertaken and for which the Requiring Authority is financially responsible.

d. As set out in section 176 of the Act, a designation has two main purposes.

   i. Firstly, the Requiring Authority responsible for the designation may do anything that is in accordance with the designation. These rights over-ride District Plan provisions, meaning that Requiring Authorities do not need to obtain land-use consents in accordance with District Plan rules as long as the proposed works are in accordance with the purpose of the designation.

   ii. Secondly, a designation protects the land for the Requiring Authority. Other people may not, without the written approval of the Requiring Authority, do anything in relation to the designated land that would prevent or hinder the project or work to which the designation relates.

e. All designated land has an underlying zoning which applies when a designation is removed or for works not covered by the designation.

26.2 Use of Designated Land

a. Unless a longer period has been specifically identified, designations for works that have not been given effect to lapse after five years.

b. Works within a designation require an Outline Plan to be submitted to Council in accordance with section 176A of the Act before construction begins.

c. Council may waive the requirement for an Outline Plan in the following circumstances.

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i. Where a plan has been received, and any additional work is clearly of a minor scale and ancillary to the designated work.

ii. Where there is no completed work, or where no Outline Plan has been received, a waiver may be granted where:

1. The work achieves compliance with all relevant rules in Chapter 25: City-wide.

2. The work is not within a:

- High Flood Hazard Area
- Medium Flood Hazard Area
- Low Flood Hazard Area
- Temple View Flood Hazard Area
- Culvert Block Flood Hazard Area
- Waikato Riverbank and Gully Hazard Area

3. The work does not affect any Historic Heritage Site in schedules 8A or 8B of Volume 2, Appendix 8, any site within the Historic Heritage Areas, Special Heritage Zone or any Significant Natural Area or ~~Significant~~Notable Tree in schedules 9C or 9D of Volume 2, Appendix 9.

4. The work is not within 10m of any site zoned Residential, Special Character, Future Urban or Natural Open Space Zone.

5. The planned structure is less than 5m in height and has a gross floor area no greater than 100m^2.

6. The work does not require physical access to a major arterial transport corridor.

26.3 Schedule of Designations

a. Designations that exist within Hamilton are listed below, and are identified on the Planning Maps with a letter and number. For example “B45” on the Planning Maps corresponds with row B45 in the table below, which contains information about that designation.

b. The following organisations are Requiring Authorities that have designations in this District Plan.

Designation Identifier	Requiring Authority
A	Hamilton City Council
B	Minister of Education

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

C	Minister of Justice
D	Minister of Police
E	New Zealand Transport Agency
F	KiwiRail Holdings Limited
G	Telecom New Zealand Limited
H	Chorus New Zealand Limited
I	Chorus New Zealand Limited/Telecom New Zealand Limited
J	Transpower New Zealand Limited
K	WEL Networks Limited

Note

1. *A designation does not exempt a Requiring Authority from first obtaining an authority from the New Zealand Historic Places Trust if an archaeological site is to be destroyed, damaged or modified.*

Ref No.	Facility/ Location	Requiring Authority	Purpose	Underlying Zoning	Legal Description	Timeframe (Date RA confirmed Designation Years)	Status (rollover, modified or new)	Map reference	Conditi
F1	Railway	KiwiRail Holdings Limited	Railway purposes	See Planning Maps	Land identified on Planning Maps		Rollover	6, 14, 15, 16, 25, 34, 35, 37, 38, 39, 43, 44, 45, 54	No
F1a	Railway	KiwiRail Holdings Limited	Railway purposes	See Planning Maps	Land identified on Planning Maps		Rollover (from WDC Designation L1)	6, 38, 39, 40	No
B2	Aberdeen School (Aberdeen Drive)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 1 DPS 14452 and Pt Lot 1 DPS 13438		Rollover	42	No
B3	Bankwood School (Bankwood Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 23 DP 4296		Rollover	27, 28	No

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B4	Crawshaw School (Crawshaw Drive)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 30 DPS 41801		Rollover	33, 34	No
B5	Deanwell School (Deanwell Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 3 DPS 7385 (SO 44867) Pt Lot 3 DPS 7385 (SO 43212) Pt Lot 3 DPS 7385 (SO 44867)		Rollover	61	No
B6	Fairfield School (Clarkin Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Lots 1 & 3 DPS 2417		Rollover	28	No
B7	Forest Lake School (Storey Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 40 and Pt Lot 35 DP 15615 and Pt Lot 35 DP 15615		Rollover	35	No
B8	Frankton School (Massey Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Lots 18, 19, and Pt Lots 20 & 26 Allot 360 Te Rapa Parish, Pt Allot 360 Te Rapa Parish		Rollover	43	No
B9	Glenview School (Bruce Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities & General Residential	Lot 2 DPS 11294 and Pt Lot 5 DP		Rollover	55	No

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					22658				
B10	Hamilton East School (Dawson Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 1 DP 36275 and Pt Lot 1 DP 27756 Lot 3 DPS 2862 and Allot 406 Town of Hamilton East		Rollover	45	No
B11	Hamilton North Special School (Warwick Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Sec 2 SO 57472		Rollover	26	No
B12	Hamilton West School (Fow Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Allot 61 and Pt Allot 51 & 52 Hamilton West Town Belt		Rollover	45	No
B13	Hillcrest Normal School (Cambridge Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lots 1 & 2 DP 16692, Lot 13 DP 32103, Pt Lot 9 DP 13822, Pt Allot 254 Parish of Kirikiriroa Lot 1 DPS 68601, Lot 7 DPS		Modified (addition of Lot 7 DPS 6747 and Lot 12 DPS 6747)	57, 58	No

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					6747 and Lot 12 DPS 6747				
B14	Hukanui School (Pickering Crescent)	Ministry of Education	Education (see Note 1)	Community Facilities, Natural Open Space & General Residential	Lot 47, 48, 49 and 60 DPS 13852		Modified (addition of Lots Lot 47, 48, 49 DPS 13852)	19	No
B15	Insoll Avenue School (Insoll Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 1 DP 7282		Rollover	29	No
B16	Knighton Normal School (Knighton Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Lots 1, 2, 3, 4, 5 & 6 DPS 1093 and Pt Lots 4, 5 & 6 DP 25745		Rollover	47	No
B17	Melville School (Ohaupo Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 2 DP 15903, Pt Lot 4 DP 15933, Pt Lot 6 DP 16443 and Sec 1 SO 61491		Rollover	55	No
B18	Nawton School (Livingstone Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Allot 78 & 79 Pukete Parish		Rollover	34	No
B19	Patricia Avenue Special School (Patricia Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities & General Residential	Lots 1, 5 & 6 DPS 9544 and Lots 18		Rollover	46	Yes

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					& 19 DPS 7361				
B20	Pukete School (Pukete Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Allot 25 Pukete Parish, and Lots 7 & 8 DPS 22372		Modified (addition of Lots 7 & 8 DPS 22372)	16	No
B21	Rhode Street School (Rhode Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Allot 364 Te Rapa Parish		Rollover	43	No
B22	Richmond Park School (Bader Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 102 DP 5779		Rollover	55, 56	No
B23	Silverdale Normal School (Silverdale Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 89 DP 7936		Rollover	48	No
B24	St Andrews Middle School (Heath Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Sec 1 SO 57472		Rollover	26	No
B25	Rototuna School (Strathmore Drive)	Ministry of Education	Education (see Note 1)	Community Facilities	Sec 1 SO 308480, Lot 2 DP 309397, Lot 65 DPS 90889, Lot 40 DPS 90889 and Pt Sec 1 SO 358211		Modified (addition of Pt Sec 1 SO 358211) (conditions)	11, 19	Yes

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B26	Te Rapa School (Ashurst Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 29 DPS 50813		Rollover	16	No
B27	Vardon School (Cunningham Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 146 DPS 4701		Rollover	26	No
B28	Whitiora School (Willoughby Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 1 DP 13219, Allot 197, 198, 206 207 & 209 Town of Hamilton West		Rollover	36	No
B29	Woodstock School (Fairfield Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 1 DP 36258 and Lots 15 & 16 DPS 1298		Rollover	36	No
B30	Berkley Normal Middle School (Berkley Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 40 DPS 1115		Rollover	48, 58	No
B31	Fairfield Intermediate School (Clarkin Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 5 & 6 DP 11935, Lot 18 DP 9652 and Lot 7 DP 11935		Rollover	28	No
B32	Maeroa Intermediate School (Churchill Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 99 DP 3882		Rollover	35, 36	No
B33	Melville	Ministry	Education	Community	Pt Allot		Modified	55	No

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	Intermediate School (Mount View Road)	Ministry of Education	Education (see Note 1)	Community Facilities & General Residential	Pt 28 & 29 Te Rapa Parish, Pt Allot 29 Te Rapa Parish and Lot 51 DPS 89544		Rollover (addition of Lot 51 DPS 89544)	38, 46	No
B34	Peachgrove Intermediate School (Peachgrove Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Section 436 Town of Hamilton East		Rollover	38, 46	No
B35	Fairfield College (Bankwood Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 1 DP 29376, Lot 2 DP 12123, Lots 13 & 14 DP 4296, Lot 20 DPS 10611, Lots 1, 2 & 3 DP 10611 and Closed Road SO 45562		Rollover	27, 28	No
B36	Hamilton's Fraser High School (Ellicot Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 2 DPS 9641, Pt Lots 43-45, 55-67 & 69-70 DP 12268 Pt Allot 79 SO 45646, &		Rollover	34, 42	No

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					Closed Road SO 44332				
B37	Hamilton Boys High School (Peachgrove Road)	Ministry of Education	Education (see Note 1)	Community Facilities & Natural Open Space	Lots 6, 7 & 8 DP 1258 and Sec 1 SO Plan 314016		Rollover	46	No
B38	Hamilton Girls High School (Tristram Street)	Ministry of Education	Education (see Note 1)	Neighbourhood Open Space	Pt Allot 11, 13a, & 14a Hamilton West Town Belt, Allot 12, 13 & 14 Hamilton West Town Belt		Rollover	44, 45	No
B39	Hillcrest High School (Masters Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Lots 4 & 5 DP 4568		Rollover	48	No
B40	Melville High School (Collins Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Lots 68, 94 & 101 DPS 6730, Lot 2 DPS 76299 and Lot 1 DPS 76299.		Rollover	54, 55	No
B41	5 Endeavour Ave (Endeavour Ave)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 1 DPS 43012		Rollover	17	No
B42	Proposed School (Endeavour	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 1 DPS 56186		New	9	Yes

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	Avenue)				and Lot 152 DPS 56185				
B43	Nga Taiatea Wharekura (Rotokauri Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 4 DPS 15678		Rollover	24, 25, 33, 34	No
B44	Te Ara Rima (Fifth Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Allot 190 Kirikiriroa Parish, Pt Lot 3 DPS 2371, Lot 1 DPS 6818 and Lots 6, 7, 8 & 9 DPS 2371		Rollover	38	No
D45	Community Policing Centre (Whatawhata Rd)	New Zealand Police	Police purposes	Business 5 Zone – Suburban Centre	Lot 3 DPS 3841 and Lot 1 DPS 78291		Rollover	42	Yes
D46	Police Headquarters (Anzac Parade)	New Zealand Police	Police purposes	Residential Intensification & Central City Precinct 3 – Ferrybank Precinct	Allot 69 Town of Hamilton West SO 43234 and Lot 3 DP 34518		Rollover	45	No
D47	Community Policing Centre (Clyde Street)	New Zealand Police	Police purposes	Community Facilities	Lot 1 DPS 78719		Rollover	47	Yes
K48	Avalon Drive Substation	WEL Networks	Electricity Substation	Industrial	Lot 1 DPS 56443 CFR SA45D/280		Rollover	34	Yes

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C49	Hamilton Courthouse (Corner of Anglesea and Anzac Parade)	Ministry of Justice	Courthouse	Central City Precinct 3 – Ferrybank Precinct	Block II Hamilton SD Pt Allot 407 and 407B Town of Hamilton West		Rollover	45	No
K50	Peacocke Substation	WEL Networks	Electricity Substation	General Residential	Lot 1 DPS 12767 CFR SA10A/805		Rollover	56	Yes
H51	Brymer Exchange (Newcastle Road)	Chorus New Zealand Limited	Telecommunication and Radiocommunication and ancillary purposes	General Residential	Lot 1 DPS 8723 and Lot 2 DPS 69688		Modified (conditions)	41	Yes
H52	Claudelands Exchange (Heaphy Terrace)	Chorus New Zealand Limited	Telecommunication and Radiocommunication and ancillary purposes	General Residential	Lot 1 and Pt Lot 3 DP 31996		Modified (conditions)	37	Yes
G53	Hamilton Exchange (Corner Caro and Anglesea Streets)	Telecom New Zealand Limited	Telecommunication and Radiocommunication and ancillary purposes	Central City Precinct 1 – Downtown Precinct	Lots 18, 19, 20 and 21 DP 30210		Modified (conditions)	45	Yes
H54	Hamilton East Exchange (Galloway Street)	Chorus New Zealand Limited	Telecommunication and Radiocommunication and ancillary purposes	Special Character Zone - Special Residential	Lot 5 DP 12817		Modified (conditions)	46	Yes
I55	Melville Exchange (Ohaupo Road)	Chorus New Zealand Limited and Telecom New Zealand Limited	Telecommunication and Radiocommunication and ancillary purposes	General Residential	Lot 5 DPS 9056		Modified (conditions)	62	Yes - Chorus Yes - Telecom
I56	Te	Chorus	Telecommunication	Industrial	Pt Lot 5		Modified	26	Yes -

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	Rapa Exchange (SH1)	New Zealand Limited and Telecom New Zealand Limited	and Radiocommunications and ancillary purposes		DPS 192		(conditions)		Chorus Yes - Telecom
I57	Frankton Exchange (Kent Street)	Chorus New Zealand Limited and Telecom New Zealand Limited	Telecommunication and Radiocommunications and ancillary purposes	Industrial	Lots 10, 11, 12 and Part Lot 19 DP 26861		Modified (conditions)	43, 44	Yes - Chorus Yes - Telecom
I58	Hamilton Microwave Station (Newcastle Road)	Chorus New Zealand Limited and Telecom New Zealand Limited	Telecommunication and Radiocommunications and ancillary purposes	General Residential	Lot 2 DP 368450		Modified (conditions)	41	Yes - Chorus Yes - Telecom
H59	Flagstaff Exchange (Commodore Avenue)	Chorus New Zealand Limited	Telecommunication and Radiocommunications and ancillary purposes	General Residential	Lot 4 DPS 60215 and Lot 3 DPS 63323		Modified (conditions)	17	Yes
A60	Water Treatment Station (Peacockes Road)	Hamilton City Council	Water treatment and supply	Neighbourhood Open Space & Natural Open Space	Part of Lot 3 DPS 79836 and Lot 4 DPS 79836		Rollover	56	Yes
A61	Water Reservoir (Pohutakawa Drive)	Hamilton City Council	Water storage and supply	General Residential	Pt Lot 1 DP 13906, Pt Lot 2 DP 10146 and Pt Lot 3 DPS 20943		Rollover	16	Yes
A62	Water	Hamilton	Water	Sport	Lot 2		Rollover	28, 29	Yes

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	Reservoir (Crosby Road)	City Council	storage and supply	and Recreation Open Space	DPS 35373				
A63	Water Reservoir (Newcastle Road)	Hamilton City Council	Water storage and supply	General Residential	Lot 1 DPS 59877		Rollover	42	Yes
A64	Water Reservoir (Newcastle Road)	Hamilton City Council	Water storage and supply	General Residential	Lot 1 DPS 10034		Rollover	41	Yes
A65	Water Reservoir (Cambridge Road)	Hamilton City Council	Water storage and supply	Sport and Recreation Open Space	Lot 2 DP 36078		Rollover	47	Yes
A66	Water Reservoir (Forest Lake Road)	Hamilton City Council	Water storage and supply	General Residential	Pt Allot 84 Pukete Parish		Rollover	35	Yes
A67	Water Reservoir (Ruakiwi Road)	Hamilton City Council	Water storage and supply	Destination Open Space	Lot 2 DP 16167		Rollover	45	Yes
A68	Hamilton Wastewater Treatment Plant (Pukete Road)	Hamilton City Council	Wastewater Treatment Purposes	Neighbourhood Open Space & Transport Corridor	Lot 2 DPS 57192 and Part of SO 26084 (road reserve)	Term of plan	Rollover	7, 8, 15	Yes
A69	Hamilton Wastewater Treatment Buffer (Pukete Road)	Hamilton City Council	Wastewater Treatment Buffer	Sport and Recreation Open Space, Natural Open Space & Transport Corridor	Lots 1-3 DPS 1063, Lot 1 DPS 5856, Lots 1 and 2 DPS 8141, Lots 1-5 DPS 8646, Part of	Term of plan	Rollover	7, 8, 15, 16	Yes

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					Lot 1 DPS 57192, Part Allotment 4 SO 344 Pukete Parish, Allotments 4A and 4B SO 1555 Pukete Parish				
A70	N1 Arterial (North)	Hamilton City Council	Limited Access Road	Transport Corridor & Rototuna Town Centre	Land indicated on Planning Maps	November 2001 for 20 years	Rollover	9	Yes
A71	N1 Arterial (South)	Hamilton City Council	Limited Access Road	Transport Corridor	Land indicated on Planning Maps	Term of plan	Rollover	9, 17, 18	Yes
A72	R1 Arterial	Hamilton City Council	Limited Access Road	See Planning Maps	Land indicated on Planning Maps	Term of plan	Rollover	17, 18, 19, 20, 28, 29	Yes
A73	Hall Street/Mill Street extension and widening	Hamilton City Council	Limited Access Road and Road Widening	See Planning Maps	Land indicated on Planning Maps		Rollover	36, 44	Yes
K74	Claudelands Substation (Grey Street)	WEL Networks	Electricity Substation	Business 6 Zone – Neighbourhood Centre	Lot 1 DP 15048 CFR SA610/293, Lots 2-3 DP 15048 CFR SA1017/195, Lot 2 DP 3726		Rollover	37	Yes

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					CFR SA241/45				
K75	Latham Court Substation	WEL Networks	Electricity Substation	Industrial	Pt Lot 8 DPS 24057 CFR SA36C/282		Rollover	53	Yes
E76	Proposed Limited Access Road (Crawford Street)	New Zealand Transport Agency	(See Note 2)	Transport Corridor	Land indicated on Planning Maps		Rollover	34	No
E77	Limited Access Road (Crawford Street to Forest Lake Road)	New Zealand Transport Agency	(See Note 2)	Transport Corridor	Land indicated on Planning Maps		Rollover	34	No
E78	Limited Access Road (To Forest Lake Road)	New Zealand Transport Agency	(See Note 2)	Transport Corridor	Land indicated on Planning Maps		Rollover	34, 35	No
J79	Electricity Substation (Ruakura Road)	Transpower New Zealand	Electricity Substation	Industrial	Allotment 421 and Part Allotments 223A, 304 and 480 Parish of Kirikiriroa		Rollover	38	No
B80	Rotokauri School (Rotokauri Road)	Ministry of Education	Education (see Note 1)	Future Urban	Pt Allotment 107 Pukete Parish and Pt Lot 1 DPS 5074		Rollover	32	No
E81	State	New	(See	See	Land		Rollover	7, 15,	Yes

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	Highway 1	Zealand Transport Agency	Note 2)	Planning Maps	indicated on Planning Maps. Uplifted from Section 2 & 5 SO 458739, and Section 4 & 5 SO 61498 on 8 August 2014, Rule 18.3 applies			16, 24, 25, 34, 35, 43, 44, 53, 54, 55, 56, 57, 58	(only relates to Greenwood and Killarney Intersection)
E81a	State Highway 1	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps		Rollover (from WDC Designation J16)	1	No
E82	State Highway 3	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps		Rollover	55, 62, 63, 66	No
E83	State Highway 23	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps		Rollover	41, 42, 43	No
E84	State Highway 26	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps		Rollover	48, 58	No
E85	Road/Road Closure (Ruffell Road) and Road widening (Te Rapa	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps and Volume 2, Appendix		Rollover	7, 15	No

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	Road)				16, Figure 16-1				
E86	Proposed Road Widening (Te Rapa Road/Ann Michelle Street)	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps and Volume 2, Appendix 16, Figure 16-2		Rollover	15	No
E87	Road Widening (Te Rapa Road/Te Kowhai Road)	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps and Volume 2, Appendix 16, Figure 16-3		Rollover	15	No
K88	Kent Street Substation	WEL Networks	Electricity Substation	Industrial	Pt Allot 1 Te Rapa Parish CFR SA533/188		Rollover	44	No
A89	Te Manatu Reserve (North of Thomas Road)	Hamilton City Council	Recreation Reserve	Sport and Recreation Open Space, Natural Open Space & Transport Corridor	Sec 1 & 2 SO 432209 and Sec 2 SO 361593	April 2004 for 10 years	Rollover	11	Yes
E90	Hamilton Bypass	New Zealand Transport Agency	(See Note 2)	General Residential	Land indicated on Planning Maps	November 2004 for 10 years	Rollover	3, 4, 10, 11	Yes
E90a	Hamilton	New	(See	See	Land	November	Rollover	11, 20,	Yes

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	Bypass	Zealand Transport Agency	Note 2)	Planning Maps	indicated on Planning Maps	2004 for 10 years	(from WDC Designation J17)	21, 30, 31, 39, 40, 47, 48, 49	Alteration W Alteration Ruakura Interchange
E91	State Highway 1: Avalon Drive Bypass	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps	Term of plan	Modified	25, 34, 35, 43	Yes
A92	Borman Road extension	Hamilton City Council	Road	See Planning Maps	Land indicated on Planning Maps	Term of plan	Rollover	8, 9, 10, 11	Yes
A93	Proposed Road Widening (River Road)	Hamilton City Council	Road Widening	See Planning Maps	Land indicated on Planning Maps	Term of plan	Rollover	8, 16	Yes
K94	Tasman Road Substation	WEL Networks	Electricity Substation	Industrial	Lot 1 DPS 56891		Rollover	15	Yes
E95	SH1-SH3 Intersection (Kahikatea Drive/Lorne Street/Ohaupo Road)	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps		Rollover	54, 55	Yes
B96	Te Totara School (Hector Drive)	Ministry of Education	Education (see Note 1)	Community Facilities	Sec 6 SO 496491		Rollover	10	Yes
A97	Eastern Arterial	Hamilton City Council	Road	See Planning Maps	Land indicated on Planning Maps. Uplifted from Sections 48, 51 & 54 SO		Rollover	29, 38, 46, 47, 57	Yes

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

					462654 on 27 February 2014, Rule 18.3 applies. Uplifted from Lot 1 DP 494288 on 23 December 2015, Rule 18.3 applies.				
A97a	Eastern Arterial	Hamilton City Council	Road	Transport Corridor	Land indicated on Planning Maps		Rollover (from WDC Designation E5)	38	Yes
K98	Borman Road Substation	WEL Networks	Electricity Substation	General Residential	Lot 1 DP 385145		Modified (amended legal description and amended physical boundaries of the site)	9	Yes
E99	Te Rapa Bypass	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps	May 2010 for 15 years	Rollover	14, 15, 24, 25, 34	Yes
E99a	Te Rapa Bypass/Waikato Expressway		(See Note 2)	See Planning Maps	Land indicated on Planning Maps. Uplifted from Section 1 & 3 SO 467994 on 30 October	May 2010 for 15 years	Rollover (from WDC Designation J20)	1, 6, 14	Yes

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

					2018, Rule 18.3 applies.				
K100	Cobham Drive Substation	WEL Networks	Electricity Substation	Residential Intensification	Pt Allot 279 Town of Hamilton West		Rollover	45	Yes
A101	Ruakura Road widening and Ruakura/Peachgrove Roads intersection upgrade	Hamilton City Council	Road widening and intersection upgrade	See Planning Maps	Land indicated on Planning Maps	January 2011 for 10 years	Rollover	38	Yes
B102	Rototuna Secondary School	Ministry of Education	Education (see Note 1	Community Facilities	Sec 17 – 19, 25, 27, 28 & 30 SO 482900	November 2011 for 5 years	Rollover	3, 4, 9, 10	Yes
K103	Sandwich Road Substation	WEL Networks	Electricity Substation	General Residential	Lot 33 DPS 11797 & Lot 43 DPS 9102		Rollover	26	Yes
K104	Bryce Street Substation	WEL Networks	Electricity Substation	Neighbourhood Open Space	Part Allot 10 Hamilton West Town Belt	-	-	44	Yes
K105	Chartwell Substation	WEL Networks	Electricity Substation	Transport Corridor	Sec 1 SO 60397	-	-	19	Yes
A106	Southern Links	Hamilton City Council	Road	See Planning Maps	Land indicated on Planning Maps	2015 for 20 Years	-	56, 57, 63, 64, 67	Yes
E107	Southern Links	New Zealand Transport Agency	(See Note 2)	Industrial & Transport Corridor	Land indicated on Planning Maps	2015 for 20 Years	-	53	Yes

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

K108	Killarney Road Switching Station	WEL Networks	Electricity Switching Station	Industrial	Pt Lot 1 DP 15639	-	-	43	Yes
K109	Massey Street Switching Station	WEL Networks	Electricity Switching Station	General Residential	Lot 3 DP 16833	-	-	43	Yes
B110	Sylvester School and Early Childhood Centre	Ministry of Education	Education (see Note 1)	Medium Density Residential	Lot 1 DP 472980	February 2016 for 5 years	-	8B	Yes
J111	Underground Transmission Lines, Greenhill Subdivision, Ruakura	Transpower New Zealand Limited	(see Note 3)	Medium Density Residential, Ruakura Open Space, Ruakura Industrial Park	Land indicated on Planning Maps	-	-	20, 29, 30	Yes
A112	Ruakura Water Reservoir	Hamilton City Council	Water storage and supply	Knowledge Zone, Ruakura Industrial Park Zone	Sec 2 SO 519316	-	-	38, 39	Yes
A113	Onion Road realignment	Hamilton City Council	Road	Te Rapa North Industrial Zone	Land indicated on Planning Maps	May 2019 for 10 years	-	6B, 14B	Yes
A114	Rotokauri Greenway	Hamilton City Council	Stormwater	See Planning Maps	Land indicated on Planning Maps	May 2020 for 10 years	-	14B, 23B, 24B	Yes
B115	Hamilton Christian School	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 12 DPS 15421	-	-	9B, 10B	Yes
A116	Ruakura Road West	Hamilton City Council	Road	See Planning Maps	Land indicated on Planning Maps	-	-	39B, 40B, 48B	Yes
E117	State	New	Road	See	Land	-	-	12B,	No

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	Highway 39	Zealand Transport Agency		Planning Maps	indicated on Planning Maps			13B, 14B	
A118	Peacocke Sports Park	Hamilton City Council	Reserve	See Planning Maps	Land indicated on Planning Maps	April 2022 for 10 years	-		Yes

Note

1. *'Education' purposes means for the purpose of the above Ministry of Education designations:Includes the provision of instruction and training and may include such uses as early childhood education services, schools, community education, tertiary education institutions, work skills training centres, outdoor education centres, sport training establishments and out of school care services and includes their ancillary administrative and support facilities (including cultural, recreational, communal or accommodation).*
2. *New Zealand Transport Agency purpose: To manage the State highway system, including planning, funding, design, supervision, construction, and maintenance and operations, and improvements in accordance with the Land Transport Act 2003 and the Government Roading Powers Act 1989.*
3. *National Grid Underground 110kV Cables and Aboveground Cable Termination Structures and Ancillary Works – Protection Only.*

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

1.1 Definitions and Terms

1.1.1 Acronyms Used in the District Plan

AEE	Assessment of Environmental Effects
CDP	Comprehensive Development Plan
cds/m^2	Candelas per square metre
CPTED	Crime Prevention through Environmental Design
FTE	Full-Time Equivalent
GFA	Gross Floor Area
GLFA	Gross Leasable Floor Area
HHA	Historic Heritage Area
ICMP	Integrated Catchment Management Plan
ITA	Integrated Transport Assessment
LIUDD	Low-Impact Urban Design and Development
LAP	Local Area Plan
LTP	Long-Term Plan
m^2	Square metres
m^3	Cubic metres
NIMTR	North Island Main Trunk Railway
NMP	Noise Management Plan
PFA	Public Floor Area
RPS	Regional Policy Statement
STEM	Standard Tree Evaluation Method
VPD	Vehicles Per Day

1.1.2 Definitions Used in the District Plan

Unless specified otherwise the definitions below apply in this District Plan. Where any term used in the District Plan is not defined below or elsewhere in the District Plan (including by reference) then the following hierarchy of definition sources applies as appropriate and relevant to the context:

a. The Resource Management Act 1991 and its regulations.

b. Any relevant National Policy Statement or National Environmental Standard.

c. Any other relevant New Zealand legislation and their regulations.

d. The Oxford Concise English Dictionary.

Accessible: Means able to be accessed by all users including those with sight and

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

mobility impairment.

Accessibility: Means the ease with which activities, either economic or social, can be reached or accessed by people.

Accessibility modelling: Means the measurement of how easy it is for an individual to participate in desired activities, based on a set of factors, including mode and destination choice.

Accessible parking spaces: Means parking spaces designed specifically for vehicle users with mobility impairments.

Accessory building: Means a building, which is clearly incidental to the principal building or primary land use on a site. Accessory buildings include garages, carports, sleep-outs, rumpus rooms, garden sheds, and storage sheds. Such a building will not meet all of the primary living requirements of the occupants, and the occupants remain members of the principal household. An accessory building used as a sleep-out must contain no more than two bedrooms and must not contain any kitchen facilities or laundry facilities. Solar panels and solar water-heating devices not attached to a building are included in the definition of an accessory building. Accessory buildings can be either attached to or detached from another building on the site.

Access strip: Means a strip of land created by the registration of an easement in accordance with Section 237B of the Resource Management Act for the purpose of allowing public access to or along any river, or lake, or the coast, or to any esplanade reserve, esplanade strip, other reserve, or land owned by the local authority or by the Crown (but excluding all land held for a public work except that held, administered, or managed under the Conservation Act 1987 and the Acts named in the First Schedule to that Act).

Access way: As defined in s315(1) of the Local Government Act 1974.

Acoustic Design Certificate: Means a certificate provided by an acoustic engineer, architect or other person(s) experienced in the field of acoustic design.

Act: Means the Resource Management Act 1991 and any amendments.

Active frontage: Means a façade of a building that includes windows and preferably an entrance to encourage activity and allow passive surveillance of the street, carpark or area of public space.

Active modes of transport: Means those methods of transportation that involve physical effort such as walking and cycling.

Adaptative re-use (in relation to Volume 1, Chapter 19: Historic Heritage): Means modifying a building, structure and/or its setting to suit it to a use that is compatible and consistent with the heritage values, and which has no or minor adverse effects on the authenticity and integrity and heritage values of the building, structure and/or setting.

Adjacent: Means lying near to, but not necessarily contiguous to.

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Adjoining: Means next to and joined with or is contiguous to.

Allotment: Means:

a. Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:

   i. The subdivision shown on the survey plan has been allowed, or subdivision approval has been granted by Council.

   ii. A subdivision consent for the subdivision shown on the survey plan has been granted under the Act.

b. Any parcel of land or building or part of a building that is shown or identified separately:

   i. On a survey plan.

   ii. On a licence within the meaning of Part 7A of the Land Transfer Act 1952.

c. Any unit on a unit plan.

d. Any parcel of land not subject to the Land Transfer Act 1952.

Alterations and additions: Means any work to existing buildings or structures which involves the addition, change, removal or replacement of walls, windows or features which results in an external appearance different to its existing appearance, but excludes activities identified in the definition for 'Minor Works (in Business 1-7, Central City, Industrial, Ruakura Logistics and Ruakura Industrial Park Zones)'. It may result in increasing or decreasing floor space through change of the external walls.

Amateur radio: Means a radio-communication service for the purpose of self-training, intercommunication and technical investigations carried out by amateurs, that is, by duly authorised persons interested in radio technique solely with a personal aim and without pecuniary interest.

Amateur radio configuration: Means the antennas, aerials (including rods, wires and tubes) and associated supporting structures which are owned and used by licensed amateur radio operators.

Amenity Protection Area: Means an area within an Industrial Zone adjacent to the boundary with residential sites or other sensitive areas. The extent of Amenity Protection Areas is indicated on the Planning Maps. Amenity Protection Areas provide greater control with respect to building height, site coverage, hazardous facilities, landscaping and screening within the Industrial area in order to minimise adverse effects on the amenity of residential sites, or other sensitive areas, adjacent to land zoned Industrial.

Amenity values: means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Ancillary: Means an activity or structure which is subordinate or subsidiary to the principal activity on the site.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Ancillary residential structure: Means a structure associated with the day-to-day running of a household that does not meet the definition of a 'building'. This includes letterboxes, clothes lines, swimming pools and accessories, ornamental pools, fences and walls not exceeding 2.5m in height, steps, terraces and patios (not roofed or enclosed, and not exceeding 1m in height).

Ancillary residential unit: Means a self-contained residential unit held in common ownership with the primary activity on the site. To be self-contained the ancillary residential unit must have a kitchen, bathroom, bedroom(s), living room and laundry facilities. The ancillary residential unit can be attached to the principal building, or be a detached stand-alone structure. In the Industrial and Ruakura Logistics Zone it means any residential unit ancillary to any activity undertaken on site, e.g. a caretaker's residence, live-in employees or security staff accommodation.

Ancillary retailing and offices: Means any retail or office activity on the same site as the principal activity, and whose use is ancillary to that principal activity (e.g. a retail showroom attached to a manufacturing premises) and forms an integral part of the business occupying the site.

Annual Average Daily Traffic (AADT): Refer to NZS6806: 2010 Acoustics – Road traffic noise – New and altered roads.

Annual Exceedance Probability (AEP): Means the probability, expressed as a percentage, that a flood of a given magnitude will be equalled or exceeded in any one year. For example, a 1% AEP means an event that has a 1% probability of occurring or being exceeded in any one year.

Antenna (defined in the National Environmental Standard for Telecommunications Facilities 2008): Means a device that:

a. Receives or transmits radio-communication or telecommunication signals.

b. Is operated by a network operator.

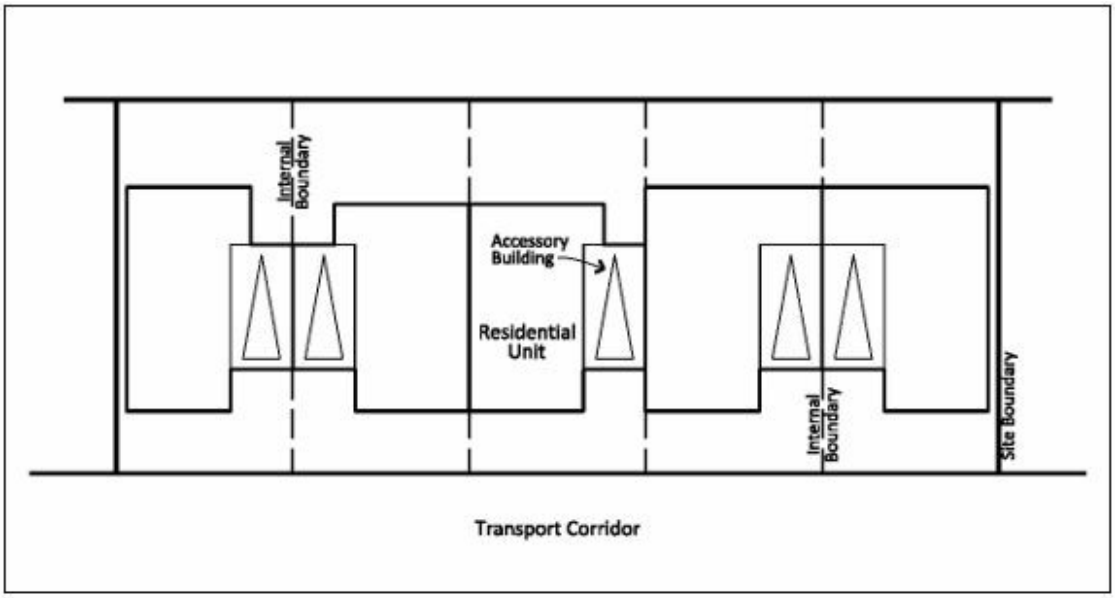
c. Includes the mount, if there is one, for the device.

d. Includes the shroud, if there is one, for the device.

Any activity specified in the Hamilton City Public Places Bylaw 2009 or Public Places Policy 2009: Means outdoor dining, signs in public places, markets, stalls, merchandise displays and mobile shops, busking, hawking and charitable collection.

Apartment building: Means a residential building comprising three or more attached residential units. For the avoidance of doubt, residential units physically connected by one or more accessory buildings, such as garages, will also be deemed to be attached.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.



Archaeological Site (as stated in the Heritage New Zealand Pouhere Taonga Act 2014): Means any place in New Zealand that:

a. Either —

   i. Was associated with human activity that occurred before 1900 or,

   ii. Is the site of the wreck of any vessel where that wreck occurred before 1900.

b. Is or may be able, through investigation by archaeological methods, to provide evidence relating to the history of New Zealand.

Arterial transport corridor: Means any major or minor arterial transport corridor.

Artificial watercourse: A watercourse that contains no natural portions from its confluence with a river or stream to its headwaters and includes irrigation canals, water supply races, canals for the supply of water for electricity power generation and farm drainage canals.

Assessment Period: Means the time over which traffic conditions for the expected environment should be considered as part of a simple or broad Integrated Transport Assessment as described in Appendix 15-2. This should include traffic growth, planned infrastructure and changes in nearby land use and access characteristics.

Automotive and/or marine suppliers: Means a business primarily engaged in selling automotive vehicles and/or marine craft, accessories to and parts for such vehicles and craft.

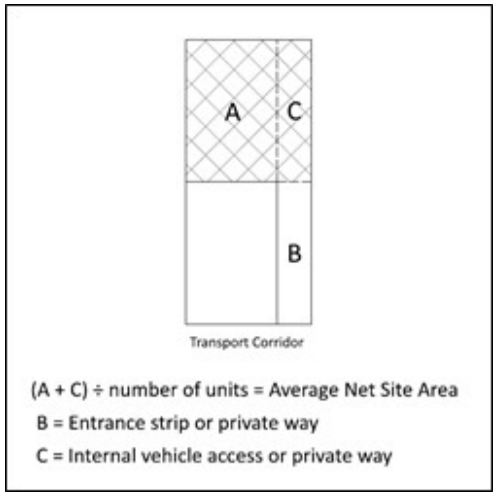
Includes:

- boats and boating accessories
- trucks, cars and motorcycles
- auto parts and accessories

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

- trailers and caravans
- tyres and batteries
- mobility scooters.

Average Net Site Area: means the area of the site, including any internal vehicle access or private way, but excluding any entrance strip or private way to a rear site from any transport corridor, divided by the number of residential units.



Awa: Means a river or stream, and includes both historical, modified and current natural bodies of water.

Bank: Means a financial establishment that receives money on current or deposit account, provides a transactional deposit and withdrawal service, provides credit/makes loans at interest and exchanges currency. This excludes offices of banks without a transactional service element or where such transactions are limited to electronic funds transfer at point of sale (EFTPOS machines).

Bed: Means:

a. In relation to any river:

   i. For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks.

   ii. In all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks.

b. In relation to any lake, except a lake controlled by artificial means:

   i. For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin.

   ii. In all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

c. In relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level.

Bioaccumulation: Means accumulation of a substance within the tissues of living organisms.

Biodiversity offset: Means a measurable conservation outcome resulting from actions that are intended to:

a. Redress any more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, and remediation, measures have been sequentially applied;
b. Achieve no net loss, and preferably a net gain, in the extent and values of indigenous biodiversity, where:

   i. No net loss means that the measurable positive effects of actions match any loss of extent or values over space and time, taking into account the type, values function and location of the indigenous biodiversity; and

   ii. Net gain means that the measurable positive effects of actions exceed the point of no net loss.

Biodiversity compensation: Means a conservation outcome resulting from actions that are intended to compensate for any more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, remediation, and aquatic offset measures have been sequentially applied.

Block: Means accumulation of allotments bounded on all sides by public roads.

Boarding kennels and catteries: means any land, structures or buildings used for the purpose of accommodating dogs or cats on a commercial basis, but does not include the keeping of dogs or cats as an ancillary activity for domestic purposes, or the keeping of dogs to assist in the management of a farm or other rural activity.

BOD_5: Means the biochemical oxygen demand (measured at 20°C over a 5-day period), which is the amount of dissolved oxygen in a body of water required for the breakdown of organic matter in the water. When discharged to surface water or groundwater, these substances have the potential to deplete oxygen as a result of microbial decomposition of organic material (e.g. milk or other foodstuffs). In the context of a hazardous substance a high BOD_5 is >10,000 mg/l.

Boundary Adjustment: Means an alteration of boundaries between two or more allotments (whether or not the allotments are held within the same Computer Freehold Registers) which will result in each of the allotments having substantially the same boundaries, area, shape and access as before.

Buffer Strip: Means a planting strip of a permeable nature with planting consisting of shrubs which can grow to a mature growth height of at least 2 metres, planted at a maximum of 1.5 metres apart, and including at least 1 tree for every 10m of boundary length.

Building: Means any structure of any kind, whether temporary or permanent, moveable or

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

immoveable, and includes:

a. Any fence or wall over 2.5m in height.

b. Any retaining wall over 1.5m in height and load bearing.

c. Any scaffolding or falsework erected temporarily for maintenance or construction purposes.

d. Any vehicle, trailer, tent, caravan or boat, whether fixed or moveable, used as a place of accommodation, business or storage.

e. Any swimming pool with walls more than 1.2m above the ground level at any point.

f. Any deck more than 1m above the ground level at any point.

g. A mast pole or a telecommunication aerial that is on, or forms part of, a building and that is more than 7m in height above the point of its attachment or base support (except a dish aerial that is less than 2m wide).

A building does not include:

h. Except for the purposes of the Electricity Transmission Corridor Rules in Table 25.7.4:

   i. Pergolas, not roofed or enclosed, and not exceeding 3m in height; and

   ii. Lych-gates not exceeding 3m in height.

i. Steps, terraces and patios, not roofed or enclosed, and not exceeding 1m in height.

j. Public art, floodlights, goal posts, park furniture.

Buildings housing network utility equipment: Means structures needed for housing pumps, weather stations, recording stations, etc, containing network utility structures.

Building improvement centre: Means premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration and renovation of buildings and includes nurseries and garden centres.

Building line: Refer to **building line restriction**, **front building line** or **rear building line** as relevant.

Building line restriction: Means a restriction imposed on a site to ensure that when new buildings are erected, or existing buildings re-erected, altered or substantially rebuilt, no part of any such building shall stand within the area between the building line and the adjacent site boundary.

Building services (in relation to Chapter 19: Historic Heritage) : Means essential services required for the safe functioning of a building or structure and includes utilities such as lighting, heating, ventilation, plumbing, power supply, security and energy management systems.

Bulk and location provisions: Means density, site coverage, permeable surfacing,

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

height in relation to boundary, building setback, separation, outdoor living area and service area related provisions.

Bulk power supply: Means greater than 20kW generation.

Business activities: Means activities carried out on a site principally for commercial gain.

Business activities associated with the racing industry: Means businesses which are associated with horse-racing activities, such as those undertaken at Te Rapa Racecourse. This includes administration services for the racing industry, authorised betting agencies, offices for businesses involved in bloodstock and/or breeding and/or training and/or racing of horses, businesses providing veterinary and/or research services, and retail and/or manufacturing activities which predominantly handle equine-related products.

Cabinet (defined in the National Environmental Standard for Telecommunication Facilities, 2008): Means a casing around equipment that is necessary to operate a telecommunication network.

Central City transport corridor: Means any transport corridor identified as a Central City transport corridor in Appendix 15, Figure 15-4e, the function and form of which is defined in Volume 2, Appendix 15-4.

Centre Viability Assessment Report: Means an analysis to determine whether the scale and trading format of the activity is appropriate for the location, having regard to the hierarchy of business centres, maintaining the primacy of the Central City and the opportunity for development within higher order centres.

Childcare facilities: Means premises where children are cared for or given basic tuition and includes a crèche, day or after-school care, pre-school, kindergarten, kohanga reo or play centre. This term excludes a school.

Clean fill: Includes soil, clay, sand, gravel, silt, rock and other inert materials such as broken concrete and brick, or mixtures of any of the above, but excludes materials:

a. Containing hazardous substances.

b. Contaminated with hazardous substances or pathogens.

c. Derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices.

d. Medical and veterinary waste, asbestos, or radioactive substances that may present a risk to human health.

e. Likely to create leachate by biological or chemical breakdown.

f. Containing organic content of 5% or more of the total volume.

g. Having a particle size of 200mm or more.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Clubrooms: Means premises which are set aside for the use, convenience and enjoyment of a recreational or community organisation which may be licensed under the Sale and Supply of Alcohol Act.

Collector transport corridor: Means any transport corridor identified in Appendix 15, Figure 15-4b to 15-4f as Collector or Proposed Collector, the function and form of which is defined in Appendix 15-4.

Commercial activities on the surface of water: Means any activity undertaken on the surface of water for commercial gain. This includes motorised and non-motorised commercial activities such as jet-boats, cruise boats and kayak tours.

Commercialisation of research and innovation activities (Precincts A and B – Knowledge Zone): Means activities directly related to permitted research and innovation activity including prototype development and maintenance, initial run product development, manufacturing method development and logistics method development.

Communal open space: Means a quantity of landscaped land freely available to all residents on the site, exclusive of driveways, buildings, and private outdoor space of individual residential units.

Community garden: Means a garden operated by a group or collective on public land for the purpose of growing plants, vegetables or fruit. Not for commercial gain.

Community Centre: Means premises designed to act as a meeting place for people of all ages in the local community. It provides for a range of functions such as playgroups for children, before- and after-school care, crafts, education courses/seminars, spiritual, cultural, recreational, health and wellbeing purposes. It also acts as a base for social support and possibly delivers some social services. They can also include ancillary offices, temporary fundraising activities and one small retail activity for the purpose of providing fundraising or a social service (such as an opportunity shop). Such centres are owned/administered by local or central government authorities, and voluntary /charitable organisations providing voluntary/not-for-profit services.

Community scale energy generation (produces less than 20kW): Means renewable energy generation for the purpose of using electricity on a particular site, supplying an immediate community, or connecting into the distribution network (but excludes solar panels supplying electricity for the site on which they are located).

Company lease: Has the same meaning as the Act.

Conference facilities: Includes seminar rooms.

Construction work: Means any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, removal, alteration, dismantling, or demolition of:

a. Any building, erection, edifice, structure, wall, fence or chimney, whether constructed wholly or partly above or below ground level.

b. Any road, motorway, harbour or foreshore works, railway, cableway, tramway, canal, or aerodrome.

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c. Any drainage, irrigation, or river control work.

d. Any electricity, water, wastewater, stormwater, gas, or telecommunications reticulation.

e. Any bridge, viaduct, dam, reservoir, earthworks, pipeline, aqueduct, culvert, drive, shaft, tunnel, or reclamation.

f. Any scaffolding.

Construction work includes:

a. Any work in connection with any excavation, site preparation, or preparatory work, carried out for the purpose of any construction work.

b. The use of any plant, tools, gear or materials for the purpose of any construction work.

c. Any construction work carried out underwater, including work on ships, wrecks, buoys, rafts, and obstructions to navigation.

d. Any inspection or other work carried out for the purpose of ascertaining whether construction work should be carried out.

Construction noise: Means noise arising from any construction work, as defined above.

Contaminated land: Has the same meaning as the Act.

Council: Means the Hamilton City Council and includes any committee, subcommittee or person acting under delegated authority.

CPTED: Means Crime Prevention Through Environmental Design, a crime-prevention philosophy based on the premise that

> ***"****proper design and effective use of the physical environment can produce behavioural effects that will reduce the incidence and fear of crime, thereby improving the quality of life. These behavioural effects can be accomplished by reducing the propensity of the physical environment to support criminal behaviour"*
> (Crowe, 1991, *Crime Prevention Through Environmental Design: Applications of Architectural Design and Space Management Concepts.*)

Note
Further guidance in relation to CPTED principles can be obtained within the Ministry for Environment's CPTED guidelines.

Cross lease: Has the same meaning as the Act.

Culvert Block Flood Hazard Area: Means that part of any land affected by flooding as a consequence of a blocked culvert downstream. This is the maximum extent of flooding before water overtops the accessway or transport corridor above the culvert (refer to the Planning Maps).

Cumulative risk: Means the risk posed by a Hazardous Facility added to or multiplied, or otherwise cumulated by risks from other facilities.

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Customary activities: As described in Schedule 3 of Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and includes cultural harvest as defined in Section 63(9) of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010.

Dairy: Means the use of a building in a residential area for the sale of day-to-day food and associated household items. The majority of its trade must be derived from the sale of milk, bread, non-alcoholic beverages and other day-to-day convenience merchandise. Retail activity involving food cooked on the premises and the sale of alcohol are excluded.

Demolition or removal of buildings: Means dismantling, destruction and/or removal of part or all of any building.

Design Speed Environment: Means the maximum speed of vehicles created by traffic management and the design of transport corridors. These speeds reflect the desirable maximum speeds given the land use environment and transport corridor hierarchy. Refer to Appendix 15-6 for further detail.

Design year (Chapter 25.8: City-wide – Noise and Vibration): Refer to NZS6806: 2010 Acoustics – Road traffic noise – New and altered roads.

Development: Means any activity undertaken to change the scale, character or intensity of any use of land, and includes any building activity.

Development Agreement: Means a binding contract between Council, other infrastructure providers and developers for the funding of additional infrastructure and the use and upgrading of existing infrastructure.

Dish: Means an antenna with which signals are transmitted to, or received from, a communications satellite. This applies to dishes attached to a building, as well as those mounted on their own support structure.

Dispensing facility: Means for drive-through fast food or service outlets each single combination of an order point, a payment point, and a collection point and for service stations a single petrol pump or a group of petrol pumps that are grouped on a single ‘island’.

Disposal: Means discharge of a hazardous substance into the environment, with or without biological or chemical treatment that may change composition and characteristics of the substance.

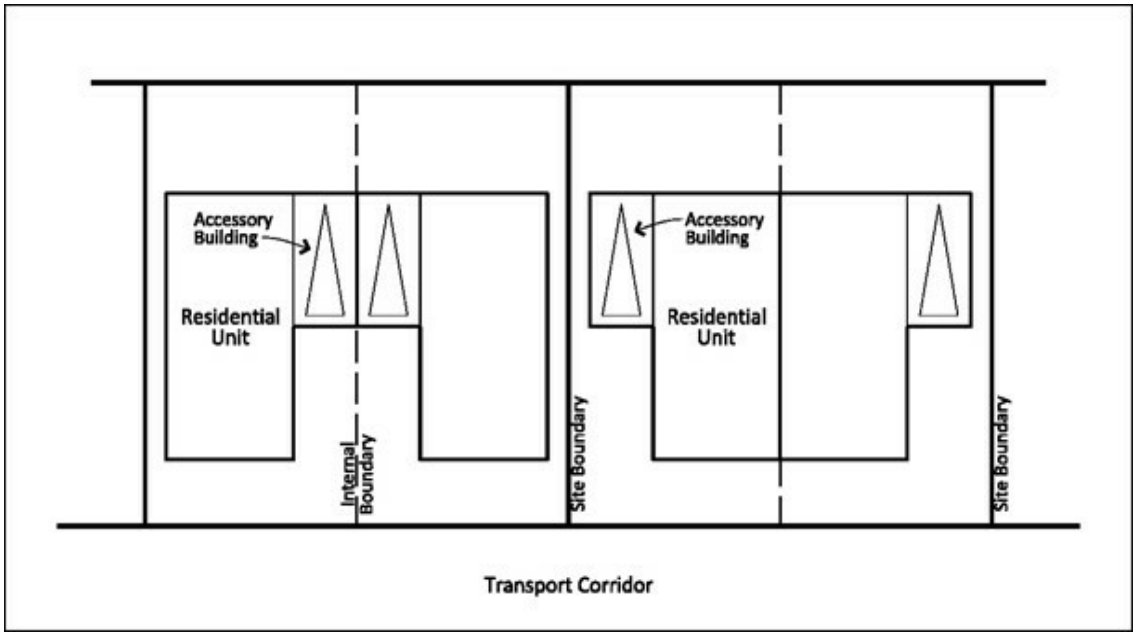
Drive-through services (excluding service stations within the Rototuna Town Centre Zone): Means any premises where goods and services are offered for sale to the motoring public, primarily in a manner where the customer can remain in their vehicle. Drive-through services can include dispensing and associated storage of motor fuels (as the primary activity) and the sale of associated goods, services, food and beverages, fast-food outlets providing on-demand meals prepared on the premises for consumption therein or take away, the provision of servicing and running repairs for light motor vehicles and any other activity of a drive-through nature, including those ancillary to the above.

Duplex dwelling: Means a residential building comprising two attached residential units on one allotment, or two Computer Freehold Registers where subsequently subdivided in

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reliance on rule 23.7.b.ii. For the avoidance of doubt, residential units physically connected by one or more accessory buildings, such as garages, will also be deemed to be attached.

For the purpose of this definition 'allotment' shall have the same meaning as 'Computer Freehold Register' as such term is defined in the Land Transfer Act 2017, and may comprise more than one freehold register where held together by a registered legal instrument.



Earthquake strengthening: Means specific seismic structural works undertaken to strengthen buildings or structures.

Earthworks: Means the disturbance of the land surface by moving, removing, placing or replacing soil or earth, by excavation, cutting or filling, but excludes cultivation of land and foundation piling.

Eave: Means that portion of the roof extending beyond the exterior wall of a building, having a maximum overhang of 1.0m.

Ecological corridors: Means natural corridors that provide for the movement of flora and fauna for a variety of purposes, including feeding and breeding.

Eco-sourced: Means plants ~~which are grown from seeds or propagules collected from~~and naturally occurring vegetation in ~~a locality close to where they are replanted as part of a restoration or re-vegetation project~~the ecological district.

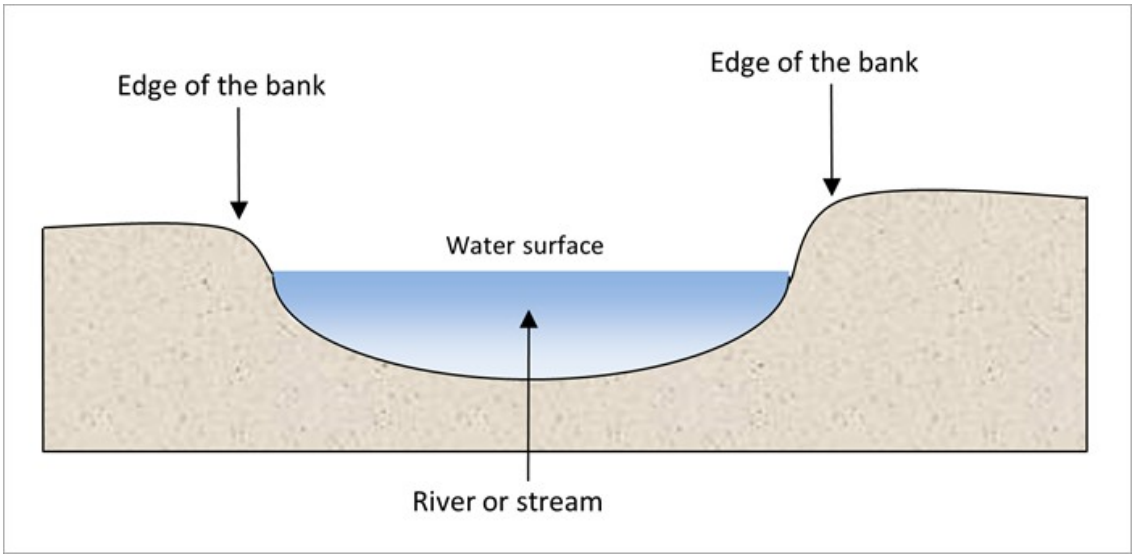
Ecosystem: Means any system of interacting terrestrial or aquatic organisms within their natural and physical environment.

Ecosystem services: Means the benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and

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supporting services such as nutrient cycling that maintain the conditions for life on Earth.

Edge of the bank: Means the topographical feature defined in the diagram below:



Effect: Means:

a. Any positive or adverse effect.

b. Any temporary or permanent effect.

c. Any past, present or future effect.

d. Any cumulative effect which arises over time or in combination with other effects regardless of the scale, intensity, duration, or frequency of the effect, and also includes:

   i. Any potential effect of high probability.

   ii. Any potential effect of low probability which has a high potential impact.

Electricity distribution: Means the lines (above and below ground) and structures involved in the final stage of delivery of electricity to end users. A distribution system's network conveys electricity from the transmission network and delivers it to consumers. Typically, the network would include low, medium and high-voltage (less than 110 kV) electric lines, substations, switching stations and road side transformers, ring main units and pillar boxes.

Electricity transmission network, electricity transmission and transmission activities/assets/infrastructure/resources/system: All mean part of the national grid of transmission lines and cables (aerial, underground and undersea, including the high-voltage direct current link), stations and sub-stations and other works used to connect grid injection points and grid exit points to convey electricity throughout the North and South Islands of New Zealand. This is owned and operated by Transpower NZ Limited.

Electronic Sign: Means a form of illuminant advertising media that are created solely

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from a light source and include digital screens, cinema projections, LED signs and the like.

Emergency housing: Means any Managed Care Facility in which temporary residential accommodation, care and/or support are provided by another person or agency for five or more residents (including children) on an emergency basis or for their personal protection. For the purpose of calculating the number of residents, account shall be taken of owners and/or staff and any of their children aged 16 years or older who live on the premises. Including, but not limited to night shelters and women's refuges.

Emergency service facilities: Means those facilities of organisations which are responsible for the safety and physical welfare of people or property in the community, and includes fire, ambulance and police stations.

Entertainment and recreation facility: Means land or buildings which are used principally for the public or private assembly of persons for cultural, entertainment, recreation, leisure, education or similar purposes. They include gymnasiums, public halls, theatres and cinemas, display galleries and museums, bowling alleys.

Entrance strip: Means that part of a rear site extending from the street frontage, which has a width less than or equal to the minimum subdivision frontage standard required for a rear lot in the zone, and accommodates the driveway for that site.

Environment: Means:

a. Ecosystems and their constituent parts, including people and communities.

b. All natural and physical resources.

c. Amenity values.

d. The social, economic, aesthetic and cultural conditions which affect the matters stated in a. to c. of this definition or which are affected by those matters.

Environmental maintenance: Means the routine care and attention of the transport corridor to maintain safety, aesthetic and environmental standards, including:

a. Clearing the carriageway of damaged vehicles, crash debris and spills.

b. Maintenance of planting, including pruning.

c. Control of weeds and pest plants.

d. Mowing of the grass berm.

e. Removal of litter.

f. Removal of rocks and slip material from the transport corridor or catch fences.

g. Removal of, and protection against, graffiti.

h. Snow clearing and ice control.

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i. Sweeping loose chip and detritus.

Equestrian supply retail: Means a business selling equipment including horse floats, feed, supplements, clothing and accessories related to the equine industry.

Event: Means an activity that is irregular or infrequent and does not require the construction of a permanent building, the installation of permanent infrastructure or services, or works such as vegetation clearing or other operational work. Events involve large groups of people either as participants or spectators and include carnivals, parades, concerts, markets, craft or trade fairs, field days, open days, displays and the like. This definition applies only where the activity is **not** covered by another definition/activity in the District Plan.

Excavation, modification and disturbance: Means to dig into the soil, or the removal of soil or other material from the ground; or the movement of soil or other material on to or within the site which changes the existing profile of the landform; with the exception of those matters defined as minor work.

Exotic vegetation or trees: Means vegetation or trees which do not occur naturally in New Zealand (refer also to the definition of **indigenous vegetation**).

Expected outcome: Means in relation to any rule the environmental outcome expected from compliance with that rule.

Expressway: Means a road mainly for through traffic, usually a dual carriageway with full or partial control of access. Intersections are generally grade separated.

External Outlook Area: Means an area of open space visible from the window of an indoor living area which remains unobstructed by buildings or other structures.

Fabric: Means all the physical material of a building, object, site, place or area that contributes to its character.

Farming: Means a land-based activity having as its primary purpose the commercial production of any livestock or vegetative matter, and includes bee-keeping, horse training agistment, but excludes forestry and intensive farming.

Fence: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a post-wire fence or temporary fence.

Flammable: Means having the capability to be ignited in the presence of oxygen and to sustain combustion. Refer Hazardous Substances and New Organisms Act 1996 Regulations.

Flood Hazard Area: Means the land shown on the Planning Maps as:

a. High Flood Hazard Area.

b. Medium Flood Hazard Area.

c. Low Flood Hazard Area.

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d. Temple View Flood Hazard Area.

e. Culvert Block Flood Hazard Area.

Flood protection structure: Means physical structures for the purpose of flood protection, such as dams, stop-banks and flood gates.

Floor Area (for residential units in the Residential Intensification zone, Medium Density Residential zone, General Residential Zone, Central City zone and Business zones): Means that total square metres (m^2) of the floor space of each residential unit when measured from the outer edge of the unit's exterior walls, including from the mid-point of the inter-tenancy walls shared with adjoining units. But excludes garages, carports and other accessory buildings associated with the residential unit; and communal spaces such as pedestrian access, stairwells or service areas within the building.

Floor area ratio: Means the ratio between the gross floor area of a building and the net area of the site which for the purposes of this definition comprises one or more lots in permanent contiguous ownership and occupied exclusively by the development to which the requirement applies.

Food and beverage outlets: Means premises serving food and/or beverages prepared for immediate consumption on or off the premises to the general public. It includes bakeries, lunch bars and cafes operating during normal working hours, but excludes restaurants, licensed premises, and supermarkets.

Forestry: Means the establishment (including replanting) and management of forest or tree plantations for commercial gain but does not include saw-milling or other timber processing. Includes pruning and thinning (manual operations done from the ground). Does not include Christmas tree farms.

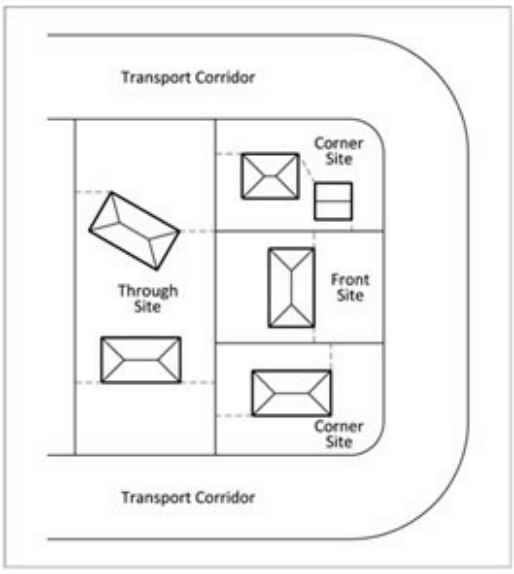
Formal recreation: Means sports fields, greens, courts.

Frangible: Means able to be broken and absorb enough impact energy to reduce the severity of a vehicle collision. Non-hardwood species of trees with a diameter of less than 100mm when measured 400mm above the ground are considered to be frangible.

Note
Guidance for frangible species can be found in Appendix 1 of 'Guidelines for Highway Landscaping' December 2006, Transit New Zealand.

Front building line: Means a line or lines drawn across the site creating a space forward of the façade of any buildings facing an adjoining transport corridor.

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Frontage: Means that portion of the boundary of any lot which is also the boundary of an existing road, or road to be vested or otherwise legalised as a condition of subdivision consent. For the purpose of this definition, 'road' does not include any service lane or accessway.

Fronting: Means a site having legal and or physical frontage or access to a road.

Full Integrated Catchment Management Plan: Means an Integrated Catchment Management Plan for a full hydrological catchment that has been technically certified by the Waikato Regional Council (with regard to compliance with Council's Comprehensive Sortmwater Discharge Consent) and Council.

General recreation: Means any active sports or games or recreational pursuits for participants and/or spectators and the fields necessary to accommodate them but excludes motorised vehicle sports.

Greenfield development: means subdivision and/or urban development of previously undeveloped rural land.

Green corridors: Means a strip of land, the majority of which is vegetated and which may include surface water, and its associated airspace, which afford access and connectivity for pedestrians, cyclists or wildlife. Green corridors are often, but not necessarily, along the route of a transport corridor, a natural or artificial waterway or a network utility and may include an underpass or an overpass. These corridors may serve several functions simultaneously, including amenity, recreation, transportation, drainage, ecological, biodiversity and network utility functions. Green corridors could comprise privately or publicly owned land.

Greenwood/Kahikatea Corridor: Means those lots shown in Volume 2, Appendix 6, Figure 6-5.

Gross Floor Area (GFA): Means the sum of the gross floor area of all floors of all buildings on a site measured from the exterior faces of the exterior walls or from the

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centrelines of walls separating two buildings. Gross floor area shall:

a. Include elevator shafts, stairwells and lobbies at each floor and mezzanine floors and balconies.

b. Exclude any provided car-parking, loading and servicing areas and access thereto and building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants.

Gross Leasable Floor Area (GLFA): Means the sum of any floor areas (within the external walls of buildings) designed for tenant occupancy and exclusive use including both freehold and leased areas. It includes any stock storage or preparation areas whether exclusive or not, but excludes the following areas where these are common and not designed for rental: liftwells and stair wells including landing areas; corridors and malls; building service rooms; required parking areas.

Ground level: See **natural ground level**.

Gymnasium: Means a facility that provides for physical exercise or activity and includes, but is not limited to, weight lifting studios, group exercise spaces, indoor sport facilities, yoga, pilates and dance studios and indoor physical recreational activities such as trampoline parks and climbing facilities.

Habitable floor area (natural hazards): Means that part of any building used for residential activities but excludes floorspace used solely for the purposes of an entrance, passageway, toilet, bathroom, laundry, garage or storeroom.

Habitable room: Means any room that is part of a building used for any noise sensitive activity, apart from those rooms used solely for the purposes of an entrance, passageway, toilet, bathroom, laundry, garage or storeroom.

Harvesting forestry: Means the felling and extracting of trees, processing them into logs and then loading on to trucks. Does not include Christmas tree farms.

Hazard: Means physical situations, processes and actions that have the potential for adverse effects on people, property or the natural environment.

Hazard Area: Means the land shown on the Planning Maps as:

a. High Flood Hazard Area.

b. Medium Flood Hazard Area.

c. Low Flood Hazard Area.

d. Temple View Flood Hazard Area.

e. Culvert Block Flood Hazard Area.

f. Waikato Riverbank and Gully Hazard Area.

Hazardous facility: Means any activity involving hazardous substances and sites at

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which these substances are stored, used, transported or disposed of, and any installations or vehicles parked on site that contain hazardous substances. A Hazardous Facility does not include:

a. Wastewater networks, or waste treatment and disposal facilities (this exception does not apply to the storage of hazardous substances or waste associated with these facilities).

b. The incidental use and storage of hazardous substances in minimal domestic quantities.

c. LPG installations using one or more cylinders as part of a piped system for domestic heating and cooking purposes that:

   i. Have a maximum capacity of 100kg, and

   ii. Are limited to one per household

d. Retail outlets for the sale of hazardous substances for domestic use (e.g. supermarkets, hardware shops, pharmacies, home garden centres).

e. Facilities using genetically modified or new organisms.

f. Facilities presenting a dust explosion risk of non-hazardous substances.

g. Gas or oil pipelines, including all incidental equipment.

h. Fuel contained in tanks of motor vehicles, agricultural and forestry equipment, boats, aircraft and small engines.

i. Developments that are or may be hazardous but do not involve hazardous substances (e.g. radio masts, electrical substations).

j. The occasional loading and unloading of hazardous substances on a site where this forms only a minor part of site operations.

k. Routine, renewal and new works to a transport corridor and transport infrastructure including related storage, all within road reserves.

Note
The above activities must comply with any relevant Hazardous Substances and New Organisms Act 1996 or regulation requirements to be excluded from the definition of a Hazardous Facility.

Hazardous substance: Means any substance:

a. With one or more of the following intrinsic properties:

   i. Explosiveness.

   ii. Flammability.

   iii. A capacity to oxidise.

   iv. Corrosiveness.

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v. Toxicity (including chronic toxicity).

vi. Ecotoxicity, with or without bioaccumulation.

Or

b. Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph a.

Or

c. Containing radioactive material.

Or

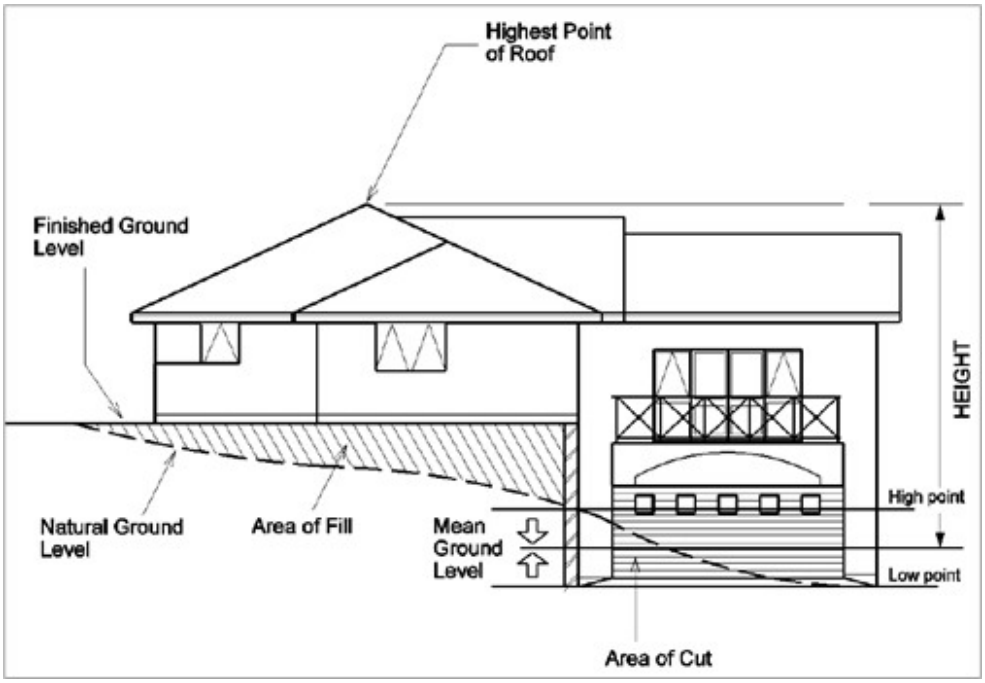
d. That in water has a high BOD_5 (>10,000 mg/l)

Health care services: Means services relating to physical and mental health and welfare, performed by duly qualified practitioners or by persons in their employ and includes services provided by medical practitioners or by persons in their employ including surgical procedures and day-patient care, dentists and veterinary surgeons but excludes a **hospital**.

Height (in relation to maximum height of a building): Means the vertical distance between:

a. A horizontal plane through the highest point of the roof, excluding service rooms containing equipment such as lift machinery, tanks, air-conditioning and heating plants, aerials and dishes as permitted in Volume 1, Chapter 25.7 City-wide – Network Utilities and the Electricity National Grid Corridor; and chimneys, flues and similar projections of less than $1m^2$ in area and projecting not more than 2m above maximum permitted height.

b. A horizontal plane through the mean of the highest and lowest point of the natural ground level along the relevant external wall of the building provided that any calculated mean height shall not exceed the maximum permitted height.



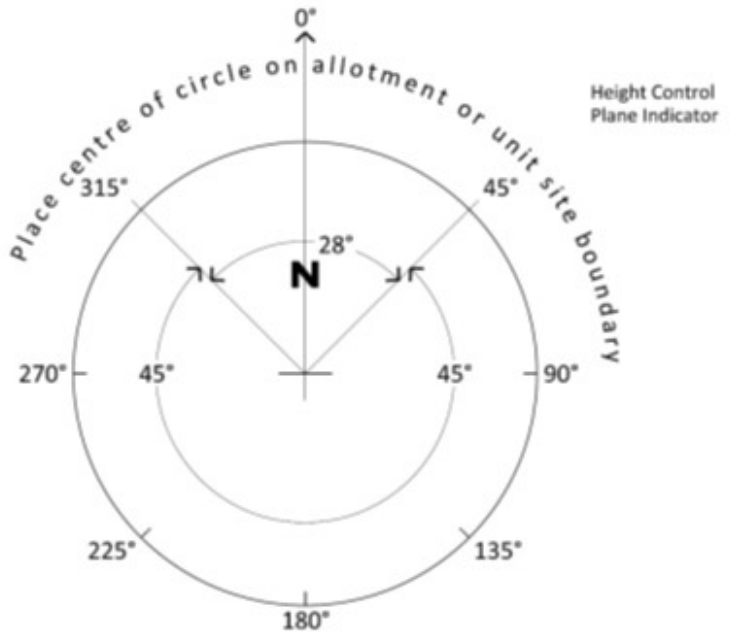
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Height control plane: Means a surface through which no part of a building other than chimneys, flues and similar projections not exceeding 2m in height and 1m^2 in area or an aerial as permitted in Volume 1, Chapter 25.7 City-wide – Network Utilities and the Electricity National Grid Corridor may protrude. It is defined by drawing height control lines from all points on the boundaries of an allotment or unit site area. Such lines are to start at a specified vertical distance above the natural ground level at the boundary, point into the site at right angles to the boundary and rise at a specified angle.

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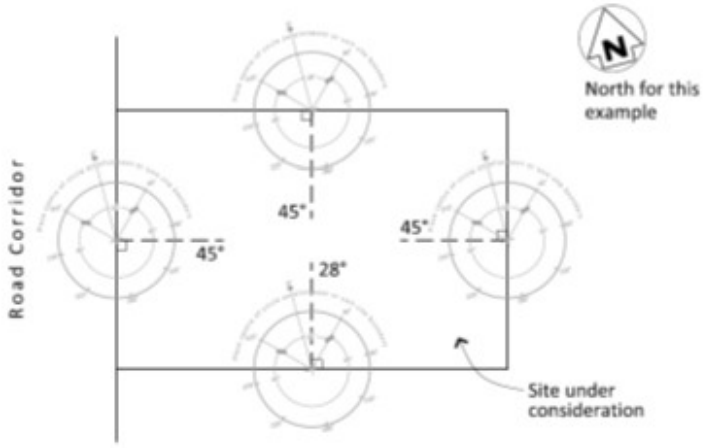
HEIGHT CONTROL PLANE

The height in relation to boundaries of the allotment or unit site area shall vary with the direction or bearing of each allotment or unit boundary according to the diagrams below.



NOTE: North is True North

The height control plane shall be calculated by orientating both the site plan and height control plane indicator to true north, and placing the height control plane indicator over the site plan with the centre of the circle touching the allotment or unit site boundary under consideration. The height control plane angle shall be that indicated by that sector of the diagram within which a line drawn at right angles to the allotment or unit site boundary from the centre of the circle lies.



Heliport: Means a facility for the landing, take-off, parking, storage, refuelling and routine maintenance of helicopters including associated buildings, but does not include facilities for overhaul or long-term engine testing.

Heritage item: Means a building, structure, object, site or place and all elements of that

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item, which have been identified as having heritage value.

High BOD_5: See **BOD_5**.

High Flood Hazard Area: Means that part of any land predicted to be affected by river or surface flooding during a 1% annual exceedance probability event. Further detail for how this Flood Hazard Area category has been derived is contained in Appendix 11. High Flood Hazard Areas are identified on the Planning Maps.

High-intensity sign: Means any flashing, moving or animated sign, or any other active sign including electronic signs.

High-use allocation: Means industrial activities requiring more than $15m^3$ of water per day excluding:

a. Water used for human drinking and sanitation.

b. The volume of water discharged into the municipal wastewater system.

Hire centre: Means premises that hire tools and equipment, including machinery and equipment for event purposes such as utensils, marquees and safety equipment. It does not include the hiring of personal electronic equipment such as video games, computer consoles, video library premises, or the hire of indoor or outdoor recreational equipment.

Historic Heritage Area: Means an identified area with historic heritage value which are representative of their development period, and are consistent in their physical and visual qualities, including street pattern, lot layout and density, natural environment, housing typologies and street frontage treatments.

Home-based business: Means an occupation, craft or profession which is incidental to the residential use of the site, where the principal operator of the home business is a permanent resident on the site. A home-based business excludes: activities involving heavy vehicles, panel beating, spray painting, motor vehicle repairs, motor vehicle dismantling, motor body building, servicing of internal combustion engines, fibreglassing, sheet metal work, wrought iron work or manufacture, bottle or scrap metal storage, rubbish collection, establishments for boarding domestic pets, funeral parlours, and the sale/trading of motor vehicles. The owner or occupier of a household unit is not precluded from carrying out normal maintenance and repair of domestic equipment including vehicles owned by the household owner/occupier.

Homestay accommodation: Means a portion of a dwelling occupied on a temporary (periods of up to 3 months continuous occupation during any 12-month period) basis and includes bed and breakfast establishments. The maximum occupancy is six guests at any one time.

Household: means a person or a group of people related or unrelated who reside together and interact on a daily basis to maintain a self-contained housekeeping unit. This definition excludes people living in residential centres or managed care facilities.

Hospital: Means an institution providing primarily in-patient care for the sick or injured, including medical, surgical, maternity, mental health, convalescent or hospice care, and includes all hospital clinics, dispensaries, out-patient departments, operations and

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maintenance support services (such as laundries, kitchens, cafeterias, refreshment facilities, residential centres, generators, substation, storage facilities and workshops), hospital administration offices, ancillary retail facilities and undertakings maintained in connection with, or incidental to, the hospital activity.

Impermeable surfaces: Means surfaces such as roads, roof tops, footpaths, paving, decking which does not allow water to drain through to a surface which can absorb water, swimming pools, patios or highly compacted soil that are not vegetated and do not infiltrate run-off.

Incidental: Means accompanying as a minor part to something else.

Indigenous vegetation or trees: Means vegetation or trees that occur naturally in New Zealand or arrived in New Zealand without human assistance.

Indoor living area: Means the area comprising of kitchen, dining and/or lounge areas.

Indoor recreation: Means recreational activities within a building. Includes courts, swimming pools and gyms, with ancillary facilities such as changing rooms.

Industrial activity: includes:

a. All types of processing, manufacturing, service and repair activities

b. Laboratories and research facilities

c. Transport depots.

Informal recreation: Means an activity whose aim is the enjoyment of leisure of a primarily non-competitive casual nature and includes resting, sitting, walking, cycling, jogging, enjoying nature, picnicking, barbecuing, spontaneous informal games and kite flying.

Infrastructure: Means:

a. pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy;

b. a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001;

c. a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989;

d. facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person -

   i. uses them in connection with the generation of electricity for the person's use; and

   ii. does not use them to generate any electricity for supply to any other person;

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e. a water supply distribution system, including a system for irrigation;

f. a drainage or sewerage system;

g. structures for transport on land by cycleways, rail, roads, walkways, or any other means;

h. facilities for the loading or unloading of cargo or passengers transported on land by any means;

i. an airport as defined in section 2 of the Airport Authorities Act 1966;

j. a navigation installation as defined in section 2 of the Civil Aviation Act 1990;

k. facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988;

l. anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166.

Integrated Catchment Management Plans: Means a full Integrated Catchment Management Plan (ICMP) or sub-catchment ICMP being an analysis of the effects of development on all three waters infrastructure capacity and the appropriateness and integrity of proposed treatments and reticulation systems as described in Appendix 1.2.2.6.

Integrated Residential Development: Means a development containing a mixture of residential units, and specifically more than one of the following types: single dwellings, duplex dwellings and/or apartment buildings on a site which is designed in a comprehensive way. The development may include shared facilities such as open space, ccess, parking and manoeuvring, and may have other communal activities (e.g. recreational facilities, office administration) for the exclusive use of the residents of the development and their visitors.

The development may include where relevant management structures which govern its day to day operation (such as for retirement villages or rest homes).

An integrated residential development does not include a development that consists solely of one of the following activities:

- One type of residential unit
- Hospitals
- Managed Care Facilities
- Residential Centres.

Integrated retail development: Means a development of retail activities on a site which are managed as a comprehensive entity, and which has combined facilities (i.e. service areas, loading spaces and parking) which are accessible from, and can be used by, all the individual tenancies of the development.

Integrated Transport Assessment: Means an analysis to determine impacts of a development on the transport network for all modes of travel and effects on safety,

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parking, efficiency, access and the capacity of the transport network. This District Plan identifies two levels of assessment, simple and broad; the content of these is detailed in Appendix 15-2.

Intensive farming: Means the commercial raising and keeping of plants or animals, which is dependent on a high input of food or fertiliser, is not dependent on the soil characteristics of the site, and is contained in buildings or outdoor enclosures. This includes, but is not limited to, poultry farms, piggeries and mushroom farms.

Interface area: Means land within the Major Facility Zone or Knowledge Zone that is within 30m of any public space external to the zone. This excludes any land within the Major Facilities Zone or Knowledge Zone that is positioned behind an existing building or landscaping so as to be screened from the adjoining public space.

Interface area within Stage 1A or 1B or the Te Rapa North Industrial Zone: Means the area within the defined building setback of the zone for the Waikato Expressway and Te Rapa Road.

Interface Design Control Area (Ruakura Logistics Zone and Ruakura Industrial Park Zone): Means the area within 50m of a transport corridor including the Waikato Expressway but excludes any private road within the area to be used as an Inland Port.

Internal alteration of buildings: Means changes to the interior of a building that do not result in any external visible change.

Internal vehicle access: Means a combined access arrangement (e.g. accessway, right-of-way, shared driveway) serving two or more dwellings or business occupancies on the same site or serving two or more allotments.

Jetty: Means a landing pier attached to the bed of a lake or river and includes boat ramps.

Kaitiakitanga: (has the meaning provided in the Resource Management Act 1991): means the exercise of guardianship by the Tangata Whenua of an area in accordance with tikanga Maaori in relation to natural and physical resources; and includes the ethic of stewardship.

Kainga: Means a community where Tangata Whenua live, primarily clustered around marae or other places of significance. This includes contemporary or ancient marae sites with or without accompanying residences or buildings.

L_{dn}: Means the day-night noise level which is calculated from the 24-hour L_{eq} with a 10 dBA penalty applied to the night time L_{eq} (2200-0700 hours).

L_{eq}: Means the time-averaged noise level (i.e. the constant noise level which would contain an equal amount of sound energy to the actual fluctuating noise level).

L_{max}: Means the maximum noise level recorded during the particular measurement period. L_{max} is generally used to assess the potential sleep disturbance of individual noise events.

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Lake: Means a body of fresh water that is entirely or nearly surrounded by land.

Landscape design: Means the functional layout and design of a site involving the planned use of open space, landform, plant-form, water and artificial features for the purpose of beautifying or enhancing a site for human use and enjoyment.

Land use environment: Means groupings of land-use zones that provide for activities that share similar sensitivities to, or demands of, the transport network. These groups are defined in Table 15-4a of Appendix 15-4.

Less mobile users: Means those vehicle users who are less mobile but are not eligible to use accessible spaces allocated to disabled users. These include the elderly, parents with infants, people with temporary mobility disabilities.

Licensed premises: Means land, buildings or part of a building used principally for the serving of liquor, for consumption on the premises. Licensed premises include (but are not limited to) hotels, taverns, wine bars and clubs (both chartered and night).

Lifeline utilities: Means the same as in the Civil Defence and Emergency Management Act 2002.

Light industry: Means manufacturing, warehouse, bulk storage, service and repair activities which do not involve the use of heavy machinery, are carried out indoors and are unlikely to give rise to significant adverse effects beyond the site and are generally of a small scale. They include printing works, furniture manufacture, car repairs, light engineering, tradesmen's depots and the like.

Lightning rod: A grounded metal rod placed high on a building or structure to prevent damage by conducting lightning to the ground.

Line: Means the conductors (cables) of any above ground network utility infrastructure.

Loading space: Means a space on a site suitable and available for the temporary station of a vehicle which is primarily on the site to load/unload goods that are required for the nature of that particular business on that site.

Local Transport Corridor: Means any transport corridor identified as local or any other formed road not otherwise identified in Appendix 15, Figures 15-4b to 15-4f, the function and form of which is defined in Appendix 15-4.

Logistics and freight-handling activities: Includes:

a. All aspects of freight handling such as loading and unloading of goods from and to road or rail, container storage, container devanning and MAF/customs procedures, warehousing and distribution/consignment activities.

b. All ancillary activities including container, equipment and fleet maintenance and administration activities.

c. All offices and facilities associated with inland port management or customs excise functions.

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d. All offices and specialised training facilities directly related to a logistics or freight-handling activity on site, having a maximum gross floor area of 10% of the total gross floor area of a site or area of a leased site.

Logistics and freight-handling infrastructure: Includes rail siding, platforms, hardstand storage areas, private roads, lighting towers, fences, car parking, CCTV, security infrastructure, fire and hazard substance management facilities, and communications and data management infrastructure.

Lot: See **Allotment**.

Low flow (for the purposes of events for motorised water activities on the Waikato River): Means a river level of less than 11.80m above mean sea level (Moturiki Datum) measured at the Waikato Regional Council Victoria Bridge Recorder Station.

Low flow fixtures: Means the following.

a. Showers using not more than nine litres of water per minute. Being the nominal flow rate measured in accordance with AS/NZS 3662: 2005 Performance of showers for bathing.

b. Tap equipment using not more than nine litres of water per minute. Being the nominal flow rate measured in accordance with AS/NZS 3718: 2005 Water supply – Tap ware (excludes outdoor tap equipment).

c. Toilets using not more than four litres on average per flush:

   i. For single-flush cisterns – the discharge flush volume, determined in accordance with AS 1172.2 Water closet (WC) pans of 6/3 L capacity or proven equivalent – Cisterns.

   ii. For dual-flush cisterns – the average flush of one full-flush discharge and four reduced-flush discharge volumes, with the full-flush discharge flush volume and reduced-flush discharge volumes determined in accordance with AS 1172.2 Water closet (WC) pans of 6/3 L capacity or proven equivalent – Cisterns.

Note

1. *Toilets, showers, and taps with at least a 3 star rating in accordance with the New Zealand Water Efficiency Labelling Scheme meet this definition.*

Low Flood Hazard Area: Means that part of any land affected by river or surface flooding during a 1% annual exceedance probability event. Further detail for how this Flood Hazard Area category has been derived is contained in Appendix 11. Low Flood Hazard Areas are identified on the Planning Maps.

Low Impact Urban Design and Development (LIUDD): Means design and development techniques that aim to protect aquatic and terrestrial ecological integrity while allowing urbanisation based on the following principles.

a. *Work with nature's cycles on a catchment basis to maintain the integrity and mauri of ecosystems and minimise ecological footprints.*

b. *Adverse effect and impact minimisation through site selection.*

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c. *Use ecosystem services and infrastructure efficiently.*

d. *Promote and support alternative development forms that maintain, enhance or create natural spaces and increase infrastructure efficiency.*

Note
Refer to the source document for further guidance on LIUDD principles and their application. Source: M van Roon and H van Roon "Low Impact Urban Design and Development: the big picture", The University of Auckland, Manaaki Whenua Press, Landcare Research Science Series No.37, 2009.

Low-intensity sign: Means any painted or similar sign, device or symbol and includes statically illuminated signs.

Maara kai: Means cultivated gardens or network of cultivated gardens, generally historic for the purposes of this report, that serviced the associated population, were traded with neighbouring regions and fought for in battle.

Maatauranga Maaori (in Chapter 19: Historic Heritage): Means Maaori knowledge, culture, values and world view.

Maintenance and repair of buildings and structures: Means activities required to restore to a good or sound condition after decay or damage, including strengthening and repair with similar materials. In terms of buildings, this involves no visible structural change to the external façade.

Maintenance and repair of buildings and structures (in relation to ~~{Link, 3762,Chapter~~Chapter 19: Historic Heritage): ~~Means~~ Means for maintenance, regular and on-going protective care of a building or structure to prevent deterioration and to retain its heritage value, including work for the purpose of weatherproofing, painting (when the building or structure has previously been painted), rendering (where the building or structure has previously been rendered) and maintaining plumbing and electrical work ~~restoration;~~ and for ~~the purpose of~~ repair ~~which includes patching~~, ~~piecing in, splicing~~to make good decayed or ~~consolidating of any original structure including the repair of~~damaged fabric using identical, closely similar, or like-for-like materials ~~and replacement of minor components where these are beyond repair or are missing. The replacement should be of original or similar material, and~~that maintain ~~a~~ consistency in colour, texture, form, profile, strength and design ~~as~~with the ~~original it replaces~~materials replaced.

Major arterial transport corridor: Means any transport corridor identified in Appendix 15, Figures 15-4b to 15-4f as major arterial or proposed major arterial, the function and form of which is defined in Volume 2, Appendix 15-4.

Mana Whenua (in Chapter 19: Historic Heritage) (has the meaning provided in the Resource Management Act 1991): Means customary authority exercised by an iwi or hapu in an identified area; and also means Maaori with historic ties to the Kirikiriroa/Hamilton area.

Managed care facilities: Means land or buildings, in which residential accommodation, supervision, assistance, care and/or support are provided by another person or agency for residents. For the purpose of calculating the number of residents, account shall be taken of owners and/or staff and any of their children aged 16 years or older who reside

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on the premises. All other staff are excluded from that calculation. They include but are not limited to, emergency housing and rehabilitation centres. They exclude:

a. A residence established in accordance with section 364(2)(d) of the Children, Young Persons and Their Families Act 1989, or replacement thereof.

b. Apartment buildings.

c. Hospitals.

d. Retirement villages.

e. Rest homes.

f. Residential centres.

g. Secure units.

Manouevring area: Means that part of the site used by vehicles to move about to gain access to and from parking spaces. Parking spaces and loading spaces may be served in whole or part by a common manoeuvring area. The manoeuvring area excludes any required queuing length.

Marae: Means land and buildings generally associated with hapu or iwi, which are used for whanau, community, cultural, social and educational gatherings (including tangi hanga), and includes whare-nui (meeting house), whare-kai (kitchen/dining hall) and ablution facilities.

Margins: Means the land/water boundary of any permanent, natural watercourse, lake or wetland.

Market days: Means an event with temporary stalls for the display and sale of food, plants and flowers to the public. Market days may be regular or irregular occurrences and are principally for marketing and selling goods produced within the Waikato Region by vendors directly involved in the growing or production process.

Mast: Means any mast, pole, tower or similar structure designed to carry antennas to facilitate telecommunications, radio-communications and broadcasting and which is fixed to the ground.

Means of compliance: Means those standards, terms, restrictions, prohibitions, classifications and other provisions forming a rule.

Medium Flood Hazard Area: Means that part of any land predicted to be affected by river or surface flooding during a 1% annual exceedance probability event. Further detail for how this Flood Hazard Area category has been derived is contained in Appendix 11. Medium Flood Hazard Areas are identified on the Planning Maps.

Meteorological instrument: Means masts and supporting sensors established for the purposes of recording and transmitting meteorological data, including anemometers and wind vanes.

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Minor arterial transport corridor: Means any transport corridor identified in Appendix 15, Figures 15-4b to 15-4f as minor arterial or proposed minor arterial, the function and form of which is defined in Appendix 15-4.

Minor upgrading (in Volume 1, Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor): In terms of electricity line means an increase in carrying capacity, efficiency or security of electricity and telecommunication lines and equipment where this uses the existing support structures or structures of a similar scale and character and includes:

a. The addition of conductors to form a twinned or duplex-pairing.

b. The reconductoring of the line with higher capacity conductors.

c. The resagging of conductors.

d. The addition of longer, more efficient insulators.

e. The addition of earthwires (which may contain telecommunication lines), earthpeaks and lightning rods.

f. The replacement of an existing overhead wire with another one or more of similar character and scale.

g. The addition or replacement of antennas.

h. The addition of circuits and conductors.

i. The addition of telecommunication fittings.

j. The replacement of existing cross-arms with cross-arms of an alternative design.

k. The increase in voltage of electric lines from 11kV to 33kV.

l. An increase in support structure height by not more than 15% of the base height of the support structure, and where the base height is defined as the height of the structure at date of public notification of the Plan.

m. Support structure replacement within a similar location as the support structure that is to be replaced.

Note
It does not include an increase in the voltage of the line up to or above 110kV unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage, or the addition of extra lines.

In terms of telecommunications facilities means the maintenance, replacement or increase in the carrying capacity utilising the same or similar structure(s), provided that the effects of the upgrade is of the same or similar character, intensity and scale to the telecommunications facility which is being upgraded.

Minor works (in the Business 1-7, Central City, Industrial, Ruakura Logistics and Ruakura Industrial Park Zones): Means all works to an existing building for the purpose of:

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a. Maintenance activities.

b. Repair works.

c. Re-cladding.

d. Internal refurbishment works.

e. Internal alterations.

f. Painting and signage

And other alterations and additions (in the Ruakura Logistics and Ruakura Industrial Park Zones) that are either:

g. Not visible from a public space, or

h. That result in additional gross floor area of no more than 25m².

Minor work (in relation to Volume 1, Chapter 19: Historic Heritage): Means the maintenance of existing site landscape features such as gardens, lawns, and planting beds; but excludes the development or re-development of the site which involves excavation, modification or disturbance of the ground.

Motorised commercial activities on land: Means Segway tours, trains, and tram rides and tours. Does not include motorsport.

Motorised recreation activity: Means indoor or outdoor recreation activity where the operation of vehicles by members of the public is the primary form of entertainment and/or recreation.

Motorised vehicle activity: Means any activity involving a motor-driven vehicle and can include cars, motorbikes and karts; but does not include modelled or scaled-down versions of vehicles operated through remote control.

Motorised water activity: Means any activity involving a motor-driven vessel and can include jetboats, water skiing, jet skis, hovercraft and the use of inboard and outboard motors, but does not include modelled or scaled-down versions of boats operated through remote control.

Motorway: Means a road declared as a motorway by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of the Government Roading Powers Act 1989 and includes all bridges, drains, culverts, or other structures or works that form a part of any motorway so declared but does not include any other road, accessway or service land (or the supports) that crosses over or under a motorway at a different level.

Mowers and outdoor maintenance equipment retail: Means a business engaged in selling outdoor maintenance equipment such as, but not limited to, chainsaws and lawnmowers and any related safety equipment.

Multi-purpose facilities for international sports, events and functions: Means land

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and buildings that provide for:

a. International standard playing surfaces.

b. International standard facilities for use by professional sports codes.

c. International standard facilities for televised sports and events broadcasting.

d. Spectator facilities including but not limited to stands, seating, corporate and entertainment boxes, audio-visual screens.

e. Places of assembly including function rooms and facilities for concessions to serve food and refreshments including liquor; restaurants, licensed premises and catering services, entertainment, exhibitions and conferences.

and may include:

f. Retail and offices.

g. Visitor accommodation.

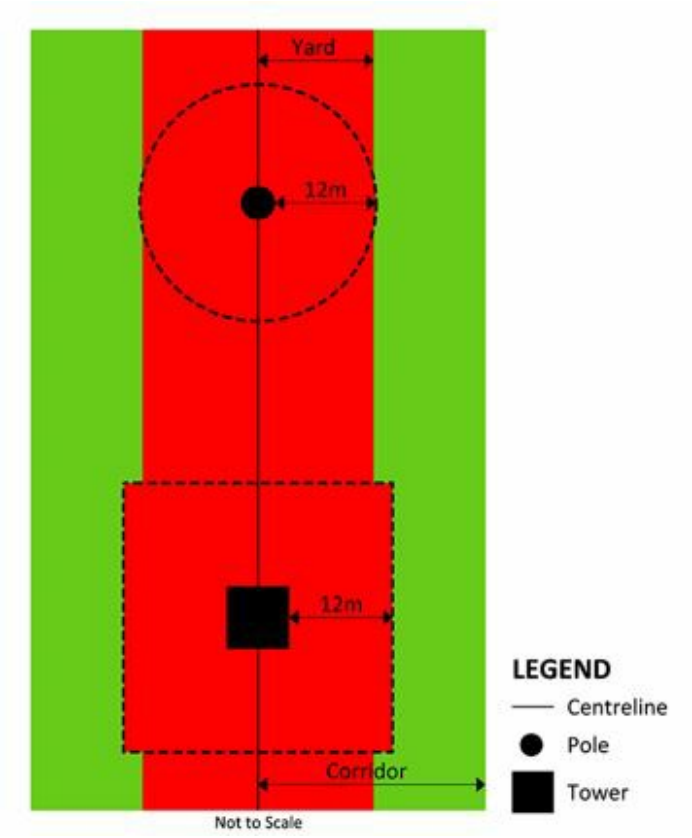
h. Out-catering services to serve venues, facilities and functions beyond the major facility.

Note
"Event" excludes the use of the playing areas for training, practice and rehearsals at night time, notwithstanding that lights and floodlights may be used.

National Grid Corridor and National Grid Yard: Means a buffer area around the national grid high voltage electricity transmission lines identified on the Planning Maps. The purpose of this yard and corridor is to manage activities and structures in close proximity to the National Grid transmission lines and is required by the National Policy Statement for Electricity Transmission. The corridor seeks to ensure that subdivision is designed so that future buildings will avoid the yard. The Corridors within Urban Areas and Greenfield Areas are differentiated on the Planning Maps.

Diagrammatically, the Yard and Corridor are as follows.

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National Grid Yard (shown in red)

- the area located 12 metres in any direction from the outer edge of a National Grid support structure; and
- the area located 10 metres either side of the centreline of any above ground 110kV National Grid line on single poles (HAM-MER A, ARI-HAM A); or
- the area located 12 metres either side of the centreline of any above ground National Grid line on towers (HAM-MER B, HAM-WHU A, ARI-HAM B, HAM-KPO A, HAM DEV A).

National Grid Corridor

means the area measured either side of the centreline of any above ground electricity transmission line as follows:

- 14m for the 110kV National Grid lines on single poles (HAM-MER A, ARI-HAM A)
- 16m for the 110kV National Grid lines on pi poles
- 32m for 110kV National Grid lines on towers (HAM-MER B, HAM-WHU A, ARI-HAM B, HAM-KPO A)
- 37m for the 220kV transmission lines (HAM DEV A)

For the avoidance of doubt the National Grid Corridor and National Grid Yard do not apply to underground cables or any transmission lines (or sections of line) that are designated.

Natural and physical resources: Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.

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Natural Ground Level: Means the lowest of:

a. The level of the ground at the time the Section 224 certificate is issued.

b. The finished level of the ground as the result of building construction work.

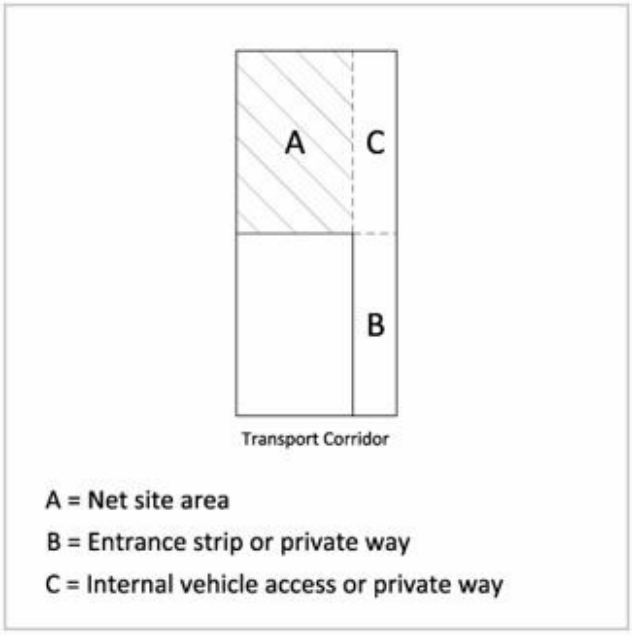
c. The finished level of the ground as the result of any subsequent works.

Natural hazard: Means any atmospheric or earth- or water-related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Natural values (in terms of this District Plan): Means the City's key natural features – the Waikato River corridor and gully systems, peat lakes, wetlands and associated peat land, remnant and regenerated indigenous vegetation, surface and groundwater resources and the ecosystems and habitats that depend on these natural features. It also includes the landscape and visual qualities associated with these features.

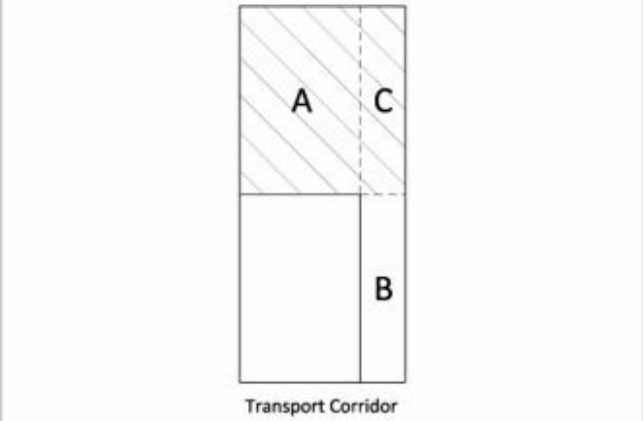
Natural watercourse: Means a continually or intermittently flowing body of fresh water including streams but not including any artificial watercourse.

Net site area: Means the area of the site (including any unit site area associated with a residential unit where relevant), excluding any entrance strip, internal vehicle access or private way, except for apartment buildings and duplex dwellings in the Residential Intensification Zone.



Net site area for duplex dwellings in the Residential Intensification Zone: means the area of the site (including any unit site area associated with a residential unit where relevant), including any internal vehicle access or private way, but excluding any entrance strip or private way to a rear site from any transport corridor.

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New and altered roads: Refer to NZS6806: 2010 Acoustics – Road traffic noise – New and altered roads.

Network utility: Means any activity or structure relating to:

a. Distribution or transmission by pipeline of natural or manufactured gas petroleum or geothermal energy.

b. Telecommunication or radiocommunication.

c. Transformation, transmission, or distribution of electricity.

d. The holding, transmission and distribution of water for supply.

e. Stormwater drainage or sewerage reticulation systems.

f. Beacons and natural hazard emergency warning devices.

g. Meteorological services.

h. Construction, operation and maintenance of power-generation schemes.

i. A project or work described as a “network utility operation” by regulations made under the Resource Management Act 1991.

And includes the operation and maintenance of the network utility service. The definition of network utilities does not include roads or structures associated with the operation of roads such as signs, traffic signals or street lights. Amateur Radio is excluded from this definition; see **Amateur Radio Configuration**.

New works: Means work that adds to or otherwise physically alters the existing transport infrastructure. This includes, but is not limited to, new or altered:

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a. Paved surfaces (e.g., carriageways, pedestrian paths, cycle ways, access ways).

b. Lanes and other changes that alter the flow of traffic, including clearways and bus lanes.

c. Access controls or restrictions.

d. Stormwater assets.

e. Intersection controls such as traffic signals or roundabouts.

f. Structures including bridges, retaining walls, underpasses and overpasses.

g. Median barriers and segregation strips.

h. On-road parking controls or restrictions.

i. Street furniture such as a bus shelter, rubbish bin, seat.

j. Landscaping, including planted areas and street trees.

k. Traffic services.

l. Traffic islands and pedestrian refuge islands.

m. Vehicle crossings.

n. Closing or stopping of roads that does not affect the function of connected transport corridors as described in the transport corridor hierarchy plan.

Noise-sensitive activities: Means residential activities (including residential accommodation in buildings which predominantly have other uses such as commercial or industrial premises), marae, spaces within buildings used for overnight patient medical care, and teaching areas and sleeping rooms in buildings used as educational facilities. For the purpose of this definition educational facilities includes tertiary institutions and schools, and premises licensed under the Education (Early Childhood Services) Regulations, and playgrounds which are part of such facilities and located within 20m of buildings used for teaching purposes.

Non-industrial activity: Means all activities other than industrial activities.

Non-residential activities: Means all activities other than residential activities.

Notional boundary: A line 20m from any side of any dwelling or the legal boundary where this is closer than 20m.

In relation to existing residential units within the Ruakura Logistics Zone means a line measured 20m from the external wall of any habitable room or the boundary of the site, whichever is the lesser.

In relation to residential unit in the Future Urban Zone means a line measured 20m from the external wall of any habitable room or the boundary of the site, whichever is the lesser.

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Noxious or offensive activities: Means those activities that emit or have the potential to emit odours, gases or other substances to air which would be so offensive as to impact on the amenity values of neighbouring sites or which could constitute a health risk for people in the vicinity. They include:

a. Blood or offal treating, bone boiling or crushing, dag crushing, fellmongering, fish cleaning or curing, gut scraping and treating, tallow melting.

b. Flax pulping, flock manufacture or teasing of textile materials for any purpose, wood pulping.

c. Storage and disposal of night-soil, septic tank sludge or refuse.

d. Slaughtering of animals for any purpose other than human consumption, storage, drying or preserving of bones, hides, hoofs or skins, tanning, wool scouring.

e. The burning of waste oil in the open air, or in any combustion processes involving fuel-burning equipment, or other than any combustion processes involving fuel-burning equipment, if carried out primarily for the purposes of producing energy, which singly or together have a maximum fuel-burning rate of 1000kg/hr or more carbonaceous fuels or those containing hydrocarbons or sulphur.

f. The open burning of coated or covered metal cable or wire including metal coated with varnish or lacquers or covered with plastic or rubber.

g. Any activity with the potential to discharge asbestos to air including the removal or disposal of friable asbestos, except where it complies with the Health, Safety, and Employment Regulations for Asbestos and is supervised and monitored by Occupational Safety and Health.

h. Burning out of the residual content of metal containers used for the transport or storage of chemicals.

i. The open burning of municipal, commercial or industrial wastes or the use of single-chamber incinerators for disposal of waste.

j. Any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining and the associated processes of bleaching and chemical and by-product recovery.

Offices: Means premises used for administration, consultation, or management of and shall include:

a. Administrative offices for the purposes of managing the affairs of an organisation, whether or not trading is conducted.

b. Commercial offices such as banks, insurance agents, or real estate agents where trade (other than for the immediate exchange of money for goods) is transacted.

c. Professional offices such as the offices of accountants, solicitors, architects, engineers, surveyors, stockbrokers, and consultants where a professional service is available and carried out.

d. Non-custodial premises used by Corrections staff for administration and delivery of

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community-based activities, including, inter alia, Probation Centres and bases for Community Work activities.

e. Within Chapter 8 Knowledge Zone 'office' shall include space used for desk-based research and innovation, associated meeting and administration, conferencing and similar activities and excludes commercial offices and professional offices not associated with research and innovation activities.

In this context "**office**" shall exclude activities meeting the definition and performance standards for a "**home-based business**".

Open space network: Means a network of open space corridors throughout the City, consisting of both public and private land, that supports the natural environment and ecological processes. The Waikato River and associated gully system form the backbone of the open space network.

Organised recreation: Means any active sports or games or recreational pursuits for participants and spectators, the fields and structures (such as goal posts, nets, and courts) necessary to accommodate them but excludes motorised vehicle sports. It does, however, include mountain bike tracks and BMX.

Outdoor living area: Means an on-site, outdoor area for the exclusive use of each residential unit, (unless otherwise stated, e.g., communal outdoor living areas for residential centres), free of any building or carparking, but which may include the area beneath eaves, and covered decks, balconies and terraces regardless of height.

Overland flow path: Means the route along which stormwater flows. A subset of overland flow paths is called "secondary flow path". These routes carry water which cannot flow through the primary storm water system (usually piped) because the water flow has exceeded the capacity of that network.

Paa: Means the location of fortified villages where people of high significance lived and stored items such as food reserves and spiritual or cultural items of significance. They were a place the wider community would retreat to in times of civil unrest.

Papakainga: Means a community where tangata whenua live, primarily clustered around marae and other places of significance. Also means contemporary or ancient marae sites with or without accompanying residences or buildings. The extent of individual papakainga should be determined in consultation with tangata whenua and is not necessarily confined to multiple-owned Māori land. The definition may also extend to include 'taura here' communities who establish modern/urban papakainga.

Park: Means a defined and named area of recreation land administered or owned by Hamilton City Council.

Parking lots and parking buildings: Means land or buildings used specifically for the lease or hire of car parking as the primary activity on the site, and which are not provided to fulfil the parking requirements of the Plan for any other on-site activity. Parking lots are single level parking facilities at ground level. Parking buildings are facilities that have multiple storeys.

Parking space: Means a space on a site suitable and available for the parking of a vehicle which complies with standards referred to in Volume 1, Chapter 25.14: City-wide –

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Transportation.

Park furniture: Means structures designed to facilitate the use and enjoyment of a public open space and include park benches, bicycle racks, band rotunda, shelters under 20m^2, rubbish bins, playgrounds, adult recreation equipment, fountains, skate bowls, confidence courses and drinking fountains.

Park maintenance building: Means buildings associated with the maintenance of the park or for storage, e.g. equipment or tractor shed.

Passenger transport facility: Means land and buildings, used for scheduled passenger transport services. This may include bus bays, taxi ranks, drop-off and pick-up points, cycle parking, shelters, waiting rooms, ticket office, information centre, luggage lockers, public toilets, showers, changing rooms and ancillary activities.

Peat lakes: Means lakes which are influenced by the presence of extensive areas of peat within their catchments and dystrophic characteristics being relatively low in nutrients, low in pH and their waters stained by dissolved humic compounds.

Peat Lakes, Wetlands and Peat Lake Catchments (Chapter 20: Natural Environments): Means those areas identified on the Planning Maps as Peat Lakes and wetlands or peat lake catchment.

Pedestrian focus area: Means any transport corridor identified as being part of a pedestrian focus area in Appendix 15, Figure 15-4e, the function and form of which is defined in Appendix 15-4.

Performance assessment: Means, in relation to any rule, those provisions intended to guide Council in determination of resource consents.

Pergola: With a roof it becomes an accessory building, a pergola attached to dwelling becomes an attached accessory building.

Permeable surface: Means any part of a site which is grassed or planted in trees or shrubs and is capable of absorbing water. It does not include impermeable surfaces or any area which:

a. Falls within the definition of site coverage.

b. Is covered by decks which do not allow water to drain through to a permeable surface.

c. Is occupied by swimming pools.

d. Is paved, sealed or formed to create a solid surface.

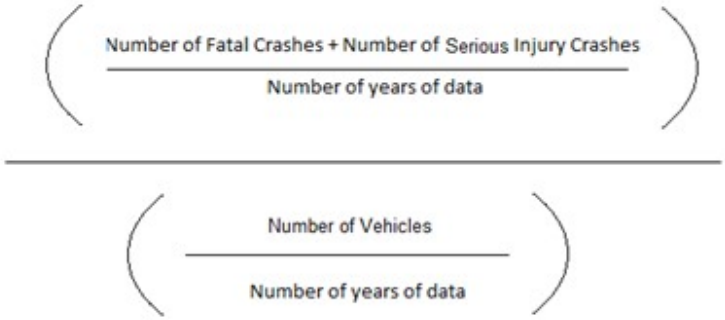
e. Is used for vehicle parking, manoeuvring or access.

Note
A green or living roof may provide a suitable alternative to permeable surfaces requirements but will be assessed on a case by case basis.

Personal risk: Means a measure of the danger to an individual using the transport

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network as part of a simple or broad Integrated Transport Assessment, as described in Appendix 15-2. Personal risk is calculated as:



Pest control: Means any activity undertaken by, or at the direction of a local authority for the control, management or eradication of species identified in athe Waikato Regional Pest Management Plan ~~prepared under the Biosecurity Act 1993~~2021-2031.

Places of assembly: Means land or buildings which are used principally for the public or private assembly of persons for cultural, entertainment, recreation, leisure, education or similar purposes. They include conference centres, seminar rooms, gymnasiums, public halls, theatres and cinemas, display galleries and museums.

Places of worship: Means premises used for public or private religious worship, religious ceremonies, religious meetings or instruction and social gatherings directly related to the work of the religious organisation. They include temporary fundraising activities.

Planned infrastructure: Means, in the case of a specific subdivision, use or development proposal, consented or designated infrastructure. However, where district plan changes or structure plans are being considered a broader application of the term 'planned' covers infrastructure for which feasibility studies have been completed, where funding has been allocated to advance consenting or designation processes or where such infrastructure is included in strategic documents such as the Regional Land Transport Strategy.

Planting: Means the provision of trees, shrubs, and/or groundcover plantings, and may include any other vegetative forms so arranged as to improve visual amenity.

Planting Strip: Means an area of planting of a permeable nature consisting of a combination of groundcovers, shrubs and trees, which is designed in such a manner so as not to obscure visibility for road users.

Pontoon: Means a landing pier that floats on the surface of a water body and is attached to the bank of the water body.

Pool and spa retail: Means a business selling pools and/or spa-pools and any related chemicals and equipment.

Pre-development: Means pre-development characteristics and refers to the physical characteristics of the site at the point of lodgement (with Council) of a new resource consent application. Any unimplemented resource or building consents are excluded from the definition of pre-development characteristics.

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Private way: As defined by Section 315 of the Local Government Act 1974. A private way is designed to provide vehicular and/or pedestrian access to a public street, and may comprise separately owned entrance strips subject to rights-of-way or a separate lot (access lot) which is jointly owned and used by adjacent lots. It includes any common area defined for the purposes of providing the vehicular access for cross-lease or unit title subdivision.

Private recreation on the surface of water: Includes canoeing, rafting, boating, kayaking, rescue and research craft of a non-commercial nature.

Produce stalls: Means any land, building or part of any building that is used for the sale, to the public only, of goods grown or produced on the property on which the produce stall is sited.

Products Transported in Bulk: includes cement, clinker, coal, cotton seed meal, palm kernel, fertilizers, sand, gravel, scoria, loose logs, wood chips, salt, soy flour, and goods of a like nature. For clarity, this definition excludes any product stored or moved in a unitised or packaged form including in a container and storage associated with the unloading or loading of containers.

Proper speed: Means speed of a watercraft discounting the contribution of any current to that speed.

Protected premises and facilities: Refer to NZS6806: 2010 Acoustics – Road traffic noise – New and altered roads.

Protected Root Zone: Means the minimum radius, from the centre of the tree trunk to ensure a tree's health and stability is safeguarded, as calculated using the following protocols:For single trunk trees – the trunk diameter multiplied by 12 at 1.4m above the groundFor multiple stem trees – either:

a. The trunk diameter multiplied by 12 at the narrowest point below any fork/multiple stem development; or

b. When the multiple stems are at ground level multiply the square root of the combined stems by a factor of 12

Protected tree: Means any tree/shrub or group of trees or shrubs listed in the ~~Significant~~Notable Tree ~~Register~~Schedule of this District Plan (refer Appendix 9, Schedule 9D).

Pruning, trimming and maintenance ~~(of~~of a ~~significant~~notable tree~~ or indigenous vegetation in a Significant Natural Area)~~: Means detaching foliage, branches, and roots from a ~~significant~~notable tree~~ or indigenous vegetation in a Significant Natural Area~~.

Public art: Means artistic works created for, or located in, part of a public space or facility and accessible to members of the public. Public art includes works of a permanent or temporary nature located in the public domain. A public space means all those spaces which the public has access to or can view. This includes, but is not limited to, parks, streets, squares, gardens walkways, public plazas and building foyers.

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Public floor area: Means the sum of all floor areas contained within the external walls of any building or within the boundaries of any outdoor area available for the use of the general public in association with the activity, excluding any areas used for:

a. Lift wells, including the assembly area outside the lift doors for a maximum depth of 2m.

b. Stairwells, including landing areas.

c. Toilets and bathrooms.

d. Parking areas required by the District Plan.

Public space: Means any space (whether in public or private ownership) that can be accessed without charge by everyone to use or see. This can include roads, squares, public place, parks and reserves.

Puna: Means a spring and includes both historical, modified and current natural bodies of water.

Pyrotechnic displays: Means a professional fireworks display undertaken by an approved handler.

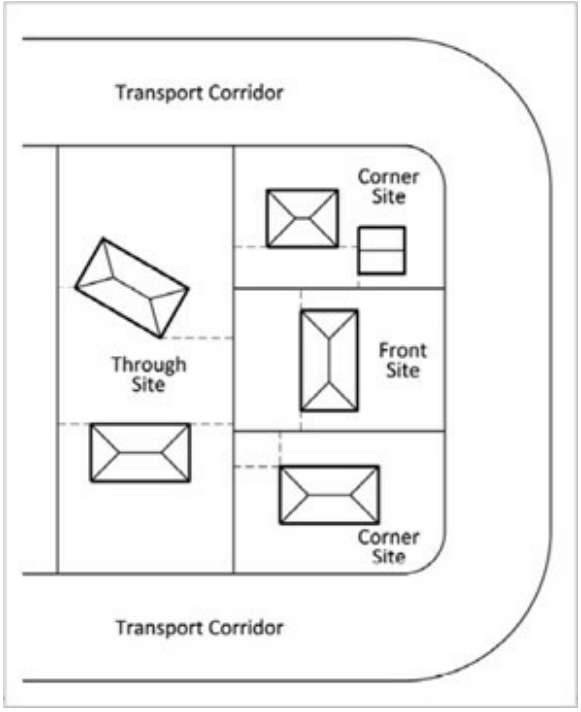
Queuing length/space: Means the area between the kerb and the on-site manoeuvring area which is used solely for queuing and/or to gain access to the manoeuvring area and on which there is no parking.

Radioactive material: Means any article containing a radioactive substance giving it a specific radioactivity exceeding 100 kilobecquerels per kilogram and a total radioactivity exceeding three kilobecquerels (radioactive substance means a radionuclide or mixture of radionuclides, either alone or in chemical combination with other elements) but excluding smoke detectors.

Railway houses: Means pre-cut timber single dwellings constructed in the 1920s by the NZ Railways for employees and their families and located in the Frankton Railway Village.

Rear building line: Means a line or lines drawn across the site creating a space behind the rear façade of any buildings.

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~~Rear Lane~~**Reconstruction (in relation to Volume 1, Chapter 19: Historic Heritage) :** Means to build again as closely as possible to a ~~private way whose function is to primarily serve as a rear access to front sites or sites fronting a public reserve. This definition applies in the Rotokauri North Structure Plan area only~~documented earlier form, using new materials.

Recreational activities: Means the passive or active recreational use of any land. Does not involve buildings but may include gardens, playing fields, courts, park furniture and playgrounds.

Regionally significant infrastructure: Includes:

a. Pipelines for the distribution or transmission of natural or manufactured gas or petroleum.

b. Infrastructure required to permit telecommunication as defined in the Telecommunications Act 2001.

c. Ratio apparatus, as defined in section 2(1) of the Radio Communications Act 1989.

d. The national electricity grid, as defined by the Electricity Industry Act 2010.

e. Facilities for the generation of electricity that is fed into the national grid or a network (as defined by the Electricity Industry Act 2010).

f. Lifeline utilities as defined in the Civil Defence and Emergency Management Act 2002, and their associated essential infrastructure and services.

g. Flood and drainage infrastructure managed by Waikato Regional Council.

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h. Transport corridors identified in Appendix 15, Figures 15-4b to 15-4f as 'Major Arterial Transport Corridor', 'Proposed Major Arterial Transport Corridor', 'Strategic Network', or 'Strategic Network and Pedestrian Focus Area'.

i. Hamilton City bus terminal and Hamilton Railway Station terminus.

j. Hamilton International Airport.

k. All KiwiRail managed railway lines that extend through the City.

l. The electricity distribution network (as defined by the Electricity Industry Act 2010).

Reinstatement: Means work carried out to restore the exterior of a building to a completed and integrated standard and appearance. This includes the reassembling of the building as a unified whole, the replacement of defective exterior materials with materials in keeping with the character of the building, and exterior repainting.

Relocated building: Means a building originally built off site which is repositioned on to a new site, or relocated within the original site, or the removal from the original site unless a building within a Special Character Zone or identified in Schedule 8A Heritage, but does not include new buildings or accessory buildings.

Remnant or regenerated indigenous vegetation: Means vegetation dominated by indigenous species or with a substantial component of indigenous species, i.e. species native to the Hamilton Ecological District (McEwen, M.C, 1987: *Ecological Regions & Districts of New Zealand*, Department of Conservation, Wellington). This may be indigenous vegetation that remains after a larger area has been incompletely cleared, e.g. Claudelands Bush which still contains some original or old growth trees. It also includes vegetation dominated by indigenous species that has developed following major disturbance or destruction of the original vegetation, e.g. second or third-growth vegetation which has regenerated naturally but which may be essentially different to the original vegetation, e.g. the induced kanuka forest of some Hamilton river scarps and terraces. It does not include plantations of indigenous species.

Renewal works: Means work required to repair or otherwise return existing transport infrastructure assets to their intended level of service, where for reasons of economies of scale or practicality the works have been extended to include more than that part of the asset that requires immediate attention. This includes but is not limited to:

a. Resurfacing of part or all of a transport corridor.

b. Replacement of stormwater assets including catchpits, culverts and kerb and channel.

c. Pavement and footpath rehabilitation.

d. Pavement and footpath reconstruction.

e. Replacement of traffic services.

f. Replacement of street furniture and lighting.

g. Replanting of street trees and landscaping.

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Research and innovation activities: Includes all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not limited to, agritechnology, biotechnology, chemical processes, food technology, laser physics, information technology, energy technology, transportation technology, manufacturing technology, medical technology, materials technology, telecommunications and data management and processing, soil, air and water research, infrastructure systems and management, and activities required to serve the aforementioned activities.

Residential activities: Means the use of land and buildings by people for living accommodation (whether or not any person is subject to care or supervision).

Residential building: Means any building or part thereof used, or intended to be used for human habitation.

Residential centre: Means land or buildings used for long-term shared residential accommodation occupied by five or more persons in addition to staff and not constituting a household. They include boarding houses, hostels, and other long-stay accommodation. They exclude:

a. Visitor accommodation.

b. Hospitals.

c. Rest homes.

d. Retirement villages.

e. Managed care facilities.

f. Secure units.

g. Apartment buildings.

h. A residence established in accordance with section 364(2)(d) of the Children, Young Persons and Their Families Act 1989, or replacement thereof.

Residential unit: Means a building or group of buildings, or part of a building or group of buildings that is:

a. Used, or intended to be used, only or mainly for residential activities

b. Occupied, or intended to be occupied, exclusively as the home or residence of not more than one household.

Residual risk: Means the remaining level of risk control after risk control measures have been taken

Rest Home: Means land or buildings for the accommodation of the elderly and/or infirm where nursing/medical care is provided. They exclude hospitals, managed care facilities and residential centres.

Restaurant: Means premises where food is sold principally for consumption on the

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premises, whether or not the premises are licensed under the Sale and Supply of Alcohol Act.

Restoration: Means returning the existing physical material of heritage resources to a known earlier state.

Restoration (In relation to a Significant Natural Area): Means active intervention and management to maintain, reinstate or enhance the ecological values and functions of the Significant Natural Area. It includes the planting and management of indigenous vegetation or trees and reestablishment planting of indigenous vegetation or trees at the conclusion of infrastructure or public walkway and cycleway projects

Retail: Means the use of land or buildings where goods and services are offered or exposed to the general public for sale, hire or use, and includes premises serving food such as bakeries and cafes and ancillary storage and warehousing of goods to be sold through that retail activity, but excludes restaurants, licensed premises, offices or drive-through services.

Retail – bulky goods: Means buildings and activities involving the sale to the public of large bulky goods, such as furniture and whiteware appliances, where the gross floor area of the outlet exceeds 500m^2.

Retail – nurseries and garden centres: Means the use of land or buildings involving the sale of plants and associated merchandise (excluding power-driven equipment) for the home gardener, and includes premises for the propagation, display or storage of plants for sale to the public.

Retail – food and beverage: Means buildings and activities associated with preparation and sale of food which is processed or cooked and ready to eat immediately. This includes cafes, lunch bars, restaurants, takeaways, bakeries.

Retail – specialised food: Means buildings and activities associated with the display and sale of food that requires processing or cooking first. This includes butchers, fishmongers, fruit and vegetable shops.

Retirement Village: Means part of any property, building, or other premises that contains two or more independent dwelling units or their dwelling unit equivalents that provide residential accommodation in the form of independent and/or supported living provided on a bed and/or room basis (for avoidance of doubt this includes rest home), predominantly for persons in their retirement (including their spouses or partners), together with associated services and facilities. Associated services and facilities may include, but are not limited to, the following:

a. Healthcare facilities providing medical support exclusively to village residents;

b. Recreational service facilities for the exclusive use of village residents;

c. Administrative offices for the day to day operation of the village.

The following are not retirement villages for the purposes of this definition:

d. Owner-occupied residential units registered under the Unit Titles Act 2010 or owner-

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occupied cross lease residential units that in either case do not provide services or facilities to their occupants beyond those commonly provided by:

i. similar residential units that are not intended to provide accommodation predominantly for retired people and their spouses or partners; or

ii. residential units occupied under tenancies to which the Residential Tenancies Act 1986 applies;

e. Boarding houses, guest houses, or hostels;

f. Halls of residence associated with educational institutions;

g. Residential centres or Managed care facilities; or

h. Hospitals.

Risk: Means the likelihood of specified consequences of a specific event (e.g. an explosion, a fire or a toxic release) on people, property or the natural environment.

Risk assessment: Means the overall process of risk identification, risk analysis and risk evaluation.

Riverfront overlay: Means that area shown in Appendix 5: Central City Zone, Appendix 5-1.

Road: Means all land comprising formed and unformed roads as defined in section 315(1) of the Local Government Act 1974.

Road Controlling Authority: Means the territorial local authority, agency or approved organisation in control of roads in accordance with section 317 Control of Roads of the Local Government Act 1974. Approved organisation is defined in the Land Transport Management Act 2003.

~~**Root protection zone:** Means the minimum area required to ensure a tree's health and stability is safeguarded, as calculated using the following table.~~

~~Tree age~~	~~Vigour~~	~~Metres~~
~~Young trees (where the age of the tree is less than 20% of life expectancy)~~	~~Good vigour~~	~~6 x DBH*~~
	~~Poor vigour~~	~~9 x DBH~~
~~Mature trees (where the age of the tree is between 20% and 80% of life expectancy)~~	~~Good vigour~~	~~9 x DBH~~
	~~Poor vigour~~	~~12 x DBH~~
~~Over mature trees (where the age of tree is greater than 80% of life expectancy)~~	~~Good vigour~~	~~12 x DBH~~
	~~Poor vigour~~	~~15 x DBH~~

~~*DBH means Diameter at Breast Height which in NZ is diameter at 1.4m high (the diameter of the stem 1.4m above ground level).~~

Roto: Means a lake of any size, and includes both historical, modified and current natural bodies of water.

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Rotokauri North: Means the Rotokauri North Structure Plan Area, which is shown on Figure 2-8A in Volume 2, Appendix 2.

Routine work: Means the operational and maintenance work required to repair or otherwise return existing transport infrastructure assets to their intended level of service. This includes but is not limited to:

a. General and environmental maintenance.

b. Cleaning and maintenance of stormwater assets including street sweeping.

c. Localised carriageway, footpath and cycle path repair, for example pavement digouts, patching and pothole repairs.

d. Maintenance of street trees and landscape planting.

e. Repair of traffic services.

f. Repair of street furniture.

g. Transport network inspections including structural inspections, and roughness and condition rating surveys.

h. Structures maintenance, including repairs to guardrails and handrails associated with the structure, cleaning and painting, and stream clearing and debris removal to maintain water course under bridges.

i. Traffic count surveys including pedestrian and cycle counts.

Ruakura Structure Plan Area: Means all of the area contained in the Ruakura Structure Plan boundary as shown in Figures 2-14 to 2-18 (Appendix 2).

Rural industry: Means any industry ancillary to rural activities which is dependent primarily on the direct handling of raw produce of, or supply of services to, farming, horticulture, intensive farming or forestry and includes; packing and storage of produce, engineering workshops for the repair and servicing of farm equipment, depots for rural transporters and farming contractors, depots for the receipt of produce for preparation for market, agricultural, horticultural, or silvicultural research, horticultural services and primary processing of horticultural produce. It excludes saw mills, abattoirs, wool scouring and the like.

Rural production: Means an agricultural activity or combination of activities for commercial gain or exchange and can include:

a. The cultivation of land.

b. The keeping, maintenance and farming of animals and birds (including poultry) for the production of meat, fibre, or other animal-derived produce (including offspring).

c. Horticulture (including all forms of fruit, vegetable, flower, seed, or grain crop farming).

But excludes forestry and intensive farming.

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Satellite dishes: Refer to **Dish**.

School: Means land and/or buildings used to provide regular instruction or training of children including, primary, intermediate and secondary schools, and their ancillary administrative, cultural, recreational or communal facilities. This term excludes tertiary education and specialised training facilities and childcare facilities.

Secondary containment system: Means a system in which pooling substances held in a place will be contained if they escape from their original package or container from which they can, subject to unavoidable wastage, be recovered.

Secure unit: Means land or buildings using physical barriers and/or guards for the purpose of preventing departure from the facility for the primary purpose of the protection of property and/or the security or safety of any person other than staff, visitors and residents at the facility. For the purpose of this definition 'Managed Care Facilities' that require detaining or confining a resident for their own protection or for the protection of other people in the facility are excluded.

Sensitive Transport Network: Means transport corridors indentified as Sensitive Transport Network in Appendix 15, Figure 15-8.

Note

1. *The Sensitive Transport Network is derived from the following factors:*
    i. *The Strategic Network.*
    ii. *Cycle lanes – Transport Corridors with cycle lanes marked in accordance with the Traffic Control Devices (Rule) 2004.*
    iii. *Bus route – Transport Corridors with a key bus route operated by a local authority or an agent of a local authority.*
    iv. *Central City Zone – All Transport Corridors within or adjoining the Central City Zone, excluding to the east of the Waikato River (refer Planning Maps).*
2. *As some of these factors alter over time administrative changes to the District Plan will be required from time to time to keep the Sensitive Transport Network planning map up to date. Bus route information can be sourced from the Waikato Regional Council website or www.busit.co.nz/hamilton-routes/*

Sensitive land use: As defined in the National Environmental Standard for Electricity Transmission Activities (2009), this includes the use of land for a childcare facility, school, residential building, or hospital.

Service areas: Means an area provided for the service needs (including rubbish and recycling bin storage requirements) of the occupants of a residential unit; commercial; industrial; community or recreational activity.

Service industry: Means premises occupied by activities involving light manufacturing or the repair or servicing of goods of a light nature and includes repair of household appliances, electronic equipment assembly and servicing, craft manufacture and clothes manufacture. It does not include car repairs, furniture making and the like.

Service lane: Means land dedicated as service lane which is used from time to time for the vehicular servicing of adjacent properties.

Service Station (within the Rototuna Town Centre Zone): Means any premise

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primarily used for the sale of motor fuels and lubricants by retail and includes:

a. Mechanical repair and servicing.

b. Ancillary retail of goods and food provided that the trading space provided within the building devoted to their display, sale or hire does not exceed 50m^2 GFA.

c. Vehicle washers.

d. The hire of trailers.

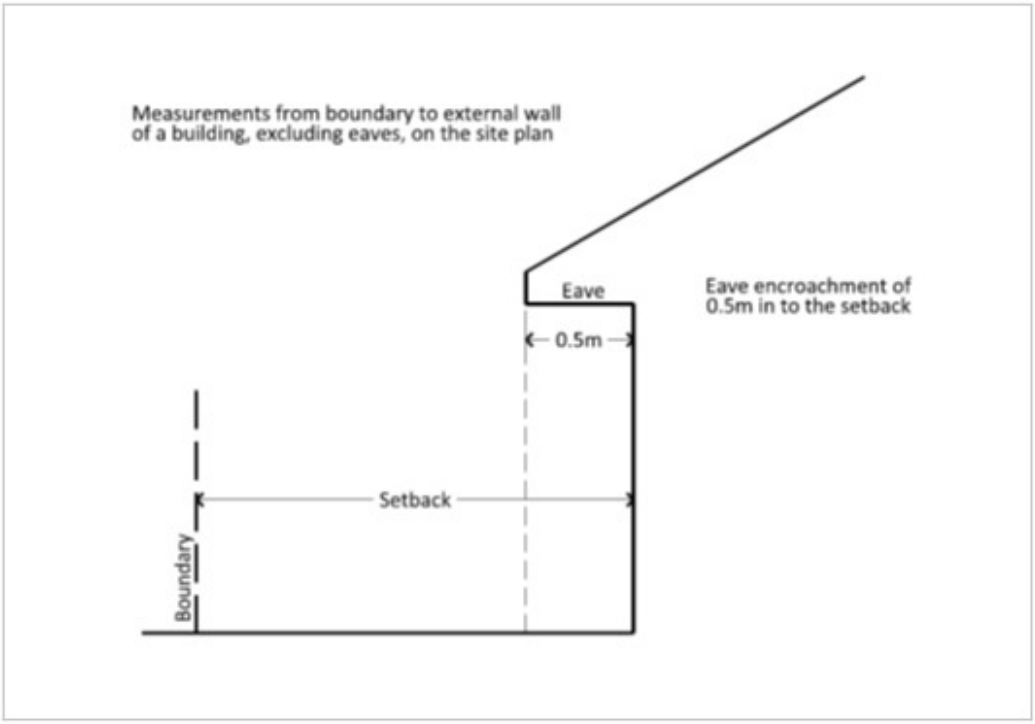
e. The storage and retailing of LPG and CNG.

But excludes:

f. Panel beating and spray painting.

g. Heavy engineering such as engine reboring and crankshaft grinding.

Setback: Means the distance from the boundary, specified object, or building line restriction in respect of a road widening, which is required to be free, unoccupied or unobstructed by buildings from the ground upwards, with the exception of eaves (extending no more than 0.50m into any setback) and, except as otherwise provided for in this District Plan. Front and rear setbacks extend across the full width of the site and side setbacks lie along the length of a side boundary between the front and rear setbacks.



Setting (in relation to Volume 1, Chapter 19: Historic Heritage): Means the area around and/or adjacent to a building, structure, site, and/or area of heritage value that is integral to its function, meaning and relationships, which may extend beyond the legal boundaries of allotment, and that includes:

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- the structures, accessory buildings, features, gardens, curtilage, airspace, accessways forming the spatial context of, or used in association with, the building, structure, site, and/or area;

- the landscape, streetscape, perspectives and views to the building, structure, site, and/or area from public places;

- the views from the building or structure, where those views are integral to the heritage value of the building or structure.

Shared path: Means a path intended to be used by both pedestrians, cyclists, mobility devices and wheeled recreation devices (in the Rotokauri North Structure Plan area).

Shared-use access way: Means, for the purpose of this District Plan, an access way to provide for the movement needs of pedestrians, including the use of motorised disability equipment (e.g. mobility scooters), and cyclists.

Shopping frontage: Means the principal face of a commercial building which is intended to be occupied by retail activities or which adjoins other such buildings and which is on or adjacent to the street frontage or which faces a customer parking area with 15 or more car spaces.

Short-stay worker accommodation: Means the same as visitor accommodation but for the exclusive use of employees or contractors.

Show home: Means a residential building and land which displays the design, construction materials, and building techniques available to potential house buyers including outside living areas and gardens. The show home is likely to include an office and is available for inspection by the public.

Sign: Means any advertising, informational or directional device or advertising matter, whether consisting of a specially constructed device, structure, erection or apparatus, or painted, printed, written, carved, inscribed, endorsed, projected on to, placed or otherwise affixed to or displayed upon anything.

Single dwelling: Means a residential building designed for, and occupied exclusively by, one household.

Site: Means an area of land which is:

a. Comprised in a single certificate of title or in respect of which a single certificate of title could be issued without further consent from the Council.

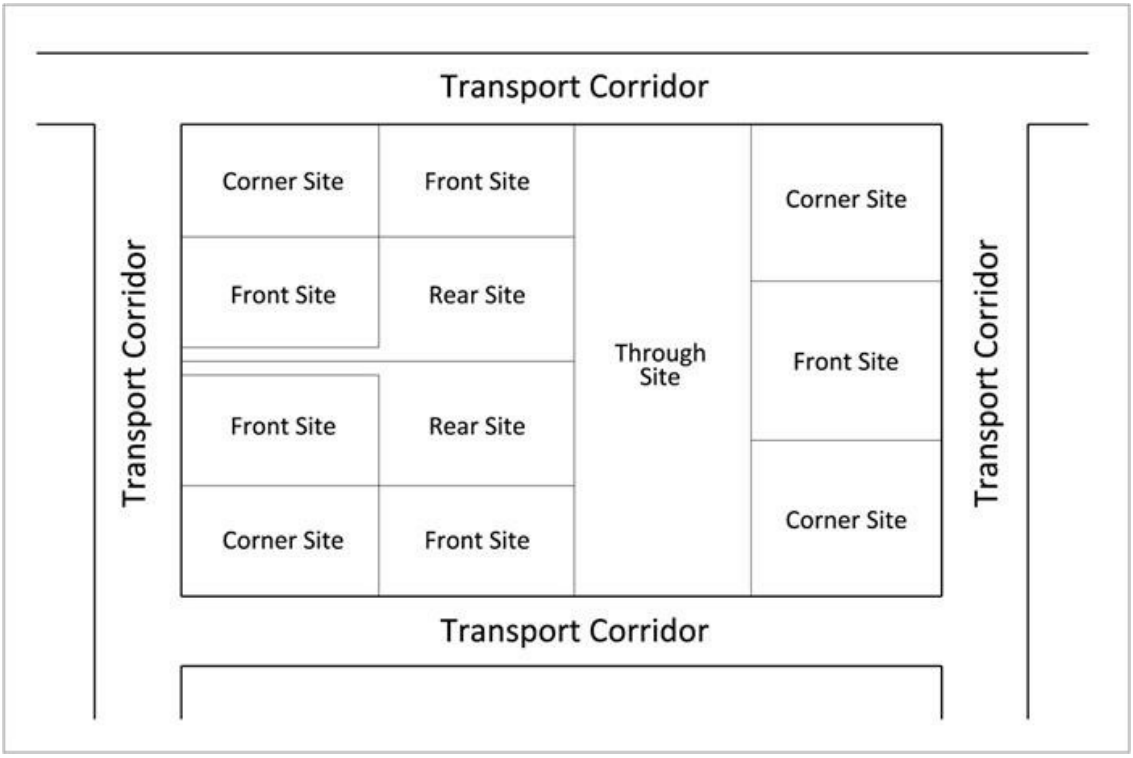
b. Composed of two or more lots held together in one (or more) certificate(s) of title and where no single lot can be dealt with separately without the prior consent of the Council.

c. An area of land which has been defined for the purpose of transferring it from one certificate of title to another.

d. An area of land which is, or is to be, used or developed as one property whether or not that use or development covers the whole or a part(s) of one or more lots.

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Allotments shown on a subdivision or survey plan for the purposes of effecting cross leases or company leases or issuing separate unit titles under the Unit Titles Act 2010, shall be deemed to comprise one site.



Front site: Means an allotment:

a. Which complies with the relevant frontage requirements for the zone.

b. Whose frontage is not less than two-thirds the maximum width of the allotment, measured parallel to its street frontage.

c. Is not a corner site as defined below.

Corner site: Means an allotment which lies within a general change of direction (being a change of 45º or more) of the abutting street or streets.

Through site: Means any allotment having two or more street frontages that are not contiguous.

Rear site: Means any allotment other than a front, corner or through allotment as defined above.

Site coverage: Means that portion of a site which is covered by buildings, whether principal or accessory, excluding eaves and uncovered decks and terraces. The net site area shall be used for the purpose of calculating coverage.

For the avoidance of doubt when calculating site coverage, the permitted eave overhang of 1.0m shall be excluded in all circumstances.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Small-scale energy generation (produces less than 20kW): Means renewable energy generation for the purpose of using electricity on a particular site or connecting into the distribution network (but excludes solar panels supplying electricity for the site on which they are located).

Soil conservation and river control works: Means any activity undertaken by or at the direction of a local authority for the express purpose of soil conservation, river and erosion control.

Spectator facility: Means an activity within a structure or building which supplies seating or standing accommodation at any racecourse, sports ground, recreation ground or similar place, whether or not such construction is enclosed or covered.

Spill containment system: Means a structure which will contain liquid or solid hazardous substances in the event of a spill, and prevent them from entering the stormwater system or a natural water body.

State highway: Means a road whether or not constructed or vested in the Crown that is declared to be a state highway under Section 11 of the National Roads Act 1953, or Section 60 of the Government Roading Powers Act 1989, and includes:

a. All land along or contiguous with its route that is the road.

b. Any part of an intersection that is within the route of the state highway.

Storage (in relation to hazardous substance facilities): Means the containment of a substance, either above ground or underground, in enclosed packages, containers or tanks.

Strategic network: Means any transport corridor identified as being part of the strategic network in Appendix 15, Figures 15-4b to 15-4f, the function and form of which is defined in Appendix 15.5.

Streetscape: Means the physical features such as buildings, landscaping, street furniture and other elements that contribute to the appearance or view of a road.

Structure Plan: Means a plan that sets out the development concept for longer-term growth and the likely extent of future infrastructure provision within a locality. It may set out a logical sequence and timing for provision of infrastructure and establish the principles on which development levies are to be paid as part of a subdivision and/or development.

Structures associated with the generation, storage, transmission or distribution of any network utility: Means any pole, mast, aerial, dish, or equipment shelter used for the transmission, switching, measurement, or regulation of any approved network utility.

Studio unit: Means a residential unit with living areas combined into one main room (e.g. kitchen, lounge, and bedroom may be open plan with bathroom and toilet facilities in a separate room).

Subdivision: Has the same meaning as contained within section 218 of the Resource Management Act 1991 which means:

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a. The division of an allotment:

   i. By an application to a District Land Registrar for the issue of a separate certificate of title for any part of the allotment.

   ii. By the disposition by way of sale or offer for sale of the fee simple to part of the allotment.

   iii. By a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years.

   iv. By the grant of a company lease or cross-lease in respect of any part of the allotment.

   v. By the deposit of a unit plan, or an application to a District Land Registrar for the issue of a separate certificate of title for any part of a unit on a unit plan.

b. An application to a District Land Registrar for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.

The term subdivide land has a corresponding meaning.

Supermarket: This includes:

An individual retail outlet having a store footprint over 1,000m^2 GFA that sells, primarily by way of self service, a comprehensive range of:

a. domestic supplies, fresh food, groceries, such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and general housekeeping and personal goods, including (but not limited to) cooking, cleaning and washing products; kitchenwares; toilet paper, diapers and other paper tissue products; pharmaceutical, health and personal hygiene products and other toiletries; cigarettes, magazines and newspapers, greeting cards and stationery, batteries, flashlights, light bulbs and related products; and

b. non-domestic supplies and comparison goods comprising not more than 20 per cent of all products offered for sale as measured by retail floor space, including (but not limited to) clothing and footwear; furniture; electrical appliances; office supplies; barbecue and heating fuels; audio visual products.

Note
Retail floor space means that area of the premises to which the public has access for the purpose of shopping, together with any area:
a. taken up for the purpose of display of goods; and
b. any counter areas used by or occupied exclusively by staff members whilst actively engaged in serving the public.
This area does not include floor space used for:
- *storerooms*
- *back of house including delivery areas*
- *trolley storage areas*
- *entrance lobbies*
- *behind counter areas, and*
- *checkouts.*

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Surroundings (in relation to Volume 1, Chapter 19: Historic Heritage): The area of land surrounding a building, structure, site or area of heritage significance that is essential for retaining and interpreting the heritage significance of the building, structure, site or area. It includes curtilage and the setting of the heritage resource.

Swimmable: Means:

a. the water quality meets the standards set out for human health for recreation for Attribute State B as defined in Appendix 2 of the National Policy Statement for Freshwater Management 2014 (Updated August 2017); and

b. water quality is equivalent to a black disk clarity of 1.6m or more.

Takiwaa: Means regions that are historical boundaries, which do not necessarily conform with local authority boundaries or zones in the Plan, and include both the physical and metaphysical realms associated or individually.

Te Awa Tupuna: Means, in the context of Chapter 19, ancestral river.

Te Rapa Corridor: Means those lots shown in Volume 2, Appendix 6, Figure 6-2.

Te Rapa Dairy Manufacturing Site: Means the land identified on Figure 6-4 and the Planning Maps as Te Rapa Dairy Manufacturing Site.

Temple View Flood Hazard Area: Means that part of any land within the vicinity of Temple View affected by flooding during a 1% annual exceedance probability event. This is identified as Temple View Flood Hazard Area within the Planning Maps.

Temporary activities in a public place: This includes:

a. Outdoor dining areas.

b. Markets, stalls, merchandise displays and mobile shops.

c. Busking, hawking and charitable collections.

A public place is:

d. Under the control of Council.

e. Open to, or being used by, the public, whether or not there is a charge for admission.

and includes:

f. A road, whether or not the road is under the control of Council.

g. Any part of a public place; but excludes reserves which are regulated by the Parks, Domains and Reserves Bylaw 2007.

Note
Refer to the Hamilton City Public Places Bylaw 2009 and Hamilton City Public Places Policy 2009 for restrictions to activities in a public place.

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Temporary buildings and structures ancillary to an event: These include marquees and spectator stands.

Temporary logistics activities: Logistics activities provided for in the Logistics Zone (Sub Area A) as a controlled activity in Rule 10.3c and excluding freight handling activities.

Temporary sign: Means a sign that is not reflectorised, illuminated, flashing or moving and the sign is used to:

a. Advertise that the property is for sale, and is displayed only while the property is on the market.

b. Advise of any temporary construction project being undertaken on the site.

c. Inform of a public election.

d. Inform for the purpose of public notification.

e. Advertise an event associated with any temporary recreational or community activity.

Tenancy: Tenancy is defined as the gross floor area occupied by way of exclusive use by a tenant and includes both freehold and leasehold area.

Tertiary education and specialised training facility: Means land and/or buildings used to provide regular instruction, training and/or related research not meeting the definition of school and includes tertiary education institutions, work skills training centres, and their ancillary administrative, cultural, recreational, accommodation, retailing, research or communal facilities.

TEU: Means 20-foot equivalent unit and is a measure of container throughput in the freight industry.

Three Waters: Means the three key areas of strategic water management (including associated infrastructure) within the City. Three Waters comprises:

a. Water supply – including drinking water and other water abstracted from the Waikato River, treated and used within the City, and water for fire fighting purposes.

b. Wastewater – liquid waste (including liquids containing waste solids) from domestic, industrial and commercial premises including toilet wastes, grey water and tradewastes.

c. Stormwater – rainwater that runs off a surface into streams, waterways, underground aquifers, rivers and eventually, far beyond Hamilton's boundaries, ends up in the sea.

Tikanga (in relation to Chapter 19: Historic Heritage) : Means correct procedure, custom, habit, lore, method, manner, rule, way, code, meaning, plan, practice, convention, protocol - the customary system of values and practices that have developed over time and are deeply embedded in the social context.

Trade and industry training facilities: Means premises accommodating specialised education and training facilities where groups of people are given trade or industry tuition

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and training on a formal basis.

Traffic services: Means the transport corridor furniture, pavement markings and lighting assets that make up part of the transport infrastructure, and includes:

a. Belisha beacons and lighting at pedestrian crossings.

b. Carriageway and footpath lighting.

c. Guard rails, pedestrian railings and fences.

d. Pavement markings, including cycleway markings.

e. Transport corridor delineation, including edge marker posts and raised and reflective pavement markers.

f. Sight rails.

g. Signs, including the posts.

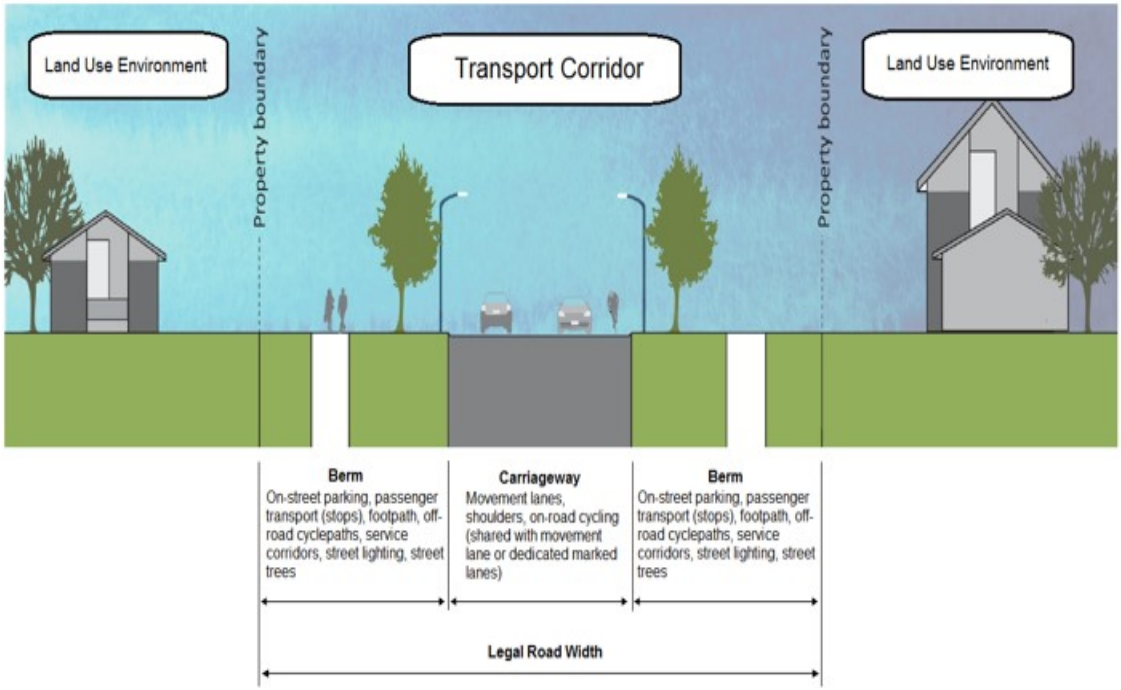
h. Traffic signals.

i. Variable message signs (VMS).

Transplanting (of a significant tree or indigenous vegetation in a Significant Natural Area): Means the relocation of a significant tree or indigenous vegetation to a new site in accordance with standard arboricultural practice.

Transport corridor: Means the whole corridor that provides for carriageway, berms and any adjoining pedestrian or cycle paths, landscaping and lighting, and includes roads and access segregation strips, but excludes private roads in the Ruakura Logistics Zone and the Knowledge Zone.

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Transport depot: Means land, buildings and infrastructure used principally for the receiving, dispatching or holding of goods or passengers in transit by road or rail and any associated provision for vehicles.

Transport infrastructure: Means any structure that is necessary for the functioning of the transport network and that caters for the needs of transport users. This includes but is not limited to surfacing and pavement, traffic services and structures such as transport lighting, bridges, retaining walls, bus shelters, taxi shelters, information fixtures for bus passengers, parking and loading spaces and facilities, litter bins, drinking fountains, mobility scooter charging points, and public seating.

Transport network: Means the combined network of:

a. Existing and future transport corridors (as shown on any Structure Plan, Figures 15-4b to 15-4f or Designation).

b. Private roads and ways, access ways, service lanes pedestrian, cycle and passenger transport lanes or routes (both within and outside the transport corridor).

c. Rail, river ferry and air travel routes

that provides for the movement of people and goods to, from and through the City. It includes all of the ancillary support transport infrastructure and activities, and vehicle entrances. It also includes those facilities in addition to transport infrastructure that support the use of the transport network, as well as (but not limited to) end-of-journey facilities and Travel Management Plans.

Transportation service centre: Means a development with the primary purpose of providing an accessible range of services to the motoring public using the State Highway network including commercial freight vehicles. A Transportation Service Centre may

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include the following uses.

a. Service Stations and car wash facilities.

b. Truck stops, truckers' lounges and associated accommodation.

c. Food and refreshment facilities (including drive through services).

d. Rest, picnic and sealed vehicle parking areas.

e. Public toilets and showers.

f. Lotto facilities.

g. Playgrounds.

h. Information centre for the provision of information for travellers and tourists.

i. Storage area for tow trucks.

j. Telephones, mail box, coin laundry, automatic teller machine banking faculties (ATMs) and fax/communication facilities.

k. Premises for emergency and transport related regulatory services.

l. Accessory buildings for the foregoing uses.

Travel plan: Means a set of measures to encourage people (e.g. employees, visitors and students) to travel to and from the site (e.g. workplace or school) by walking, cycling, passenger transport and car sharing or car pooling.

Tree (in relation to landscaping and screening): Means a large perennial plant with a woody trunk that has a mature growth height of greater than 3m or with a trunk diameter at its base of greater than 100mm.

Unit site area: Means either:

a. A delineated area for exclusive use on a proposed plan of fee simple, cross lease, company lease subdivision.

b. A principal unit and its accessory unit entitlements on a proposed unit title subdivision.

c. A contiguous area of land for the exclusive use of a residential unit (including associated accessory buildings), and its required outdoor living area, and service area, and any vehicle parking and manoeuvring space.

Upper floor levels: Means those floors at a level higher than 2.5m above ground level at any corner of external foundations of the building.

Urban block: Means a group of lots that is bounded by roads in the Rotokauri North Medium-Density Residential Zone.

Urupaa: Means burial ground, chamber or site and is inclusive of body preparation sites

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both historical and existing.

Use (in relation to the hazardous facilities screening procedure contained in Appendix 12): Means the manufacturing, processing or handling of a substance for a particular activity without necessarily changing the physical state or chemical structure of the substance involved. This includes mixing, blending and packaging operations, or the use of a substance as a cooling or heating medium. It does not include:

loading out and dispensing of petroleum products; or

the filling or drawing of substances from bulk storage tanks where the connection to the bulk storage tank is not permanent.

Vegetation trimming and maintenance: Means for the purpose of maintaining existing fence lines, vehicle tracks, walkways, cycleways, drains, ponds, utilities or other structures. It includes clearance required for the management of exotic plant species or compliance with a Pest Management Plan under the Biosecurity Act 1993 and must be in accordance with currently accepted arboricultural practice. This definition does not apply to clearance of indigenous or exotic vegetation or trees in a Significant Natural Area.

Vegetation removal: Means removing any vegetation or trees of any height including the root structure of such vegetation, provided that this shall not include emergency removal of protected trees and/or removal or alteration of vegetation necessary to avoid injury to persons or imminent danger to property or works undertaken by regional or territorial authorities for erosion control, flood management, or plant pest management purposes. This definition does not apply to removal of indigenous or exotic vegetation or trees in a Significant Natural Area.

Vehicle crossing: Means the formed and properly constructed vehicle entry/exit point from the carriageway of any road up to and including that portion of the road boundary of the site across which a vehicle entry or exit point is permitted by this District Plan. It includes any culvert, bridge or kerbing.

Vehicle control point: Means a point on an internal vehicle access route controlled by a barrier, or similar means, at which a vehicle is required to stop.

Vibration sensitive activities: Means residential activities, marae, hospitals, facilities for the elderly, hotels, accommodation and educational establishments.

Visitor accommodation: Means any land or buildings used for day-to-day accommodation of visitors on a temporary basis (up to three months' continuous occupation during any 12-month period). It includes motels, hotels, holiday or tourist flats, backpacker accommodation, motor or tourist lodges. It excludes camping grounds and motor camps.

Waahi tapu: Means a place sacred to ~~Māori~~Maaori in the traditional, spiritual, religious, ritual, or mythological sense.

Waikato Hydro System Operating Range: Means

Waikato Hydro System Operating Range		
Location	**Lower Level (m)**	**Upper Level (m)**

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Cobham Bridge	11.60	15.80
Victoria Bridge	11.40	15.44
Claudelands Bridge	11.20	15.29
Whitiora Bridge	10.99	15.18
Fairfield Bridge	10.83	15.06
Ann Street	10.70	14.92
Wairere Drive	10.40	14.38

Waikato River: Means the 'Waikato River' as defined by section 6 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010.

Waikato Riverbank and Gully Hazard Area: Means the area identified on the Planning Maps as Waikato Riverbank and Gully Hazard Area and is susceptible to land instability because of its slope and/or soil types.

Note
Council holds mapping information that separates the gully network and Waikato Riverbank components of this Hazard Area.

Walkways and cycleways: Means publicly accessible formed pathways and includes mountain bike/BMX tracks, boardwalks, shared paths, footpaths and cycle paths.

Warehouse: Means premises used for the receipt, storage and disposal of materials, articles or goods destined for a retail outlet, trader or manufacturer.

Water-sensitive techniques: These include a variety of methods designed for water conservation. They include many techniques referred to under other names, e.g. low-impact design (LID), water-sensitive urban design (WSUD), low-impact urban design and development (LIUDD), sustainable urban drainage systems (SUDS), "natural", "green" and "sustainable". A primary aim of water-sensitive techniques is to maximise the achievement of multiple benefits rather than a single engineering technical efficiency measure. Recognised water-sensitive techniques include:

a. For water supply:

   i. Rainwater reuse systems comprising rainwater tanks and appropriate connections that use rainwater instead of potable water for toilet flushing and landscape irrigation.

   ii. Low-flow fixtures.

   iii. Leak resistant fixtures and fittings.

   iv. Automated greywater reuse systems that use greywater instead of potable water for toilet flushing and landscape irrigation.

   v. Drought-resistant landscaping (e.g. xeriscape) with low water requirements.

   vi. Conservation education.

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b. For stormwater:

   i. Rainwater tanks/chambers/ponds for reuse or detention.

   ii. On-site soakage.

   iii. Green roofs.

   iv. Reed beds/wetlands.

   v. Rain gardens.

   vi. Vegetative filter strips.

   vii. Swales and depression landscaping.

   viii. Gross pollutant traps.

   ix. Permeable paving.

   x. Requiring buildings to be built above the freeboard of a 1% annual exceedance probability event.

c. For wastewater:

   i. Low-flow and leak resistant fittings and fixtures on a water supply.

   ii. Automated greywater reuse systems as in a. above.

   iii. Best practice inflow and infiltration reduction methods.

d. Biodiversity:

   i. Reed beds.

   ii. Wetlands.

   iii. Ponds.

   iv. Rain gardens.

   v. Green or living roofs.

   vi. Water-quality protection and improvement devices.

   vii. Maintenance or restoration of natural flow regimens.

e. Cultural:

   i. Traditional food and fibre plants within riparian areas.

   ii. Water-quality protection and improvement devices.

   iii. Facilitation of appropriate water body access.

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iv. Maintenance or restoration of natural flow regimens.

Wetland: Means permanently or intermittently wet areas, shallow water, and land-water margins that support a natural ecosystem of plants and animals adapted to wet conditions.

Wholesale retail and trade supplier: Means premises that engage primarily in the storage, distribution and sale of goods to other businesses (rather than the general public, although it may include a minor proportion of its sales to the general public), including premises engaged in supplying the construction and building industries, such as plumbing and building materials, farming and primary production supplies (including seed and grain merchants, farming and horticultural equipment suppliers, and equestrian and veterinary suppliers).

Yard: Has the same meaning as setback.

Yard area (relating to ancillary office activity): Means that area of a site used for outdoor storage or outdoor activity related to the principal activity on the site, or which is the principal activity on the site. It excludes any provided staff or customer car-parking, landscaping areas and manoeuvring and loading areas.

Yard-based retailing: Means a retail activity selling or hiring products where more than half of the display area (not including any parking, servicing, landscaping or manoeuvring areas) is located outside of an enclosed building. Such activities include, but are not limited to car, boat and heavy machinery sales yards; garden centres and landscaping supplies; automotive and boating accessories; trailer and caravan sales yards, building and farm supply outlets, and hire pools.

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1.2 Information Requirements

Where noted and relevant the following information may be required to be supplied with applications for resource consents and certificates of compliance.

Any information and plans provided must be in writing and in sufficient detail and accuracy to enable a full assessment of compliance with the District Plan and to evaluate any environmental effects of the proposal.

Note

1. *Wherever possible application material should also be provided in an electronic format. Checklists, forms, templates and guides are available from Council. Further general guidance on the Act and its processes is available from the Ministry for the Environment website: www.mfe.govt.nz/rma/index.html*

1.2.1 All Applications

The following information must be supplied with all applications for resource consent and certificates of compliance, as relevant, at the time of lodgement.

a. Description of the proposal

An introductory background providing a clear description of:

i. The proposed activity and how it is intended to operate (including information such as hours of use, numbers of users, etc).

ii. The proposed use of all existing and proposed buildings on the site.

iii. The current use of the site.

iv. Resource consents applied for, identifying what aspects of the proposal do not comply with relevant standards and assessment criteria within the District Plan (including any plan changes or variations).

b. Legal description of the subject site

i. Street address, legal description and allotment area(s) of the subject site.

ii. A copy of the current Certificate of Title(s) for the subject site and documents detailing any associated:

- Consent notices
- Easement documents
- Hamilton City Council covenants
- Building line restrictions

Note

1. *Certificates of Title may be obtained from Land Information New Zealand. Please ensure*

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that the Certificate of Title consists of both the cover page and attached pages showing the survey plan.

c. Locality plan

A locality plan or aerial photograph showing the physical location of the subject site in relation to adjoining roads and sites.

Note

1. *One copy at a scale of 1:500 is required with all applications.*

d. Site plan/s

Showing the following.

i. North point.

ii. Allotment boundaries and dimensions.

iii. Date the plans were drawn.

iv. Any historic or natural feature identified in Appendix 8 or Appendix 9 as follows:

- Schedule 8A: Built Heritage ~~(structures, buildings~~(buildings and ~~associated sites~~structures)
- Schedule 8B: Group 1 Archaeological and Cultural Sites
- Schedule 8C: Group 2 Archaeological and Cultural Sites
- Schedule 8D: Historic Heritage Areas
- Schedule 9C: Significant Natural Areas
- Schedule 9D: ~~Significant~~Notable Trees

v. Other natural features (e.g. wetlands, springs, streams, location of banks).

vi. Frontages to public road (noting the road's hierarchy in the Transport Corridor Hierarchy Plans in Appendix 15, Figures 15-4b to 15-4f).

vii. Locations and layout of existing and proposed buildings (including key dimensions from buildings to boundaries).

viii. Floor plans showing the internal room layout and identifying the floor area and any habitable rooms (the outline of any upper storey should be indicated on the site plan).

ix. Access and vehicle crossings from road boundaries to any parking, loading and manoeuvring areas.

x. Location of buildings on adjoining sites.

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xi. Location, layout and dimensions of existing and proposed:

- Any parking spaces (cars, motorbikes, bicycle, accessible)
- Loading spaces
- Service areas
- Living court areas
- Storage areas

xii. Location, layout, dimensions and description of existing (noting any that are to be retained or removed) and any proposed:

- Landscaping and vegetation
- Walls or fences
- Signs (including sign design)
- Utility services (e.g. water lines, street lights), which may also require details about connections to Three Waters infrastructure (including size, depth at boundary, grade and distance to boundary ~~pegs)~~peg

Note

1. *This may need to include features beyond the property boundary (e.g. utility services along the road frontage which may affect the desirable location of proposed vehicle accesses).*

viii. Original and proposed future contours of the site with contours marked at 0.5m intervals.

ix. Nature and extent of any:

- Proposed earthworks (e.g. cut or fill, quantities)
- Designations affecting the site (refer Volume 1, Chapter 26: Designations)
- Natural hazards (including hazard layers identified by the District Plan – refer Volume 1, Chapter 22: Natural Hazards and the Planning Maps)

Note

1. *Two copies at a scale of 1:100, and one reduced A4 copy is required with any application.*

e. Elevation drawings

Elevation drawings of all buildings to be constructed or altered, showing the relationship, design and appearance of proposed buildings, including:

i. The natural ground level, and the nature and extent of any proposed earthworks (e.g. cut or fill, quantities).

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ii. Existing and finished ground levels.

iii. Maximum building height and relevant height control plane angles.

iv. Ground floor levels in relation to the top of the kerb at entry locations from any adjoining transport corridor.

v. Height above floor level of any upper-storey windows.

vi. Floor levels in relation to the depth of a 1% annual exceedance probability flood event.

Note

1. *Two copies at a scale of 1:50, 1:100 or 1:200, and one reduced A4 copy is required with any application.*

f. Other specialist information specifically required by the District Plan

This may include Integrated Transport Assessments, Acoustic Design Certificates, and Landscape and Planting Plans. Specific information required is referred to in the following Sections 1.2.2.

g. Other resource consents/permits

A description of whether any additional resource consents are required for the proposal and whether these have been applied for (e.g. Regional Council Discharge Permits, Regional Council Water Take Permit if the proposal is likely to involve a commercial or industrial-type activity that is likely to consume more than 15m^3 of water per day).

h. Assessment of environmental effects

i. An assessment of the environmental effects (AEE) of a proposal shall be provided with applications for resource consents. Any AEE shall be prepared in accordance with the Fourth Schedule of the Act and shall discuss all the actual and potential effects of the proposal on the environment.

ii. The amount of detail provided must reflect the scale and nature of the effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should be included. It may require the provision of information from a suitably qualified and experienced practitioner (e.g. a traffic engineer, planner, geotech engineer or acoustic consultant). If the effects of the proposal are small, then a less detailed AEE may be appropriate.

iii. The AEE should identify how any adverse environmental effects are to be avoided, remedied, or mitigated, and shall also ensure that the following matters are addressed.

- Consultation undertaken with affected parties
- For applications for earthworks on a site in Schedules 8B: Group 1 and 8C:

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Group 2 Archaeological Sites, Volume 2, Appendix 2:

- Identification of any measures included in the application to avoid, remedy or mitigate adverse environmental effects that were proposed in any engagement with Mana Whenua
- Effects of the proposal on the natural environment (including existing vegetation and natural land form), neighbourhood amenity, and infrastructure
- Heritage issues (such as waahi tapu)
- Site constraints (such as flooding)
- External impacts (such as discharges)
- Construction impacts (such as noise)
- Other matters associated with the proposal

iv. In the case of controlled and restricted discretionary activities the AEE need address only those matters which Council has retained control over or restricted its discretion to in the District Plan.

1.2.2 Additional Information Requirements

In addition to the information specified in 1.2.1 above the information in the following section may also be required for applications for resource consent, to enable the full assessment and determination of the proposal.

If in the following sections the words “must” or “shall” are used, the relevant information must be supplied with the application at the time of lodgement.

1.2.2.1 General

a. Plans, reports or information may also be required to be provided in relation to:

i. Details and outcomes of any consultation undertaken (e.g. ~~Waikato iwi and local hapu, Kiwi~~.Kiwi Rail, Transpower, Waka Kotahi New Zealand Transport Agency, Heritage New Zealand Pouhere Taonga, Waikato Regional Council) and of engagement with representatives of Mana Whenua.

ii. Potential future subdivision of site.

iii. How the proposal will promote any design guidance referenced in the District Plan.

iv. Details about previous uses of the site and an assessment on whether the National Environmental Standard on Assessing and Managing Contaminants in Soil to Protect Human Health applies.

v. Any other relevant rules or provisions in the District Plan, such as any overlay

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provisions and bonus provisions.

b. Reports and management plans demonstrating how adverse environmental effects associated with the proposed activity are to be avoided, remedied or mitigated with respect to:

   i. Nuisances such as noise, dust, odour, glare, and vibration.

   ii. Stormwater disposal and sediment control measures.

   iii. Hazardous facilities and substances.

   iv. Discharges of contaminants.

c. Concept Engineering design plans should be included for any proposed infrastructure.

Note

1. *Historical and cultural sites and natural features are of significance to iwi and local hapu. In respect of any developments or activities requiring a resource consent, or for plan changes it is advisable that iwi representatives are notified at the earliest stages of planning. This will assist with the identification and mitigation of any potential adverse effects that may impact on cultural values. It is also advisable that before any archaeological surveys or investigations are undertaken iwi representatives are consulted.*
2. *It is recognised that traditional iwi/hapu customary processes are a complementary method of control outside the District Plan for activities that can adversely affect cultural values associated with natural features (such as the pollution of waterways that are used as important food-gathering sites). Customary processes may vary in different situations and could include:*
   - *Mauri – the notion of respect towards the health and wellbeing of significant sites*
   - *Rahui – an embargo or restriction on access to a site until it is lifted (usually in relation to a polluted or hazardous site)*
3. *~~Consultation~~Engagement with iwi and representatives of Mana Whenua can assist in identifying any appropriate customary processes to be followed where special tangata whenua values are identified.*
4. *Guidance on engineering plan information requirements is contained within the Hamilton City Infrastructure Technical Specifications.*

1.2.2.2 Subdivision

a. General

Any subdivision application shall include plans, reports, and other information to show how the proposed allotments and access can adequately accommodate the development potential of the site.

b. Scheme Plan

A Scheme Plan covering the following matters should be provided.

i. Unit site area of each proposed allotment.

ii. Net site area of each proposed allotment.

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iii. Dimensions of all:

- Existing boundaries
- Proposed boundaries

iv. Shape factor shown on all proposed allotments, including those with existing buildings.

v. Schedule of existing easements.

vi. Memorandum and dimensions of proposed easements.

vii. Existing and proposed land contours at 0.5m intervals and/or sufficient spot heights to allow accurate representation of the land surface.

viii. Existing trees and other vegetation proposed for retention or removal.

ix. All existing buildings (plan views of roof and wall outlines).

Note

1. *Documents should also be provided to show that existing buildings have been legally established.*

x. All proposed buildings and building platforms (including buildings being re-positioned on site).

xi. Service areas, living areas, storage areas, any vehicle parking areas and loading areas for all existing buildings.

xii. Any parking spaces (cars, motorbikes, bicycle, accessible) and loading spaces.

xiii. Vehicle manoeuvring tracking curves.

xiv. Vehicle queuing areas.

xv. Distance of building eaves from abutting accessway or right-of-way boundaries.

xvi. Vertical cross-section of building eaves/stairs/doors and windows that encroach accessway/right of way boundaries/unit title common areas.

xvii. Existing and proposed Three Waters reticulation.

xviii. All existing and proposed vehicle crossings.

xix. Sight distances of all existing and proposed vehicle crossings.

xx. Distance of all existing and proposed vehicle crossings from intersections or railway crossings.

xxi. Distance between all existing and proposed vehicle crossings (including

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adjoining sites.

xxii. Location of proposed roads, reserves, easements, and essential services.

xxiii. Land to be vested in the Crown, Council, or network utility operator.

xxiv. Nature and standard of existing and proposed roads and network utility services such as sewage disposal, stormwater management, water supply, telecommunications and electricity supply.

xxv. Proposed final legal status (e.g. freehold, cross-lease, unit title).

Note

1. *A checklist is provided by Council outlining all the information required with a subdivision application. Staged subdivisions should have each stage shown on a separate scheme plan, as well as a scheme plan showing the complete subdivision.*

c. Subdivision Concept Plan

A Subdivision Concept Plan shall accompany subdivision applications for the following.

- Any single or staged subdivision creating more than 10 additional lots
- Any subdivision creating additional lots within Stage 1 of the Peacocke Structure Plan

The information provided as part of a Subdivision Concept Plan must demonstrate how the proposal meets, is consistent with, or otherwise satisfies:

a. Objectives and Policies of:

   i. The relevant zone.

   ii. Chapter 3: Structure Plans (as relevant to specific Structure Plan Areas).

   iii. Chapter 23: Subdivision.

b. Relevant standards

c. Relevant design guides in Appendix 1.4

d. A subdivision concept plan shall specifically include the following information:

   i. The location and width of proposed roads and carriageways and the integration of the roads with the existing transport network

   ii. The location and dimension of public reserves.

   iii. The location and dimension of shared-use pedestrian/cycle accessways

e. Concept plans within the Peacocke Structure Plan Area shall be prepared in

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accordance with the neighbourhoods identified in Appendix 2.3

1.2.2.3 Master Plan for Peacocke Character Zone Neighbourhoods

A Master Plan shall accompany subdivision applications for in the Peacocke Character Zone for Fee Simple Subdivision where lots created are less than 2ha in the Terrace Area and less than 5000m² in the Gully and Hill Areas.

Master Plans shall be prepared in accordance with the neighbourhoods identified in Appendix 2-3 and the Peacocke Structure Plan (refer to Volume 1, Chapter 3: Structure Plans).

A Master Plan will also be required to include a Subdivision Concept Plan (refer to Appendix 1.2.2.2d)), an analysis over all adjoining neighbourhoods to the subject site to ensure issues impacting on the development are understood and address the following matters.

a. Transport Network

The Master Plan will need to outline the street pattern as well as set out the street typologies that will be used in the development, the pedestrian and cycle network and how this links with the City's/area's transport network and open space network. As part of the Master Plan a broad Integrated Transport Assessment will be required (refer to Rule 25.14.4.3).

b. Infrastructure and Servicing

The Master Plan will need to identify the approach to the provision of infrastructure and services which is aligned with the structure plan and the wider city infrastructure development program. Incorporate a low impact urban design and development approach in association with the development of an Integrated Catchment Management Plan, as set out in Appendix 1.2.2.6, for the stormwater catchment area in which the Master Plan neighbourhood or neighbourhoods are located. Demonstrate the integration of any short term infrastructure solutions created under Rule 23.6.11.f into the overall infrastructure solution for the Peacocke Structure Plan area as identified by the Master Plan.

c. Natural Environment Network

The Master Plan will need to identify the natural and ecological systems within the area and demonstrate how these areas have been either integrated into the urban design or how they are to be protected. The integration of the natural environment into the urban form has strong links to how the open space system is developed and the establishment of the land use patterns.

d. Open Space Network

The Master Plan will need to demonstrate how the open space links with the natural environment, the Waikato River esplanade, the transport network, and land uses; how the pedestrian and cycle networks have been integrated into the open

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space network and river esplanade.

e. Land Use

The Master Plan will need to identify the location of commercial and community facilities as well as residential densities. It will need to also develop the street pattern taking into account the open space, natural environment and transport network. The street pattern will also need to take into consideration the development principles set out in the structure plan and the transport corridor hierarchies.

f. Detailed Development Response

The approach proposed for the urban form of the neighbourhood will need to be developed. This will demonstrate the urban design and architectural responses to the opportunities and constraints within the neighbourhood and will need to consider the design guides set out in Appendices 1.4.1, 1.4.2 and 1.4.3.

g. Staging

The plan will need to identify the staging of development to demonstrate how any urban development created under Rule 23.6.11.f is integrated into the overall master plan for the neighbourhood.

1.2.2.4 Landscaping Plan

Any development that is required to provide landscaping and screening under Chapter 25.5 shall provide a plan which identifies the location of the required or proposed landscaping or screening.

1.2.2.5 Water Impact Assessments

a. As part of an assessment of environmental effects the information required for a Water Impact Assessment is:

Table 1.2.2.5a: Information required for each type of Water Impact Assessment

	Type of Water Impact Assessment and what information is to be provided (✔ = required)	
Information to be provided	**Type 1 (Residential activities)**	**Type 2 (Other activities)**
i. How the proposal is consistent with, or otherwise complies with, the recommendations, measures and targets of any relevant Integrated Catchment Management Plan.	✔	✔

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ii. An assessment of any potential effects (including cumulative effects) of the development in relation to its catchment.	✔	✔
iii. Details of what water-sensitive techniques are proposed. iv. Details of the expected water efficiency benefits arising from the proposed water-sensitive techniques compared to the same development without using those water-sensitive techniques. v. Details of how the water-sensitive techniques will be operated and maintained to ensure ongoing water efficiency benefits. vi. Where no water-sensitive techniques are proposed, an assessment containing reasons and justification for not incorporating water-sensitive techniques, having particular regard to the objectives and policies of the Volume 1, Chapter 25.13: City-wide – Three Waters.	✔	✔
vii. Confirmation of available Three Waters infrastructure and capacity to appropriately service the proposal.	✔	✔
viii. Details of the water demand (flow and pressure) and water sources.	✔	✔
ix. Where the water demand of the proposal is greater than 15m^3 of water per day, details of a programme explaining how the proposal intends to reduce its water consumption to achieve that level. ***Note*** *Consent from the Regional Council for an increased water take may be required where a proposal is to take in excess of 15m^3 of water per day.*		✔
x. Information on how wastewater (including trade waste) will be managed to minimise any impacts on the reticulated network.		✔
xi. A list of measureable targets and performance indicators to allow the efficient and effective monitoring of the proposal's compliance with any conditions arising from the Water Impact Assessment.		✔

b. The information required in a Water Impact Assessment shall be in such detail as appropriate to the scale and significance of the potential effects that the activity may have on the environment, and only if relevant to the proposal.

Note

1. *The extent and degree of assessment needed for a Water Impact Assessment may be greater when without an existing Integrated Catchment Management Plan.*
2. *As an outcome of the Water Impact Assessment, conditions may be applied to the*

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development. These may include financial contributions, monitoring and the requirement for the installation of specific water sensitive techniques.

1.2.2.6 Integrated Catchment Management Plans (ICMP)

All ICMPs shall be developed in consultation with Council and Waikato Regional Council and completed in accordance with the requirements set out below. Each ICMP shall be lodged with Council, and Council shall review the content of the ICMP and certify whether it complies with the requirements of this Rule set out below.

There are three different types of ICMPs, which each have different information requirements – see Table 1.2.2.6a.

Table 1.2.2.6a: Types of ICMPs and where to find their Information requirements

Type of ICMP	Where to find the information requirements
Full ICMP	Table 1.2.2.6b
Sub-catchment ICMP for Greenfield Areas See Note 1	Table 1.2.2.6b
Sub-catchment ICMP for areas other than Greenfield Areas	Table 1.2.2.6c

Note

1. *Greenfield Areas include the Future Urban Zone, Temple View Zone, Te Rapa North Industrial Zone, Large Lot Residential Zone and all Structure Plan Areas identified in Appendix 2.*

Table 1.2.2.6b: Information requirements for Full ICMPs and Sub-catchment ICMPs for Greenfield Areas

a. Maps/drawings identifying for the relevant hydrological catchment (or sub-catchment): i. the catchment boundary; *(**Note**: In the case of a full ICMP, this will be used in relation to determining future compliance with Rule 25.13.4.1.b);* ii. Natural features, surface water bodies, existing drainage systems and infrastructure; iii. Existing development and land uses (see f.vi. below); iv. Proposed future development and land uses (see d. below); and v. The extent of the infrastructure networks that have been assessed and the location of any network constraints (see f.vii below).
b. Classification of the surface water bodies within the catchment (or sub-catchment) as detailed in the Waikato Regional Plan.

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c. The social, economic, ecological, amenity and cultural objectives being sought for the catchment (likely to stem from a structure planning process). See Note 1

d. A description of proposed urban growth, development and land use intensification within the catchment (or sub-catchment).

e. A list of the key stakeholders associated with the catchment (or sub-catchment), details of the consultation undertaken, and details of their respective views on providing for new stormwater diversion and discharge activities with the catchment (or sub-catchment).

f. An assessment of the current state of the catchment (or sub-catchment) and stormwater receiving environment/s, and the provision of catchment baseline information (including maps/drawings) on:

    i. Topography;

    ii. Soils and geology;

    iii. Receiving environment –

        a. Erosion;

        b. Ecology, including ecological sensitivity;

        c. Water quality (including contaminant load);

        d. Sediment quality; and

        e. Hydrology;

    iv. Hydrogeology;

    v. Flooding (including overland flow paths);

    vi. Existing development and land uses;

    vii. Existing three waters infrastructure and water source(s), including their capacity to appropriately service the proposed urban growth, development and landuse intensification within the catchment (or sub-catchment); and

    viii. All relevant existing resource use authorisations (including, for example, consents issued by the Waikato Regional Council for water take, wastewater and stormwater diversion and discharge activities).

g. The effects of climate change.

h. An assessment of the environmental effects, including cumulative effects over time, of all proposed water take, wastewater management and stormwater diversion and discharge activities on the catchment (or sub-catchment) and stormwater receiving environment/s. The assessment shall include maps/drawings and be in such detail as corresponds with the scale and significance of the effects on the catchment (or sub-catchment) including, but not limited to, effects on the following, taking into account the effects of climate change:

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i. Natural features, surface water bodies and aquifers, including water sources;

ii. Sites of cultural and/or historical significance;

iii. Public health;

iv. Flooding hazards, including overland flow;

v. Receiving water hydrology, including base flows and peak flows in rivers and streams and long-term aquifer levels;

vi. Receiving water sediment and water quality;

vii. Receiving water habitat, ecology and ecosystem health, including an explanation of how they will be maintained and enhanced;

viii. Receiving water riparian vegetation;

ix. The extent and quality of open stream channels, including erosion and sedimentation;

x. Fish passage for indigenous and trout fisheries (refer to the Waikato Regional Plan Water Management Classes for applicability);

xi. The natural and amenity values of stormwater receiving waters, including the management of litter than becomes entrained in stormwater;

xii. Existing infrastructure; and

xiii. Existing authorised resource use activities.

i. In response to the environmental effects assessment, a description and assessment of the available options for managing the effects of all proposed water take, wastewater management and stormwater diversion and discharge activities within the catchment (or subcatchment).

j. Identification of a recommended integrated catchment management approach that is based on the Best Practicable Option to avoid as far as practicable and otherwise minimise or offset actual and potential adverse effects of all proposed water take, wastewater management and stormwater diversion and discharge activities on the catchment (or sub-catchment) and its infrastructure, while ensuring the proposed urban growth, development and landuse intensification has an appropriate and sustainable water source and receives appropriate three-water services.

k. Education initiatives to support the integrated catchment management approach recommended in the ICMP. See Note 1

l. Maps/drawings, a description, and a prioritised schedule of the infrastructure works to be carried out to implement the integrated catchment management approach recommended in the ICMP.

m. A list of performance measures by which the implementation of the integrated

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catchment management approach recommended in the ICMP will be gauged. See Note 1
n. The need for any changes (including designations) or variations to the relevant District Plan, as a result of the findings and approach of the ICMP. See Note 1
o. Identification of the water sensitive techniques that are appropriate, and those that are unsuitable, within the catchment or any sub-catchment.
p. All ICMPs shall be of sufficient scope and detail to inform development of Water Impact Assessments.

Note

1. *Information requirements c, k, m, and n in the table above do not apply to sub-catchment ICMPs for greenfield areas, but do apply to full ICMPs.*
2. *Council will hold some information and modelling data that may assist in preparing any type of ICMP.*
3. *Anyone preparing an ICMP will need to collaborate closely with Council. Council's guidance should be sought prior to commissioning any ICMP work. Council will define appropriate methodologies and deliverables for the technical components of an ICMP and how the information and assessments are to be presented. See also the Three Waters Management Practice Notes on Council's website.*
4. *Catchment boundaries will not always follow the boundary of a site. Some sites may fall within more than one hydrological catchment. Water supply, wastewater and stormwater networks often cross hydrological catchment boundaries.*

Table 1.2.2.6c: Information requirements for Sub-catchment ICMPs for areas other than Greenfield Areas

A Water Impact Assessment in accordance with Appendix 1.2.2.5 that also includes details of how adverse effects arising from the following will be avoided, remedied or mitigated: a. Flood hazards; b. Stormwater disposal; c. Discharges of contaminants; and d. Identified network constraints.

Table 1.2.2.6d: Completion of Full ICMP Preparation

Preparation of a full ICMP shall be considered complete when the ICMP has received technical certification by: a. Council that the ICMP complies with the relevant information requirements; and b. Waikato Regional Council that the guidance within the ICMP for stormwater diversion and discharge activities is to an acceptable standard.

1.2.2.7 Historic Heritage – ~~Schedule 8A~~Built Heritage and ~~8B~~Archaeological and Cultural Sites ~~(Historic Heritage)~~

Any activity requiring a resource consent relating to Schedule 8A or 8B sites (refer

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Volume 2, Appendix 8) shall include as part of the resource consent application:

a. ~~Written advice~~Advice from an appropriately qualified person or body concerning the effects of the proposed activity on the cultural and heritage values identified for the ~~site~~heritage resource and outlining possible mitigation measures.

b. In the case of the site having identified tangata whenua values, advice from relevant iwi and representatives of Mana Whenua.

c. Where the site history indicates that there may be historical artefacts or other physical remains, advice from a suitably qualified and experienced archaeologist.

d. Advice that the necessary authority to modify or damage an archaeological site has been obtained from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

Note

1. *An archaeological assessment, advice from Heritage New Zealand Pouhere Taonga, or ~~consultation~~engagement with iwi and representatives of Mana Whenua will not be required where there is documentary evidence held by Council that this has previously been carried out for the site, and that the proposed new work is covered by that documentary evidence.*

1.2.2.8 Historic Heritage Areas

a. Any activity requiring resource consent relating to a site locating within historic heritage area shall include a Heritage Impact Assessment as part of the resource consent application.

b. Purpose: To address the potential effects associated with a development within a historic heritage area, in terms of the effects on the authenticity, integrity and consistency of the visual and physical qualities of the area.

c. The content and detail of the Heritage Impact Assessment must correspond with the scale, nature and potential adverse effects of the proposal. The assessment must clearly demonstrate that the proposed development is unlikely to have any significant adverse effects in relation to the matters referred to the following representativeness and consistency criteria.

d. The Heritage Impact Assessment shall include:

   i. A description of the identified historic heritage area and the subject site, and an assessment on the significance of the subject site to the overall representativeness and consistency of the HHA

   ii. A summary of the purpose and necessity for the development and any alternatives considered;

   iii. An assessment of how the proposal be sympathetic and not detract the heritage values of the HHA. In particular, an assessment of the proposed development against the following consistency criteria of visual and physical qualities must be provided:

   - The extent of the proposal impacts on the Street/Block Layout which makes

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a positive contribution to the heritage values and quality of the area.

- The extent of the proposal impacts on the Street Design, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the heritage values and quality of the area.
- The extent of the proposal impacts on the Lot Size, Dimensions and Development Density, including shape and size of lots which makes a positive contribution to the heritage values and quality of the area
- The extent of the proposal impacts on the Lot Layout, including position of buildings on lots, dominance of car parking, and landscape and tree planting within the lot which makes a positive contribution to the heritage values and quality of the area.
- The extent of the proposal impacts on the overall Topography and nature environment of the area makes a positive contribution to the heritage values and quality of the area.
- The extent of the proposal impacts on the styles of Architecture and Building Typologies, including overall shape, form and material, and whether these factors make a positive contribution to the heritage values and quality of the area.
- The extent of the proposal impacts on the Street Frontage Treatments, such as walls, fences and planting, and whether these make a positive contribution to the heritage values and quality of the area.

e. For the purpose of the Heritage Impact Assessment, representativeness means whether the area is representative of a period of development which has historic heritage significance in the development of the city. This criterion is to be assessed after the consistency criteria have been assessed and has been influenced by both the original period of development and whether there has been significant change in the area which has impacted its representativeness.

1.2.2.~~8.~~9 Comprehensive Development Plan

a. All CDP applications shall show the total expected development for the identified Comprehensive Development Plan area (even if the development is to proceed in stages) through plans and explanatory text.

b. Where a CDP area is to be developed in stages, the information required for each stage of the CDP process must be sufficient to enable assessment of the application in terms of the Concept Plan (Rototuna), Structure Plan and the Urban Design Guide.

c. Any staged application for the development of a CDP area shall include an overall development framework setting out the following for the entire CDP area:

i. Staging,

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ii. Main block pattern,

iii. Roads and access ways,

iv. Stormwater solutions,

v. Reserves, and

vi. Bulk and scale of the buildings.

The application for the development of a specific stage within a CDP area shall provide detailed information, including the design of urban spaces, buildings and their service infrastructure as set out in the table below.

d. For CDP applications in the Industrial Zone refer to Rule 9.3.3 and 9.3.4.

e. CDP applications (except those in the industrial zone) shall include where relevant, but not be limited to the following:

Note

1. *Depending on the nature of the development and the stage it is at, not all information maybe required as part of the CDP.*

Information Requirements	Rototuna Town Centre Zone	All other CDPs (excluding the Industrial Zone)
a. Demonstrating how the land-use pattern and features proposed in the relevant Structure Plan will be achieved.	✔	✔
b. Demonstrating via an urban design assessment how the proposed development is in general accordance with the relevant assessment criteria and design guide.	✔	✔
c. Demonstrating how the standards of the zone will be met and the extent to which the relevant assessment criteria is achieved.	✔	✔
d. Defining the exact boundaries between the precinct and adjoining precincts.	✔	
e. The method by which the development of each Comprehensive Development Plan Area is to be managed, and how it will relate to surrounding land, and the wider Structure Plan area.		✔
f. The method by which the development of each precinct is to be managed, and how precincts will relate to each other, surrounding land and the wider Rototuna Town Centre area.	✔	
g. How transportation and other infrastructure is to be provided to enable the efficient, safe, effective,		✔

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functional and sustainable delivery of infrastructure. This must take into account the subject Comprehensive Development Plan Area, integration with the surrounding CDP areas and the wider Structure Plan area.		
h. How transportation and other infrastructure is to be provided to enable the efficient, safe, effective, functional and sustainable delivery of infrastructure. This must take into account the subject Comprehensive Development Plan Area, integration with the surrounding CDP areas, the wider Rototuna Town Centre and the wider Structure Plan area.	✔	
i. Showing the exact location and design of proposed areas of open space, ecological links and natural features which are to be retained or enhanced, and the areas to be developed for stormwater purposes.	✔	✔
j. Site development. Illustrate:		
i. Activity types	✔	✔
ii. Building footprints	✔	✔
iii. Individual shop and business tenancy sizes	✔	
iv. The number of residential units proposed	✔	✔
v. External layout and floor areas of residential units	✔	✔
vi. How the identified yield is to be met	✔	✔
vii. Pedestrian walkways and cycleways	✔	✔
viii. Any carparking areas and vehicular circulation	✔	✔
ix. Vehicular access points between the site and public roads	✔	✔
x. Landscaping areas	✔	✔
xi. Service areas with appropriate screening	✔	✔
xii. Outdoor living courts		✔
xiii. Position of any existing buildings on adjacent land	✔	✔
xiv. How the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character including treatment of building frontages, and relationship between internal boundaries of Comprehensive Development Areas (e.g. glazing and orientation)		✔
xv. How the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character including treatment of building frontages (e.g. glazing and orientation)	✔	

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k. Development staging: Explain if the development of the Comprehensive Development Area is to be staged, the manner and proposed timeframes for the staging and the means of managing any vacant land during the staging process.	✔	✔
l. Elevations. Illustrate: i. Building height and orientation, building exterior design features, any balconies, any artificial lighting to exterior walls and features, and how the proposed development will integrate with adjacent properties in terms of overall urban design, streetscape character and amenity.	✔	✔
ii. Verandas	✔	
m. Signs. Give details on number, dimensions, location, content, means of support and attachment. This includes signs of the names of the residential development if applicable.	✔	✔
n. Transportation. Carry out an Integrated Transport Assessment (ITA) which addresses: i. Provision for pedestrians, cyclists and passenger transport ii. Consistency with Access Hamilton and associated action plans iii. On-site provision of any car parking, servicing and manoeuvring space iv. How any car parking is to be provided, taking into account surrounding land uses and the opportunities for shared car parking v. Safe and efficient provision of entry and exit, including safety for all road users vi. Safe sight visibility distance for access points vii. Safe separation of access points from intersections and other access points viii. Impact of access on safe and efficient traffic flow on the transport network ix. Impact on the capacity and performance of the transport network.	✔	✔
o. Possible transport and accessibility modelling to assist in the preparation of the ITA. Applicants must also demonstrate whether a Travel Plan is required to	✔	✔

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mitigate any transport impacts from the development.		
p. Servicing. Explain the provision, staging, location and capacity of network utilities and integration with existing and planned network utilities, quantity and quality of stormwater and proposed stormwater treatment, management and disposal facilities. Prepare an assessment of the impact on the infrastructure including network capacity and tolerance to support the development including future maintenance requirements.	✔	✔
q. Road Design. Provide details of: i. Form, function and design of internal roads including the integration with the existing transport network ii. Pavement and surfacing materials iii. Location of parking areas iv. Planting and street furniture v. Provision for pedestrians and cyclists vi. Location of passenger transport facilities, including corridors or priority treatments vii. Provision for road lighting viii. Proposed speed limit and design speed ix. The location and concept design of the roads (including typologies).		✔
r. Pedestrian and Cycle Links. Provide details of the position of walkways and cycle ways, links to adjacent sites, consideration of passive surveillance and other CPTED principles, and any artificial lighting to be used within these areas.	✔	✔
s. Planting and Screening. Provide details of: i. The type of landscaping to be established in yards, carparking areas, and other landscape areas ii. Identification of the plant and tree species to be used iii. Size of the vegetation iv. Number of plants to be used	✔	✔

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v. Artificial lighting or screening to be used vi. Consideration of passive surveillance and other CPTED principles vii. Maintenance provisions.		
t. Public Square: Show the type of landscaping and materials to be used, taking into consideration CPTED and lighting for safety, amenity and ambience. Consideration must be given to the multifunctional use of the square and its relationship with surrounding buildings and features.	✔	
u. Gateways: Show how the areas defined as gateways in the Rototuna Town Centre Design Guide will be treated in terms of opportunities for landmark buildings, structures, and public art to announce the sense of arrival and departure.	✔	
v. ICMP: Show how the development takes into account and addresses a completed and approved ICMP.		

1.2.2~~.8a~~.10 Temple View Precincts

a. All applications for resource consent for activities within a Temple View Precinct shall show the total anticipated development for the Precinct area through plans and explanatory text, regardless of whether the application relates to all or part of the Precinct.

   Where an application for resource consent for activities within a Temple View Precinct relates to part of the Precinct, the level of information regarding anticipated development for the balance of the precinct area may be indicative but shall provide sufficient detail to demonstrate that the proposed development integrates with the existing development within the Precinct (where relevant) and the anticipated development for the entire Precinct area.

b. Where a Temple View Precinct is to be developed in stages through the progressive lodgement of multiple resource consent applications, the information required for each stage of the Precinct process must be sufficient to enable assessment of the application against the purpose of the specific Precinct (in the context of the Character Area and/or the Heritage Area), and the Urban Design Guide.

c. Notwithstanding a. and b. above, all applications for resource consent for the development of a Temple View Precinct shall include an overall development framework which sets out the following for the entire Precinct:

   i. Staging,

   ii. Main block pattern,

   iii. Roads and access ways,

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iv. Stormwater solutions,

v. Reserves, and

vi. Bulk and scale of the buildings.

All applications for resource consent for activities within a Temple View Precinct shall provide, as a minimum, detailed information relating to the design of urban spaces, proposed buildings and service infrastructure for the proposed activities.

d. In addition to the mandatory information requirements stated above any application for resource consent for activities within an identified Temple View_Precinct shall include the information listed in the table below, where the information is identified for the specific Precinct.

Note

1. *This information requirement applies to all resource consent applications for activities within a Precinct, whether the application relates to the entire Precinct or whether the application is for a particular stage of development within that Precinct.*
2. *Applicants may provide additional information where considered appropriate.*
3. *All applications for resource consent must also comply with the requirements of the Resource Management Act 1991, including Schedule 4.*

Information Requirements	Temple View Zone				
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5
a. Demonstrate via an urban design assessment how the proposed development addresses the relevant assessment criteria and design guide.	✔	✔	✔	✔	✔
b. Demonstrate how the standards of the zone will be met and the extent to which the relevant assessment criteria are achieved.	✔	✔	✔	✔	✔
c. Demonstrate how the proposed activities will integrate with the anticipated development for the entire Precinct and the surrounding Precincts	-	✔	✔	✔	✔
d. Demonstrate how infrastructure, including transportation links, will be provided which is safe, functional and sustainable; and which will integrate with development within the Precinct as well as surrounding Precincts.	✔	✔	✔	✔	✔
e. Identify the location and design of proposed areas of open space, ecological links and natural features which are to be retained or enhanced, and the areas to be developed for stormwater purposes.	✔	✔	✔	✔	✔

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

f. Details of the proposed development, including:	-	-	-	-	-
i. Activity types	✔	✔	✔	✔	✔
ii. Building footprints	✔	✔	✔	✔	✔
iii. Individual shop and business tenancy sizes	✔	-	-	-	-
iv. The number of residential units	✔	✔	✔	✔	✔
v. External layout and floor areas of residential units	✔	✔	✔	✔	✔
vi. Pedestrian walkways and cycleways	✔	✔	✔	✔	✔
vii. Any carparking areas and vehicular circulation	✔	✔	✔	✔	✔
viii. Vehicular access points between the site and public roads	✔	✔	✔	✔	✔
ix. Landscaping areas	✔	✔	✔	✔	✔
x. Service areas with appropriate screening	✔	✔	✔	✔	✔
xi. Outdoor living courts	✔	✔	✔	✔	✔
xii. Position of any existing buildings on adjacent land	✔	✔	✔	✔	✔
xiii. How the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character including building frontages, and relationship between precinct boundaries (e.g. glazing and orientation)	✔	✔	✔	✔	✔
g. Development staging: Explain if the development of the Precinct is to be staged, the manner and proposed timeframes for the staging and how any vacant land will be managed over time until all stages of the development are complete [where this is known and/or the Precinct land is owned by a single land owner or where a single enterprise has control over development across the entire Precinct].	✔	✔	✔	✔	✔
h. Building height and orientation, building exterior design features, any	✔	✔	✔	✔	✔

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	balconies, any artificial lighting to exterior walls and features, and how the proposed development will integrate with adjacent Precinct properties in terms of overall urban design, streetscape character and amenity.					
i.	Signs: Give details on number, dimensions, location, content, means of support and attachment. This includes signs of the names of the residential development if applicable.	✔	✔	✔	✔	✔
j.	Transportation: Require the preparation of an ITA as set out in Chapter 25, Rule 25.14.4.3	✔	✔	✔	✔	✔
k.	Servicing: Explain the provision, staging, location and capacity of network utilities and their integration with existing and planned network utilities. Provide details (to an appropriate level, commensurate with the nature and scale of the development), of the quantity and quality of stormwater; and any proposed stormwater treatment, management and disposal facilities. Provide an assessment of the impact on the infrastructure including network capacity and tolerance to support the development including future maintenance requirements.	✔	✔	✔	✔	✔
l.	Road Design: Provide details of: i. Form, function and design of internal roads including the integration with the existing transport network ii. Pavement and surfacing materials iii. Location of parking areas iv. Planting and street furniture v. Provision for pedestrians and cyclists vi. Location of passenger transport facilities, including corridors or priority treatments	✔	✔	✔	✔	✔

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vii. Provision for road lighting viii. Proposed speed limit and design speed ix. The location and concept design of the roads (including typologies).					
m. Pedestrian and Cycle Links: Provide details of the position of walkways and cycle ways, links to adjacent sites, consideration of passive surveillance and other CPTED principles, and any artificial lighting to be used within these areas.	✔	✔	✔	✔	✔
n. Planting and Screening: Provide details of: i. The type of landscaping to be established in yards, carparking areas, and other landscape areas ii. Identification of the plant and tree species to be used iii. Size of the vegetation iv. Number of plants to be used v. Artificial lighting or screening to be used vi. Consideration of passive surveillance and other CPTED principles vii. Maintenance provisions.	✔	✔	✔	✔	✔
o. Demonstrate how the development of the Precincts will integrate with the heritage items and Archaeological site within the Temple View Zone that are listed in Appendix 8A and Appendix 8B to ensure the retention of the heritage values associated with these items.	✔	✔	✔	✔	✔
p. Demonstrate how reverse sensitivity will be managed; and how the proposed development will address the interface between the urban activities within Hamilton City and the rural activities within Waipa District.	-	-	✔	-	-

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

1.2.2 ~~9.~~11 Flood Risk Assessment Report

Any application for subdivision consent creating additional lots within a Flood Hazard Area is to undertake a flood risk assessment report as outlined below.

This report is a site specific flood assessment supporting proposed subdivision, use or development of land which may be affected by flooding. Its purpose is to provide information about the subject site, the proposed activity, the likelihood, nature and extent of the relevant flood hazard and an explanation as to whether the resulting level of flood risk is acceptable. It can be used to provide a more site specific assessment of flood hazards than the broad flood hazard categorisation identified on the Planning Maps and implemented by rules in Volume 1, Chapter 22: Natural Hazards.

The flood hazard modelling information used by Council to identify Flood Hazard Areas should be used to inform this report.

a. The report must be prepared by an appropriately experienced and qualified practitioner and consider up to at least a 1% annual exceedance probability event.

b. The report must include, but may not be limited to, the following matters, where applicable.

    i. The existing use and development of the site.

    ii. An outline of the likelihood and effects of flooding on the site.

    iii. A site layout plan showing:

        - Land potentially affected by flooding in a flood event, including areas of overland flow paths on the subject site and all adjoining sites.

        - The location of the proposed activity, including any proposed building platforms, in relation to the land potentially affected by flooding.

    iv. Whether there is a reasonable or practicable alternative to locating the proposed use or development on land within a Flood Hazard Area.

    v. The sensitivity of the proposed activity to the adverse effects of flooding.

    vi. The potential risk to life, health and safety, and property during a flood event including consideration of:

        - Frequency, duration, extent, depth and velocity of flooding on the site and any access to the proposed activity,

        - Cumulative risks from interactions with any other natural hazard affecting that site (e.g. geotechnical conditions),

        - Any available flood warning time, and

        - The ability to access or evacuate the site and the danger to residents and emergency service personnel if the site or access to the proposed activity is

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affected by flooding.

vii. The positive or adverse effect of the proposed activity on:

- Overland flow paths (e.g. obstructing or diverting),
- Hydrological capacity (e.g. reduced flood water storage capacity),
- Flood water depths, and
- Flood water velocities.

viii. Whether the proposed activity creates a new or exacerbates an existing natural hazard both on or off site.

ix. Options to avoid or mitigate the adverse effects of flood hazards and reduce risk to the proposed activity to an acceptable level, including consideration of the appropriateness of any mitigation measures proposed. This may require:

- An elevation plan showing freeboard heights in relation to the top water flood level of a 1% annual exceedance probability event.
- Information confirming that the proposed design of sub-floor structures, walls or fences allows for the free passage of flood waters.
- Information confirming that the design of proposed structures or buildings is sufficient to withstand inundation by flood waters.

c. If the report relies on flood hazard modelling information other than that used by Council to identify the Flood Hazard Areas in the Planning Maps then the report must include detail about the model methodology, assumptions and limitations, validation and any peer review.

d. The report may recommend the refinement of the extent of the Flood Hazard Areas depicted in the Planning Maps to reflect a greater level of topographical detail than that used in Council's flood hazard modelling. An explanation of the methodology used and the nature, extent and effect of the refinement is required.

Note

1. *Recommended refinements cannot alter the activity status of the proposal.*

1.2.2~~.10~~.12 Site Management Plan (Waikato Riverbank and Gully Hazard Area)

Any application for resource consent for subdivision, use or development within the Waikato Riverbank and Gully Hazard Area or any activity not complying with standards in Rule 20.4.1, must be accompanied by a Site Management Plan prepared by an appropriately experienced and qualified practitioner. This will include, but may not be limited to:

a. Location, extent and form of all existing and proposed:

i. Buildings and structures.

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ii. Landscaping (including retaining walls and fences).

iii. Sealed and impermeable ground surfaces.

b. Existing and proposed site contours at 0.5m intervals.

c. Location, extent and species of:

i. Existing vegetation being removed.

ii. Existing vegetation being retained.

iii. Any proposed new vegetation.

d. The location of vehicle access, manoeuvring and any parking areas.

e. The nature of the ground conditions and the suitability of the proposal having regard to these ground conditions.

f. Any risk mitigation measures proposed.

g. Land stability, erosion, earthquake (amplification and liquefaction) or any other natural hazard, including any modification to landforms and removal of vegetation.

h. Methods proposed for site management of earthworks and stormwater.

In relation to Peat Lakes, Wetlands and Peat Lake Catchments:

A description of the measures to be undertaken to help prevent or reduce effects on:

- Ecosystems, plants and animals any any disturbance of habitats
- Any natural watercourse including any discharge of sediment to the waterway and any effect on water quality, water clarity and in-stream habitats.

1.2.2~~.11~~.13 Stormwater Disposal Report

Any application for resource consent for subdivision, use or development within the Waikato Riverbank and Gully Hazard Area or any activity not complying with standards in Rule 20.4.1, must be accompanied by a Stormwater Disposal Report prepared by an appropriately experienced and qualified practitioner. This will include, but may not be limited to:

a. A description of the site, including:

i. Natural drainage patterns and any other drainage features (including any spring or groundwater seepage).

ii. Its relationship to broader stormwater catchments.

iii. Ground conditions and any particular geotechnical vulnerabilities.

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b. Existing stormwater consent constraints (if any) and whether these impact on the proposal.

c. An assessment of the wet season (winter) water table that establishes the minimum capacity of the ground to absorb water.

d. An assessment of post-development stormwater flows and the means to be employed to match these to predevelopment flows.

1.2.2.~~12~~.14 Hazardous Facilities

Any application for resource consent for Hazardous Facilities shall include as part of the resource consent application the following information.

Any application for resource consent for Hazardous Facilities shall include as part of the resource consent application the following information.

a. The proposed site and layout, with a description of the nature and scale of the proposed hazardous facility and associated operations.

b. Quantities of hazardous substances proposed to be used, stored, transported or disposed of on the site.

c. Site drainage and off-site infrastructure, including the biophysical characteristics of the site and surrounding areas (e.g. stormwater systems, transport corridors).

d. Design and location of site access to provide safe access to and from the transport network.

e. The sensitivity of the surrounding human, natural and physical environment and proposed measures to protect them.

f. Separation distances from neighbouring activities and people potentially at risk from the hazardous substance facility, including consideration of the proximity to people oriented activities (e.g. childcare facilities, hospitals, schools, rest homes).

g. Identification of on-site hazards and exposure pathways from the proposed facility, including a description of the environment actually or potentially affected by the proposal.

h. Potential cumulative effects with neighbouring facilities.

i. Preliminary hazard and risk assessment that systematically addresses the site hazards, likely accident scenarios, exposure pathways, receiving environments and potential environmental effects.

j. Management of wastes containing hazardous substances, including a waste management plan.

k. Fire safety and fire water management.

l. Proposed contingency measures and emergency plans.

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m. Proposed monitoring and maintenance schedules.

n. **Risk assessment.** For any activity that requires discretionary activity consent under Chapter 25.4 City-wide – Hazardous Facilities, the Assessment of Environmental Effects must contain a risk assessment that systematically addresses site hazards, likely accident scenarios, exposure pathways, receiving environments and potential environmental effects. The detailed hazard analysis and risk assessment of installations, operations and processes involving hazardous substances is to be appropriate to the type and scale of the proposed facility. For significant facilities a quantitative risk assessment may be required. This assessment should place emphasis on:

   i. Identification of potential hazards, failure modes and exposure pathways; assessment of the probability and potential consequences of an accident leading to a release of a hazardous substance or loss of control, including, as applicable, cumulative or synergistic effects.

   ii. Acceptability of the assessed risks, including cumulative risks.

   iii. Residual risks after applying proposed risk control and mitigation measures.

o. **Alternatives.** For any activity that requires discretionary activity consent under Chapter 25.4 City-wide – Hazardous Facilities, the Assessment of Environmental Effects must also contain an evaluation of alternatives (sites or locations, substances, quantities, processes or equipment, site management, etc) to determine whether there are any alternatives to the proposal, particularly where it is possible that the activity is likely to result in significant environmental effects.

p. **Risk mitigation and control.** For any activity that requires discretionary activity consent under Chapter 25.4 City-wide – Hazardous Facilities, the Assessment of Environmental Effects must clearly identify proposed risk control and mitigation measures, with emphasis on sensitive land-use activities and environments, including, as applicable:

   i. Equipment, systems and engineered safety measures such as containment devices, fire safety apparatus and spill contingency or clean-up equipment.

   ii. Emergency management plans, monitoring and maintenance schedules, and training programmes.

1.2.2~~.13~~.15 Events

Any event requiring resource consent shall, as part of the resource consent application, provide a waste management plan, transport management plan and noise management plan prepared by suitably experienced and qualified practitioners, as outlined below:

a. Waste Management Plan

The Waste Management Plan shall outline:

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i. An estimate of the types and volumes of waste to be generated by the event.

ii. Any opportunities for waste minimisation.

iii. Steps to be taken to maximise the use and collection of recyclables or re-usable materials.

iv. Waste and recyclables collection, storage and transportation equipment to be provided.

v. The method of and person responsible for the collection and disposal of waste generated by the event.

vi. The arrangements made for the provision of post-event waste analysis and reporting of that information to the Council.

vii. The arrangements made for the provision of litter minimisation, collection, and removal from within the event site and its immediate surrounds.

b. Transport Management Plan

The Transport Management Plan shall outline:

i. On and off street parking provisions.

ii. Travel plan including (but is not limited to):

i. Provision for access on and off the site for walking, cycling, passenger transport and the mobility impaired.

ii. Promotion of options for travel.

iii. Incentives for using passenger transport, walking or cycling.

iv. Cycle-parking facilities.

v. Map for ease of route planning.

iii. A Temporary Traffic Management Plan prepared in accordance with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management.

iv. The outcome of consultation with Waka Kotahi NZTA, NZ Police, emergency services, directly affected residents/businesses and Waikato Regional Council (passenger transport), wherever relevant.

v. A contingency plan which specifies a clear set of roles and procedures in the case of a traffic accident or emergency.

c. Noise Management Plan

The Noise Management Plan shall outline:

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i. Days and times of pre-event sound testing and practice, and of the main event.

ii. Identification of likely noise sources and the nature of noise emissions (including frequency of occurrence and duration and any special audible characteristics).

iii. The applicable noise performance standards.

iv. Identification of likely affected persons and any special needs of those persons.

v. Community consultation and notification of affected persons.

vi. Mitigation measures, including for any pre-event sound testing and practice.

vii. Monitoring of sound levels during the event to ensure compliance with the noise performance standards.

viii. Complaints management procedure.

ix. Contact details of key personnel.

x. Reporting of monitoring results to Council.

1.2.2~~.14~~.16 Concept Development Consents and Consents for Te Awa Lakes Adventure Park for Major Facilities and Provision of Concept Plans

Any application for a Concept Development Consent and consents for Te Awa Lakes Adventure Park for major facilities shall show the total expected development of the facility (even if the development in that area is to proceed in stages) through plans and explanatory text which may include the following information (as relevant).

a. How the proposal is in general accordance with the urban design approach objectives and policies in Volume 1, Chapter 25.15: City-wide – Urban Design.

b. Demonstrate how the objectives, policies and rules in Volume 1, Chapter 17: Major Facilities Zone have been met.

c. Demonstrate how the relevant assessment criteria have been met.

d. Details of any consultation undertaken.

e. A Concept Development Consent application and resource consent applications for Te Awa Lakes Adventure Park shall include a concept plan which shows diagrammatically, in the form of precincts:

i. The general distribution of activities, buildings, open space and any parking facilities.

ii. Provision for access to and movement within the site for vehicles.

iii. Pedestrian and cycle links. Show the position of existing and proposed walkway and cycleway links within the site and to adjacent sites.

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iv. The interrelationships with the surrounding locality, including buffer areas, links to local centres and access to passenger transport.

v. Future development areas, major landscaping areas and protected natural heritage and cultural features.

vi. The parameters to which development in different areas will be subject, in terms of the general configuration and bulk of existing and proposed buildings.

vii. Development Staging. Explain if development of the major facility is to be staged, the manner and proposed timeframes for the staging (if known) and the means of managing any vacant land during the staging process.

viii. How Interface Areas on site are being appropriately planned for in the development of Concept Development Consents.

ix. In the case of Waikato Stadium a shading diagram showing the extent and duration of shading resulting from new development proposals over any neighbouring properties.

f. Any other information that may be needed to assess the application.

g. New Concept Development Consents and resource consents for Te Awa Lakes Adventure Park shall include a Broad ITA in accordance with Appendix 15-2. In Te Awa Lakes Adventure Park the ITA shall assess the levels of traffic generation to determine the implementation of transport infrastructure improvements and their staging and timing in accordance with clause 3.8.3 and Rule 3.8.5.3 in Section 3.8, Te Awa Lakes Structure Plan. The ITA shall include information describing the proposed walking and cycling network and its connections to existing shared paths in the locality. The ITA shall include evidence of consultation with Waka Kotahi NZTA and how the outcomes of that consultation have been addressed.

h. In Te Awa Lakes Adventure Park, a Travel Demand Management (TDM) Plan that outlines the measures to be implemented to achieve:

- Leadership of travel demand management by the consent holder;
- Collaborative participation with Hamilton City Council, Waikato Regional Council and the local Te Awa Lakes community;
- Strong mode shift outcomes to alternative, non-motorised and public transport utilisation:
- Integration with existing and future public transport outcomes;
- Multi-modal ride share alternatives and associated infrastructure;
- Cycle network integration and enhancement;
- Pedestrian network integration and enhancement; and
- Minimisation of external private trip making.

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i. In Te Awa Lakes Adventure Park a management plan for the cable ski lake, and any other water bodies in the Adventure Park designed for immersion in water, including swimming, that has a purpose of achieving a swimmable water quality. The management plan is to include:

- A plan for monitoring water inflows and water quality to provide sufficient data to adaptively manage the water bodies to meet a swimmable water quality;
- A series of triggers and actions including the use of chlorophyll-*a* as a metric, to maintain the water quality;
- Details of who will be responsible for undertaking the monitoring and any actions to maintain the water quality of the water bodies; and
- An Operations and Maintenance Manual for the ongoing maintenance of the water bodies.

j. An alligator weed management plan prepared by a suitably qualified person incorporating methods to manage and control alligator weed during construction and on an ongoing basis after subdivision and development. The management plan is to include:

i. Objectives that focus on eradication of the weed from the site but provide for an adaptive approach of stopping its spread and reducing its density if that proves impracticable;

ii. Identification of measures for the safe disposal or removal off site of soil or other material infested with alligator weed;

iii. Identification of the need for any of the management and control measures to be implemented on an ongoing basis following subdivision and development, and to be incorporated into conditions of consent and through consent notices; and

iv. Evidence of consultation with Waikato Regional Council and Hamilton City Council (as asset manager), including how the outcomes of that consultation have been addressed, and a copy of any Weed Hygiene Plan that is in place in accordance with the provisions of the Waikato Regional Pest Management Plan.

***Note**: The Te Awa Lakes site contains alligator weed which is defined as a 'progressive containment' pest plant in the Waikato Regional Pest Management Plan. That Plan includes rules that apply to land that is to be subdivided or developed and includes pest plants. The Waikato Regional Pest Management Planis administered by Waikato Regional Council.*

k. In Te Awa Lakes Adventure Park, the design and layout of activities, structures and the provision of landscaping or other screening adjacent to the Waikato Expressway and Te Rapa Road frontages of the site so as to avoid, as far as practicable, distraction to road users.

1.2.2~~.15~~.17 Centre Assessment Report

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

a. Any applicant for a resource consent for office or retail activities that are not listed permitted activities on any sites outside the Central City or Business Zones shall provide a detailed Centre Assessment Report as part of the application excluding for a Dairy in the General Residential Zone.

b. Any applicant for a resource consent for office or retail activities within the Central City or Business Zones may be required to provide a detailed Centre Assessment Report as part of the application, excluding:

   i. Ancillary retail and offices in any Central City or Business zone

   ii. Any retail activity in the Central City Zone

   iii. Any office activity in the Central City Zone (Downtown Precinct)

   iv. Yard based retail

   v. Building Improvement Centres

   vi. Wholesale and trade retail supplies

   vii. Any office or retail activity that is provided for in the Zone Activity Status Table as Permitted but requires resource consent due to failure to comply with one or more General Standard(s).

c. **Purpose**

   To address the potential effects associated with a proposal for retail or office activity in terms of the specified restricted discretionary activity criteria set out in Appendix 1 – clause 1.3.3H

   The content and detail of the Centre Assessment Report shall correspond with the scale, nature and potential adverse effects of the proposal. A detailed assessment may not be required if the applicant can clearly demonstrate that the proposed development is unlikely to have any significant adverse effects in relation to the matters referred to in the assessment criteria 1.3.3H.

d. **Information requirements**

   The information shall include:

   i. A summary of the methodology and data sources used to prepare the assessment.

   ii. The following comparative indicators on the current vitality, functions and amenity of the Central City and sub-regional centres for the activity and a summary analysis of discernible trends:

   - Retail expenditure patterns
   - Floorspace and activity mix
   - Employment by type
   - Pedestrian environment and flows

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- Parking and public transport services and connections
- Retail and office demand and supply, including vacancy levels.

iii. The existing and consented development located outside of the Central City and/or sub-regional centres, which has been taken into account when assessing the potential adverse effects of the development.

iv. Any external non-development factors such as macroeconomic trends or site specific factors that could influence the above indicators

v. Information should be included to demonstrate the appropriateness of the timeframes used to demonstrate trends and future predictions.

1.2.2~~.16~~.18 Ruakura Logistics Zone

a. Applications for Freight-handling activities and Logistics and Freight-handling infrastructure within the Inland Port (Sub Area A (Inland Port)), see Figure 2-14, shall be accompanied by a Noise and Vibration Management Plan for the relevant stage of the Inland Port which shall include the following:

i. The result of any noise monitoring undertaken to demonstrate that earlier stages of Inland Port development and logistics activities, if any, meet noise performance standards, with an analysis of compliance as necessary.

ii. A recalibrated model based on the results of the above monitoring.

iii. The identification of construction and operational noise and vibration sources and the noise emissions associated with each stage of the development of the Inland Port (Sub Area A (Inland Port)), including refrigerated containers.

iv. The applicable noise performance standards to be achieved at different times of the day.

v. The applicable vibration performance standards.

vi. Operational strategies and configurations adopted for each stage based on modelling which achieve compliance with the noise and vibration performance standards set out in Chapter 25.8.

vii. Plans and diagrams sufficient to illustrate the location, scale and dimensions of the noise barrier designed to achieve compliance with the noise performance standards set out in Chapter 25.8.

viii. Strategies and configurations to be adopted during construction which achieve compliance with the noise and vibration performance standards set out in Chapter 25.8.

ix. A signed statement by its author stating that the measures identified will enable the activity to comply with the noise and vibration performance standards set out in Chapter 25.8.

x. A subsequent signed statement by the designer of the noise barrier that it has

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been constructed in a way that makes it fit for purpose.

xi. Identification of persons potentially affected by noise and vibration from the operation and construction of the Inland Port (Sub Area A (Inland Port)) (including but not limited to members of the Inland Port Community Liaison Committee required under Rule 10.5.1), a record of meetings held and consultation undertaken with such potentially affected persons, and responses to matters raised in consultation.

xii. Procedures for monitoring noise levels to ensure compliance with the noise performance standards in Chapter 25.8.

xiii. Management of noise emissions at night, with particular emphasis on the methods to effectively manage the noise effects on noise sensitive activities and which avoid or minimise sudden and/or loud noises at night.

xiv. Procedures for receiving and addressing noise complaints.

xv. Methods for updating the Noise and Vibration Management Plan as appropriate to respond to changing requirements.

xvi. Contact details of key personnel, including the name of the person with overall responsibility for ensuring noise limits are met.

xvii. An independent peer review report prepared by a suitably qualified and experienced expert acceptable to the Council that considers all aspects of the Noise and Vibration Management Plan, in particular the accuracy of modelling, the matters of discretion listed in Appendix 1.3.3 N2 Ruakura and compliance with noise and vibration performance standards.

1.2.2~~.17~~.19 Knowledge Zone Precinct C - Centre Assessment Report

a. Purpose

To address the potential effects associated with a proposal for retail, office and other activities in terms of the specified restricted discretionary activity criteria set out in Appendix 1.3.3H- Functionality, Vitality and Amenity of Centres and 1.3.3 N Ruakura.

The content and detail of the Centre Assessment Report shall correspond with the scale, nature and potential adverse effects of the proposal. A detailed assessment may not be required if the applicant can clearly demonstrate that the proposed development is unlikely to have any significant adverse effects in relation to the matters referred to in the assessment criteria 1.3.3H.

b. Information requirements

The assessment shall include the following information:

i. A summary of the methodology and data sources used to prepare the assessment.

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ii. The following comparative indicators on the current vitality, functions and amenity of the Central City and sub-regional centres for the activity and a summary analysis of discernible trends:

- Retail expenditure patterns
- Floorspace and activity mix
- Employment by type
- Pedestrian environment and flows
- Parking and public transport services and connections
- Retail and office demand and supply, including vacancy levels.

iii. The existing and consented development located outside of the Central City and/or subregional centres, which has been taken into account when assessing the potential adverse effects of the development.

iv. Any external non-development factors such as macroeconomic trends or site specific factors that could influence the above indicators.

v. Information should be included to demonstrate the appropriateness of the timeframes used to demonstrate trends and future predictions.

1.2.2~~18~~.20 Land Development Plans - Ruakura

Land Development Consent

An application under Rule 3.7.4.2 shall be accompanied by a Land Development Plan including the following information:

General

a. The exact boundaries between the Land Development Plan and adjoining Land Development Plan Areas.

b. The exact boundaries of any Open Space Zone included in the Land Development Plan.

c. Where an application for Land Development Consent is made for part of a Land Development Plan Area (as shown on Figure 2-16), pursuant to Rule 3.7.4.2.b the following indicative information for the balance area of each Land Development Plan Areas shall be provided as part of that application:

i. The location and width of proposed roads and carriageways and their integration with the existing and future transport networks;

ii. The location of proposed Ruakura Strategic Infrastructure to ensure connectivity across the entire structure plan and adjacent Land Development Plan areas;

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

iii. The National Grid electricity transmission network;

iv. Where the Land Development Plan contains any part of the Inland Port (Sub Area A (Inland Port)) an indicative layout plan showing internal roads, hardstand and impermeable areas, crossing points under transmission lines, indicative building locations, future rail sidings and connections to the East Coast Main Trunk railway and clearances between finished surface levels of the Inland Port and the National Grid electricity transmission network;

v. The location and size of storm water treatment and control measures; and

vi. The location, size and purpose of open spaces.

Concept Layout Plan

d. The location, width and design of proposed roads and carriageways (including lighting, street furniture and signs) and the integration of roads with the existing and future transport network and the National Grid electricity transmission network.

e. The location of proposed Ruakura Strategic Infrastructure to ensure connectivity across the entire structure plan and adjacent land development plan areas.

f. Within the Inland Port (Sub Area A (Inland Port)) – an indicative layout plan showing internal roads, hardstand and impermeable areas, crossing points under transmission lines, indicative building locations, future rail sidings and connections to the East Coast Main Trunk Railway and clearances between finished surface levels of the Inland Port and the National Grid electricity transmission network.

g. The location and design of storm water treatment and control measures.

h. The location and dimension of open spaces, and the total area provided for each open space purpose consistent with the purpose of the Ruakura Open Space Zone and Ruakura Structure Plan area.

i. The location and dimension of pedestrian and cycle ways.

j. Existing and proposed Three Waters infrastructure necessary to service the Land Development Area.

k. Existing and proposed ground levels and associated earthworks (Note: consent for earthworks within a National Grid Yard may also be required under Rule 25.2.3 or 25.7.4).

l. Methods to provide public access to and use of the Open Space, except as may need to be limited for safety reasons.

m. Consistency with the overall strategic infrastructure network for the structure plan as shown on Figures 2-15A and B Ruakura Strategic Infrastruture (Appendix 2).

Landscape Concept and Ecological Enhancement Plan

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

n. A Landscape Concept and Ecological Enhancement Plan that includes the following:

i. A landscape concept for the area of open space included in the Land Development Plan, consistent with the purpose of the Ruakura Open Space Zone and Ruakura Structure Plan area.

ii. Details of landscape treatment of streets, footpaths and cycleways.

iii. Details of landscape treatment of storage basins, swales and linear wetlands, which show at a minimum the following:

a. 100% cover of indigenous wetland vegetation in linear wetlands associated with arterial, collector roads and local roads in Industrial Park Zone; and

b. 80% cover of indigenous wetland vegetation in linear wetlands associated with the main greenway corridor, including the Silverdale Road to Mangaonua greenway and the corridor adjoining the expressway in the Logistics and Industrial Park Zones.

iv. Details of the Landscape Buffer Areas in the Inland Port (Sub Area A (Inland Port)) required in Rule 10.5 and as shown on Figure 2-17 Inland Port Building Setbacks and Landscape Controls (Appendix 2). These details shall include:

a. Measures to ensure that filled ground provides optimum growing conditions such as avoiding the placement of compacted fill and installing topsoil that has been stripped and stockpiled according to sound practice.

b. Plant types and species, sizes at time of planting and spacing sufficient to achieve the screening purpose of the buffer areas.

c. The selection of quick growing trees that are capable of achieving the planting heights (other than understorey and edge planting) specified on Figure 2-17 Inland Port Building Setbacks and Landscape Controls (Appendix 2) according to the following growth rates:

- Year 1 = 2m
- Year 5 = 6m-8m
- Year 8 = 8m-10m
- Year 10 = 10m-12m

d. Details of ongoing maintenance to ensure the planting achieves the best possible growth rates.

v. Details of the Landscape Buffer Areas for Percival Road required under Rules 10.5.4.3 and 11.5.3 and as shown on Figures 10.5.4.3a and 11.5.3a. These details shall include those as outlined in iv., a., b. and d. above.

vi. Measures to ensure the implementation and ongoing maintenance of the Landscape and Ecological Concept Plan. In particular, the Landscape and

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Ecological Concept Plan shall detail the proposed timeframes for the implementation of the planting in the Landscape Buffer Areas in the Inland Port (Sub Area A (Inland Port)) relative to the proposed development and operation of logistics and freight-handling activities and infrastructure.

vii. A design statement, and details of plant species[1] and materials including indigenous trees and shrubs bordering the linear wetland to improve the ecological function without hindering their treatment functions.

[1] ***Note***:
On the basis of the soil type within the storage basin to be planted, shrubland and forest species shall be selected from Clarkson B D, Clarkson B R and Downs T M, 2005: Indigenous Vegetation Types of Hamilton Ecological District, CBER Contract Report 58. The percentage vegetation cover of the storage basins shall be consistent with Hamilton City Council Infrastructure Technical Specifications October 2013 or its replacement.

viii. Methods in the design and layout of Open Space to provide for the amenity of adjoining and adjacent activities.

ix. The design of the linear wetlands to support black mudfish, shortfin eels and longfin eels, including a range of vegetation suitable to support these fish species without hindering the treatment functions of the linear wetland. The design shall take account of risk factors for black mudfish including competition from pest fish, lack of suitable peat soils, drying out, lack of cavities for mudfish to aestivate (sleep over summer) and inappropriate pH of water due to lack of peat. This may necessitate retention or incorporation of peat soils in the construction of the linear wetlands.

x. Methods to ensure implementation of a Native Fish Management Plan for the Land Development Plan Area consistent with the requirements of the Structure Plan Area-wide Native Fish Management Plan.

xi. Methods to ensure implementation of a Native Lizard Management Plan for the Land Development Plan Area consistent with the requirements of the Structure Plan Area-wide Native Lizard Management Plan.

xii. The Native Fish Management Plan and Native Lizard Management Plan prepared by suitably qualified and experienced ecologist and shall include:

a. containment and translocation methods for at risk species;

b. methods to ensure adequate separation between black mudfish and longfin eels;

c. adaptive management, monitoring and response process to determine the success or otherwise and to implement a contingency plan if necessary; and

d. an analysis of risk relating to timing of collection, containment and translocation.

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Water Impact Assessment

o. A Water Impact Assessment based on anticipated development in the Land Development Plan that includes the following:

i. How the proposal is consistent with, or otherwise complies with, the recommendations, measures and targets of any relevant Integrated Catchment Management Plan.

ii. Where there is no relevant Integrated Catchment Management Plan, how the proposal is consistent with the development of and gives effect to Ruakura Strategic Infrastructure including as shown on Figures 2-15A and B in Appendix 2 for the entire structure plan area.

iii. How the Land Development Plan provides for the eventual diversion of any temporary connections to strategic infrastructure, including timing or triggers for such diversions.

iv. An assessment of any potential effects (including cumulative effects) of the development in relation to its catchment. In particular, the assessment should include consideration of potential construction effects and the potential effects of new stormwater devices on adjacent private property.

v. Details of what water-sensitive techniques are proposed and methods of implementation.

vi. Details of the expected water efficiency benefits arising from the proposed water-sensitive techniques compared to the same development without using those water-sensitive techniques.

vii. Details of how the water-sensitive techniques will be operated and maintained to ensure ongoing water efficiency benefits.

viii. Confirmation of available Three Waters infrastructure and capacity, existing and proposed, to appropriately service anticipated development in the Land Development Plan area and the wider structure plan area.

ix. Details of the water demand (flow and pressure) and water sources.

x. An assessment of the effect that any staged or interim development and infrastructure has on the strategic network described in Figures 2-15A and B Ruakura Strategic Infrastructure (Appendix 2) including an assessment of when any diversion to that strategic network is required to restore the city wide network capacity that was being used on an interim basis.

***Note**:*
Consent from the Regional Council for an increased water take may be required where a development proposal is to take in excess of 15m^3 of water per day.

Integrated Transport Assessment

p. An Integrated Transport Assessment (ITA) for anticipated development within the

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Land Development Plan area, prepared in accordance with the requirements of Rule 25.14.4.3 and confirming that the anticipated levels of development will comply with Rule 3.7.4.3 Staging and Traffic Requirements. Prior to approving an ITA or Land Development Plan for the first stage of the Inland Port (Sub Area A (Inland Port)), the upgrading requirements of Ruakura Road from, and including, the Silverdale Road intersection to Wairere Drive shall be reviewed. Any upgrading required shall be agreed with the Hamilton City Council, and be completed in accordance with the agreement before operation of the Inland Port (Sub Area A (Inland Port)) or other development commences.

q. Details of how the Land Development Plan has been designed to align with the Cyclist and Pedestrian Network Plan in Figure 2-18 Ruakura Cyclist and Pedestrian Network Plan in (Appendix 2), including the grade separation of facilities on arterial routes.

r. Details of any proposed crossing of the East Coast Main Trunk Railway by the Spine Road, which show how it will be grade-separated.

Mitigation of Adverse Land Development Effects on Habitats

s. Details of how land development avoids, remedies or mitigates adverse effects on, or where possible enhances, any significant habitats of indigenous fauna.

Medium Density Residential Zone

t. The layout of roads, public spaces and lots, showing how compliance with a minimum net density of 16 dwellings per hectare will be achieved.

u. The specific location and extent of the Integrated Retail Development consistent with that shown on Figure 2-14 Ruakura Structure Plan – Land use (Appendix 2).

Open Space Provisions

The following components of the open space network are to be considered when developing a Land Development Plan to ensure the various functions are not compromised. The Land Development Plan shall demonstrate the maintenance and development of:

v. Greenway - In addition to the stormwater management function, the greenway shall create opportunities for improved habitat and ecological benefits in the Ruakura Structure Plan area and in downstream receiving environments.

w. Gullies - Layout of the residential area is to been designed to provide opportunities for the restoration and enhancement of the Kirikiriroa Stream headwaters.

x. Visual amenity and buffer between incompatible activities – in particular the following open space areas identified on the Ruakura Structure Plan are intended to provide a buffer function: (See Figure 2.14 Ruakura Structure Plan – Land use (Appendix 2))

- The greenway;

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- The area to the north of the proposed Ruakura Industrial Park Zone that adjoins the General Residential Zone;
- The transmission corridor between Ruakura Road and the Knowledge Zone
- The area between the realigned Ruakura Road and Silverdale Road, and between the Ruakura Industrial Park Zone and the existing General Residential Zone to the south;
- The area between the logistics and industrial activities, and the residential neighbourhoods in Silverdale and the University of Waikato.
- The area between Fairview Downs residential area and the Spine Road.

y. Neighbourhood reserves – these will be required as part of the subdivision process and the establishment of residential neighbourhoods. As such the location of the neighbourhood reserves on Figure 2-14 Ruakura Structure Plan – Land use (Appendix 2) is indicative only. Each neighbourhood reserve shall be an area of approximately 0.5ha and serve a catchment area of approximately 500m radius. Neighbourhood reserves complement the range of facilities provided by the Ruakura Open Space Zone and provide a focal point for, and contribute to the visual amenity of the local community.

z. Connectivity – a concept layout plan at Land Development Plan stage will show the location and dimension of pedestrian and cycle ways in accordance with Figure 2-18 Cyclist and Pedestrian Network Plan (Appendix 2) as well as the landscape treatment of streets, footpaths and cycleways.

Ruakura Strategic Infrastructure (as shown on Figures 2-15A and B)

aa. Consistency with Figures 2-15A and B Ruakura Strategic Infrastructure (Appendix 2) 3.7.2.6 Connections to Ruakura Strategic Infrastructure and 3.7.4.4 Ruakura Strategic Infrastructure Rules, where relevant.

1.2.2~~.19~~.21 Staging and Traffic Requirements

a. The application shall be accompanied by an Integrated Transport Assessment (ITA) prepared in accordance with Rule 25.14.4.3.

b. All ITAs required shall be prepared by suitably qualified professionals and should generally follow the approach and guidelines of Waka Kotahi New Zealand Transport Agency's "Research Report 422: Integrated Transport Assessment Guidelines, November 2010", or its replacement.

1.2.2~~.20~~.22 Concept Plan Consent for Knowledge Zone (excluding Precinct C)

Any application for a Concept Plan Consent for Precinct A, B or D in the Knowledge Zone shall show the total expected development of the facility (even if the development in that area is to proceed in stages) through plans and explanatory text which may include the following information (as relevant).

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a. How the proposal is in general accordance with the urban design approach objectives and policies in Volume 1, {Link, 6435,Chapter 25.15: City-wide – Urban Design.

b. Demonstrate how the objectives, policies and rules in Volume 1, Chapter 8: Knowledge Zone have been met.

c. Demonstrate how the relevant assessment criteria have been met.

d. Details of any consultation undertaken.

e. A Concept Plan shall be provided as part of a Concept Plan Consent that shows diagrammatically, in the form of sub areas:

   i. The general distribution of activities, buildings, open space and any parking facilities.

   ii. Provision for access to and movement within the site for vehicles.

   iii. Pedestrian and cycle links. Show the position of existing and proposed walkway and cycleway links within the site and to adjacent sites.

   iv. The interrelationships with the surrounding locality, including buffer areas, links to local centres and access to passenger transport.

   v. Future development areas, major landscaping areas and protected natural heritage and cultural features.

   vi. The parameters to which development in different areas will be subject, in terms of the general configuration and bulk of existing and proposed buildings.

   vii. Development Staging. Explain if development of the precinct is to be staged, the manner and proposed timeframes for the staging (if known) and the means of managing any vacant land during the staging process.

   viii. How Interface Areas on site are being appropriately planned for in the development of Concept Plans as part of a Concept Plan Consent.

f. Any other information that may be needed to assess the application.

g. New Concept Plan Consents shall include a Broad ITA in accordance with {Link, 6327,Rule 25.14.4.3.

Note
A Concept Plan Consent may include a condition which requires the consent holder to submit a detailed building design, prior to construction commencing. This is to ensure quality outcomes for the Knowledge Zone in circumstances where a CPC identifies building envelopes. The matters which may be required to be addressed will be based on Assessment Criteria B – Design and Layout in Appendix 1.3.3.

1.2.2~~.21~~.23 Land Development Consent - Te Awa Lakes Medium-Density Residential Zone

An application under Rule 4.5.6.c shall be accompanied by a Land Development Plan

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including the following information. All information shall demonstrate consistency with the Te Awa Lakes Structure Plan.

a. The boundaries between the Land Development Plan and adjoining Land Development Plan Areas.

b. The boundaries of any Open Space Zone included in the Land Development Plan.

c. Where an application for Land Development Consent is made for part of a Land Development Plan Area (as shown on Figure 2-21) pursuant to Rule 4.5.6.b.), the following indicative information for the balance area of each Land Development Plan Area shall be provided as part of that application:

    i. The location of proposed roads and their integration with the existing and future transport networks;

    ii. The location and size of stormwater treatment and control measures; and

    iii. The location, size and purpose of open spaces.

d. The location, width and design of proposed roads and carriageways (including lighting, street furniture and signs), and including measures that achieve safe speed environments, and the integration of roads with the existing and future transport network.

e. The location and design of stormwater treatment and control measures.

f. The locations and dimensions of the main linear lake and any relevant components of open space described in 3.8.2.8, in accordance with Figure 2-19 and Rule 3.8.5.4 in Section 3.8 Te Awa Lakes Structure Plan. In addition, for the main linear lake, the details of engineering measures to be implemented at the northern and southern outlets of the lake to ensure a maximum hydraulic gradient of 2% between the linear lake and the Waikato River is maintained at all times. For the avoidance of doubt, any engineering measures required to ensure compliance with this rule shall take precedence over any other engineering provisions in the District Plan and the requirements of the Regional Infrastructure Technical Standards (RITS).

g. The location and dimensions of pedestrian and cycleways including details of how the Land Development Plan has been designed to align with the Walking and Cycling Network in Figure 2-19 Framework Plan in Section 3.8 Te Awa Lakes Structure Plan and to connect to the walking and cycling paths referred to in clause 3.8.3 in Section 3.8 Te Awa Lakes Structure Plan, including their integration with existing and future pedestrian and cycleways.

h. Existing and proposed Three Waters infrastructure necessary to service the Land Development Plan Area and in accordance with any relevant Full ICMP. If there is no relevant Full ICMP, prepare and include a sub-catchment ICMP in accordance with Appendix 1.2.2.6.

i. Existing and proposed ground levels and associated earthworks.

j. A landscape concept plan, incorporating an indigenous landscape plan, that

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includes:

i. A landscape concept for any areas of open space, including neighbourhood reserves and esplanade reserves.

ii. Details of landscape treatment of streets, footpaths and cycleways.

iii. Details of landscape treatment of stormwater swales, wetlands, detention basins and lake riparian margins.

iv. Details of landscape treatment to provide a buffer adjacent to the Waikato Expressway.

v. Details of plant types and species and sizes at time of planting, including eco-sourcing of plants from within the Waikato Basin and choice of species that reflect the history of the area.

vi. Details of ongoing maintenance to ensure the planting achieves the best possible growth rates.

vii. Use of indigenous plant species and landscape design that reflect cultural perspectives including valued food gathering species and those that support habitat for mahinga kai, native birds and lizards.

viii. Details of any interpretation materials communicating the history and significance of places and resources and any tangata whenua inspired artwork or structures.

ix. Evidence of consistency with the Ecological Rehabilitation and Management Plan required by Rule 1.2.2.21.k.

x. Evidence of engagement with tangata whenua in preparation of the landscape concept plan, including how the outcomes of that engagement have been addressed.

k. An Ecological Rehabilitation Management Plan (ERMP). The objective of the ERMP is to enhance ecological values where practicable and if not, to avoid, remedy or mitigate potential adverse effects on freshwater and terrestrial ecological values. It is to include the following, and the methods to implement them:

i. An indigenous fish management plan, including a summary of fish habitat and species present, a summary of planned works, permitting requirements, procedures for dealing with pest fish, biosecurity protocols, timing of works, procedures for recovering indigenous fish prior to and during works, roles and responsibilities of parties, reporting requirements and any specific mitigation measures.

ii. Planting of trees for bat habitat, including tall tree species such as Kahikatea and Totara, in areas where bat habitat utilisation is likely to be high, except for LDP Areas Q and R, and area X in the Business 6 zone, where smaller species will have less geotechnical risk.

iii. Lighting design that is sensitive to bat habitat including minimal lighting in areas

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close to the Waikato River, avoidance of upward-facing lighting and UV lighting, and avoidance of lighting in wetland and riparian margin areas.

iv. Restoration planting to include wetland restoration, habitat enhancement and riparian buffer zones.

v. Provision of passage into the main linear recreational lake for indigenous fish if practicable, while excluding exotic pest fish species.

vi. Main linear recreational lake bathymetry that is sufficient to help reduce wind-driven sediment resuspension and excessive growth of nuisance weeds.

vii. Incorporating diversity into the main linear recreational lake shore habitat including built areas, wetland plants and beach areas.

viii. Ensuring sufficient water flow through the main linear lake or other methods to maintain high water quality, having particular regard to avoidance of nuisance phytoplankton blooms.

ix. Ensuring new stream habitat mimics natural systems.

x. A specific ecological rehabilitation plan to restore and enhance the unnamed tributary to the Waikato River that is the southern stormwater outlet of the site. The stream runs through the adjacent Lot 1 DPS 57602 and Part Lot 1 DPS 11080, and the plan is to apply to its full length and incorporate as a minimum:

- Creation of a diverse and variable habitat and channel complexity over time to allow for differences in flow velocities.
- Provision of vegetative cover, woody debris or other in-stream structures.
- Fish passage by way of lined ramp or similar to enable native climbing species.
- A meandering channel.
- Creation of pool-riffle-run sequences.
- Proposals for ongoing maintenance and management.
- Avoidance of instream works during peak fish migration periods (August-December)

xi. Evidence of engagement with tangata whenua during preparation of the ERMP including how the outcomes of that engagement have been addressed.

l. Within 200m of the Waikato Expressway carriageway, the layout of roads and lots to generally achieve orientation of habitable rooms in buildings away from the Expressway.

m. Within 100m of Hutchinson Road the design of residential dwellings to demonstrate that their main living area outlook and their outdoor living spaces are not orientated to the south.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

n. A Water Impact Assessment that demonstrates how the proposal is consistent with the recommendations, measures and targets of the relevant Integrated Catchment Management Plan or Subcatchment Integrated Catchment Management Plan.

u. An alligator weed management plan prepared by a suitably qualified person incorporating methods to manage and control alligator weed during construction and on an ongoing basis after subdivision and development. The management plan is to include:

i. Objectives that focus on eradication of the weed from the site but provide for an adaptive approach of stopping its spread and reducing its density if that proves impracticable.

ii. Identification of measures for the safe disposal or removal off site of soil or other material infested with alligator weed.

iii. Identification of the need for any of the management and control measures to be implemented on an ongoing basis following subdivision and development, and to be incorporated into conditions of consent and through consent notices.

iv. Evidence of consultation with Waikato Regional Council and Hamilton City Council (as asset manager), including how the outcomes of that consultation have been addressed, and a copy of any Weed Hygiene Plan that is in place in accordance with the provisions of the Waikato Regional Pest Management Plan.

Note: *The Te Awa Lakes site contains alligator weed which is defined as a 'progressive containment' pest plant in the Waikato Regional Pest Management Plan. That Plan includes rules that apply to land that is to be subdivided or developed and includes pest plants. The Waikato Regional Pest Management Plan is administered by Waikato Regional Council.*

v. In Land Development Plan Areas Q and R, and area X in the Business 6 Zone, the following additional information to address residual natural hazard risks resulting from future activities, is required:

i. Location, extent and form of all existing and proposed:

- Buildings and structures.
- Landscaping (including retaining walls and fences) in accordance with the Landscape Concept Plan required by Rule 1.2.2.21.j).
- Sealed and other impermeable ground surfaces.

ii. Existing and proposed site contours at 0.5m intervals.

iii. Location, extent and species of:

- Existing vegetation being removed.
- Existing vegetation being retained.

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- Any proposed new vegetation.

iv. The location of vehicle access, manoeuvring and parking areas where relevant.

v. The nature of ground conditions and a description of proposed remediation and ground improvement measures.

vi. Details of proposed ground surface levels to ensure underground services can be installed sufficiently above ground water levels.

vii. Evidence of consultation with underground service providers on required service installation depths and how that information has informed the final ground surface design.

viii. Landform design to direct surface water towards the lake rather than the river.

ix. Details of the use of any low permeability lining to be placed over the base of services trenches.

x. Details of combined services trenches.

xi. Specific geotechnical designs of structures.

xii. Details of any rainwater reuse tanks and their overflow paths and discharge locations.

xiii. Methods to mitigate any land stability, erosion, earthquake (amplification and liquefaction) or any other natural hazards.

xiv. An assessment and design to demonstrate how the proposed landform width in LDP Areas Q and R minimises the risk of piping erosion or other ground failure.

xv. Any mitigation measures proposed.

xvi. Methods for site management of earthworks and stormwater.

w. In Land Development Plan Areas I and J (the main linear lake), Q and R, and area X in the Business 6 zone, the outcomes of an independent engineering peer review commissioned by the applicant in consultation with Hamilton City Council.

1.2.2~~.22~~.24 Resource Consents - Te Awa Lakes Business 6 Zone

An alligator weed management plan prepared by a suitably-qualified person incorporating methods to manage and control alligator weed during construction and on an ongoing basis after subdivision and development. The management plan is to include:

i. Objectives that focus on eradication of the weed from the site but provide for an adaptive approach of stopping its spread and reducing its density if that proves impracticable.

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

ii. Identification of measures for the safe disposal or removal off site of soil or other material infested with alligator weed.

iii. Identification of the need for any of the management and control measures to be implemented on an ongoing basis following subdivision and development, and to be incorporated into conditions of consent and through consent notices.

iv. Evidence of consultation with Waikato Regional Council and Hamilton City Council (as asset manager), including how the outcomes of that consultation have been addressed, and a copy of any Weed Hygiene Plan that is in place in accordance with the provisions of the Waikato Regional Pest Management Plan.

***Note**: The Te Awa Lakes site contains alligator weed which is defined as a 'progressive containment' pest plant in the Waikato Regional Pest Management Plan. That Plan includes rules that apply to land that is to be subdivided or developed and includes pest plants. The Waikato Regional Pest Management Plan is administered by Waikato Regional Council.*

1.2.2~~.23~~.25 Rotokauri North

a. Subdivision of a Duplex

i. For any restricted discretionary activity subdivision of a permitted activity duplex (which meets Rule 4.7.12.a), applicants need not provide a site analysis (otherwise provided for in 1.2.2.2.c above).

b. Any subdivision in Rotokauri North

i. Identify whether approval of the subdivision consent would exceed a development trigger or upgrade threshold specified in 3.6A.4.2.

ii. The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1a. and 25.14.4.1c. shall be demonstrated.

c. Rotokauri North Ecological Rehabilitation Management Plan (ERMP)

For any subdivision where the footprint of the subdivision area includes land within the 'Green Spine' identified in Appendix 2 Figure 2-8A, and/or land for stormwater management devices to vest not identified on Figure 2-8A an ERMP shall be provided with the application and shall meet the following requirements (to apply to the application footprint of the proposed subdivision only):

i. The objective of the ERMP is to restore, protect and enhance aquatic and terrestrial ecological values within the site of the existing stream corridor and proposed stormwater treatment wetlands within the Green Spine.

ii. The plan shall incorporate:

A. Habitat that mimics natural systems including:
- Fish passage
- Diverse and variable habitat and channel complexity over time to allow for differences in flow velocities

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

- A meandering channel
- Pool-riffle-run sequences
- Woody debris or other in-stream structures

B. Measures to protect native fish during stream restoration work including but not limited to recovery and holding of fish during works, procedures for dealing with pest fish, permitting requirements, reporting requirements and any specific mitigation measures.

C. Indigenous wetland and riparian planting, to include the stormwater wetlands, habitat enhancement and riparian buffer zones.

D. Ongoing maintenance and management.

E. Evidence of engagement with mana whenua during preparation of the ERMP including how the matters mana whenua raised in that engagement have been addressed.

d. Protected long-tailed bats, indigenous bird and lizard species:

Long-tailed bats, indigenous bird and lizard species regardless of threat status are protected under the Wildlife Act 1953 from killing or injuring. Long-tailed bats are vulnerable to killing and injury while roosting, birds while nesting and lizards during any site clearance that includes habitat where they are present. It is advisable for any subdivision applicant to be aware of their obligations under the Wildlife Act 1953 when clearing land of vegetation and structures.

For any subdivision application in Rotokauri North provide supporting explanation that these requirements have been considered.

e. Kereru Reserve Management Plan (KRMP)

For any subdivision application in Rotokauri North that includes land within the Kereru Reserve Significant Natural Area (SNA) within the subdivision footprint (identified in Appendix 2, Figure 2-8A, as 'Natural Open Space'), a KRMP shall be provided with the application and shall meet the following requirements (to apply to the application footprint of the proposed subdivision only):

i. The objective of the KRMP is to provide for the protection and enhancement of the vegetation and fauna within Kereru Reserve SNA

ii. As a minimum, the KRMP is to include the following:

A. Proposed management measures including the removal of weed species, pest management and enrichment planting.

B. Evidence of engagement with mana whenua during preparation of the KRMP, including how the matters mana whenua raised in that engagement have been addressed.

f. Rotokauri North Landscape Plan – Reserves to Vest

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

For any subdivision application in Rotokauri North involving a proposal to vest any land for reserve or local purpose access or involving the creation of a landscape buffer against SH39, a Landscape Plan shall be provided with the application and shall meet the following requirements (applying to the application footprint of the proposed subdivision only):

i. The objectives of the Landscape Plan are to identify opportunities to enhance amenity values and provide for the recreation needs of the community through the provision of public parks and reserves.

ii. The Landscape Plan shall include:

A. Use of indigenous species and landscape design that reflect mana whenua cultural perspectives including species that are valued as customary food or for traditional uses, and those that support indigenous biodiversity and provide habitat for mahinga kai, native birds and lizards.

B. Details of plant species and sizes at time of planting proposed within the subdivision site, including eco-sourcing of plants from within the Hamilton Ecological District and choice of species that reflect the history of the area.

C. Details of ongoing maintenance to ensure the planting achieves the best possible growth rates.

D. Details of how the landscape plan will support cultural harvest.

E. Details of any interpretation materials communicating the history and significance of places and resources and any mana whenua inspired artwork or structures.

F. Evidence of engagement with mana whenua in preparation of the Landscape Plan, including how the matters mana whenua raised in that engagement have been addressed.

G. Consistency with the Ecological Rehabilitation and Management Plan and the Keruru Reserve Management Plan.

H. Evidence of consistency with any existing landscape development plan that has been prepared for any other subdivisions within Rotokauri North.

I. Pedestrian and cycle connections within reserves and to the roading network.

g. In addition to the ITA content specified in 25.14.4.3 m., any ITA prepared in relation to development within Rotokauri North shall include:

i. Specific consideration of demand, safety, levels of service and options for mitigation at the following intersections and transport corridors:

A. Exelby Road / State Highway 39 (SH39) intersection;

B. Collector 1 / State Highway 39 intersection;

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C. Te Kowhai Road / State Highway 39 / Burbush Road intersection;

D. Burbush Road;

E. Exelby Road between Rotokauri North and the Rotokauri Road / Exelby Road intersection inclusive; and

F. Exelby Road / Lee Road intersection.

ii. Evidence of the following consultation and responses to the issues raised in that consultation:

A. Consultation with Waikato District Council on the parts of Exelby Road and Te Kowhai Road that are in that Council's jurisdiction.

B. Consultation with Waka Kotahi (the New Zealand Transport Agency) regarding the interface with SH39 including any intersections.

C. Consultation with the owner(s) of 336, 338 and 360 Te Kowhai Road in relation to the intersection design planned in proximity with particular regard to achieving safe access to these properties and ensuring the intersection design does not exacerbate existing water runoff/flooding that occurs at the southern frontage of these properties.

iii. An ITA addressing the intersections listed in clause i shall be provided where the cumulative total of consented lots/units reach 700.

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1.3 Assessment Criteria

1.3.1 Guide to Using the Criteria

This chapter provides a range of Assessment Criteria that are to be used, where relevant, in the assessment of activities that require resource consent.

Specifically:

1. Controlled Activities will be assessed against the matters over which Council has reserved control. The assessment criteria are provided within section 1.3.2 with the section headings being the Matters of Control.

2. Restricted Discretionary Activities that are restricted solely due to failed standards will be assessed against the effects resulting from an activity not complying with any relevant standard(s) in this District Plan (refer section 1.3.3.A1 of this appendix).

   To assist with assessing the effects of the non-compliance, there may be specific criteria within {Link, 9193,section 1.3.3 of this appendix that could be of use in assessing the application.

3. Restricted Discretionary Activities that are restricted solely due to being listed in the chapters as a Restricted Discretionary Activity will be assessed against the specific matters of discretion which are identified against each activity in the chapter.

4. Restricted Discretionary Activities that are restricted by virtue of being listed in the chapter as a Controlled Activity and also fail standards will be assessed against the relevant criteria as outlined in points 1 & 2 above.

5. Restricted Discretionary Activities that are restricted by virtue of being listed in the chapter as a Restricted Discretionary Activity and also fail standards will be assessed against the relevant criteria as outlined in points 2 and 3 above.

6. Discretionary and Non-Complying Activities may use the criteria in {Link, 9193,section 1.3.3 as a guide with specific reference to the general criteria in A2.

1.3.2 Controlled Activities – Matters of Control

The following section contains matters over which Council has reserved control for Controlled activities. These are referenced in other parts of the District Plan.

Note

1. *Example: chapters in this District Plan may include a section titled "Controlled Activities – Matters of Control" and a table like the example below.*

Activity	Matter of Control Reference Number

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	(Refer to Volume 2, Appendix 1.1)
i. Teaching and research laboratories	A. Hazardous Facilities

In this example the controlled activity is "i. Teaching and research laboratories". The matters of control are identified by the reference "A". These references align with the lists below. In this example "A" is associated with Hazardous Facilities with the relevant matters of control listed beneath.

A.	**Hazardous Facilities**	
	The extent to which the effects on, and risks to, the health and safety of people, property and the environment are appropriately managed, including:	
	i.	Matters referred to in the relevant standards in Rule 25.4.4 of Chapter 25.4 City-wide – Hazardous Facilities.
	ii.	Safe access to and from the transport network.
	iii.	Effects due to the sensitivity of the surrounding natural, human and physical environment.
	iv.	Separation distances and the type of environment/number of people potentially at risk from the proposed facility.
	v.	Potential hazards and exposure pathways arising from the proposed facility.
	vi.	Potential cumulative hazards presented in conjunction with neighbouring facilities.
	vii.	Proposed:
		• Fire safety and fire water management
		• Spill contingency and emergency planning
		• Monitoring and maintenance schedules
		• Waste disposal management
		• Hazardous substance transport arrangements
	viii.	Compliance with relevant Standards and Codes of Practice.
	ix.	Any other measures to avoid or mitigate risks posed by the activity.
	Note *Relevant Standards and Codes of practice referred to above may include:* • *Below Ground Stationary Container Systems for Petroleum – Design and Installation HSNOCOP 44, Environmental Protection Agency, May 2012* • *Below Ground Stationary Container Systems for Petroleum – Operation HSNOCOP 45, Environmental Protection Agency, May 2012* • *Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand, Ministry for the Environment, 1999* • *Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand, Ministry for the Environment, 1998* • *NZS8409: 2004 Management of Agrichemicals* • *AS/NZS 1596: 2008 – Storage and Handling of Liquid Petroleum Gas* • *AS/NZS 2982: 2010 – Laboratory Design and Construction* • *AS/NZS 2243.1: 2005 – Safety in Laboratories – Planning and Operational*	

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		Aspects • *AS/NZS 2243.2: 2006 – Safety in Laboratories – Chemical Aspects* • *AS/NZS 2243.3: 2010 – Safety in Laboratories – Microbiology* • *AS/NZS 2243.5: 2004 – Safety in Laboratories – Non-ionising Radiation* • *AS/NZS 2243.6: 2010 – Safety in Laboratories – Plant and Equipment Aspects* • *AS/NZS 2243.8: 2006 – Safety in Laboratories – Fume Cupboards* • *AS/NZS 2243.9: 2009 – Safety in Laboratories – Recirculating Fume Cabinets* • *AS/NZS 2243.10: 2004 – Safety in Laboratories – Storage of Chemicals*
B.	**Industrial Zone**	
a.	**Building Design, External Appearance and Site Layout**	
	i.	The extent to which any activity involving buildings adjoining an identified transport corridor and buildings within the Rotokauri Employment Area presents an attractive visual appearance, including minimising:
		• Large featureless building façades facing the transport corridor.
		• The placement of any plant or machinery on the front of the building or within the front yard setback (with the exception of machinery displayed for sale, hire, or plant associated with on-site security).
		• Over-dominant illuminated signage within the site.
		• Front fences, walls and signs that detract from an active visual relationship between the site and street/primary transport corridor.
		• The location of the service and outdoor storage areas within the front setback.
	ii.	For ancillary residential activities, the extent to which:
		• Outdoor living areas or balconies are contiguous with the internal living areas.
		• The design, size and location of the private and/or communal open space, parking, loading spaces and driveways on the site achieves a high standard of amenity, noise and visual privacy for residents, whilst effect from dust, fumes and light glare are minimised.
b.	**Site Layout**	
	iii.	Within the Rotokauri Employment Area, the extent to which the adverse effects of the location of buildings, parking areas and outside storage areas minimise their potential impact on the amenity of any adjoining Residential, Special Character or Open Space Zones.
	iv.	For ancillary residential activities and within the Rotokauri Employment Area, the extent to which the development has been designed and located so that the potential for reverse sensitivity effects (including noise) is avoided, remedied or mitigated.
	v.	The extent to which the site layout incorporates Crime Prevention

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		Through Environmental Design, to develop a positive relationship with the street and improve passive surveillance.	
	vi.	The extent to which landscaping is incorporated within the site layout, to visually reduce the bulk of new development and mitigate adverse visual effects, particularly from the front boundary and those parts of the site visible from public spaces. ***Note*** *This is particularly important in relation to the setback from the front boundary and those parts of the site visible from public spaces and interfaces along state highways and arterial transport corridors.*	
	vii.	Within the Rotokauri Employment Area, the extent to which landscaping enhances amenity at key interfaces such as State Highway 1, green corridors, arterial transport corridors, Wintec Rotokauri Campus and the Rotokauri Suburban Centre.	
C.	**Knowledge Zone and Major Facilities Zone**		
a.	**Building Design, External Appearance and Configuration**		
	i.	The extent to which the external appearance, scale and design of buildings:	
		1.	Contributes to compatibility between buildings and their integration with other development on the site, adjacent sites and surrounding public spaces.
		2.	Contributes to the active frontage along public streets and open space, particularly at corner sites.
		3.	Minimises, as practicable, effects on adjacent public spaces (including footpaths) in terms of shading and daylight.
	ii.	The cumulative effect of buildings and the extent to which opportunities have been taken to cluster buildings and/or ensure that areas are left free from buildings.	
	iii.	The extent to which parking, manoeuvring areas, driveways and outdoor service areas are designed and located to be safe and efficient, and to protect amenity values of the streetscape and adjoining sites.	
	iv.	The extent to which the building design and development:	
		1.	Makes a positive contribution to the local character of the site and surrounding area.
		2.	Improves large façades (including side walls) that are visible from public places by ensuring they are treated in a way that provides visual interest and reduces the apparent bulk of the building.
	v.	The extent to which Crime Prevention Through Environmental Design principles have been incorporated.	
	vi.	Encourage easy and safe pedestrian access and circulation for	

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		those not arriving by vehicle.
b.	**Landscaping**	
	vii.	The extent to which landscaping is incorporated within the site layout to reduce the bulk of new development and mitigates adverse visual effects. ***Note*** *This is particularly important in relation to setback from the front boundary and those parts of the site visible from public spaces and interfaces along state highways, arterial transport corridors and City gateways.*
In addition to the above general matters, the following relate to site specific matters of control.		
	University of Waikato	
	viii.	The extent to which existing linkages between land uses are reinforced by the layout of buildings and transport corridors. New connections created should seek to enhance accessibility through the zone and have regard to connectivity to the adjoining University of Waikato campus.
	ix.	The extent to which high rise buildings are concentrated on the Hillcrest Road ridge.
	x.	The extent to which the location of buildings maintains the safe and efficient operation of network utilities, including high voltage transmission lines.
	Knowledge Zone	
	xi.	The extent to which the open space character of the northwest sector of the site is maintained.
	Claudelands Event Centre	
	xii.	The extent to which the open space character of the eastern part of the site is maintained including the maintenance of a suitable buffer adjoining Jubilee Park.
	Te Rapa Racecourse/Thoroughbred Business Park	
	xiii.	The extent to which development of the site retains views between the racecourse and Minogue Park.
	Waikato Hospital	
	xiv.	The extent to which activities of an industrial nature and the heliport are grouped in the south-western sector of the site.
	xv.	The extent to which high rise buildings are concentrated towards the centre of the hospital complex.
	Waikato Stadium and Seddon Park	
	xvi.	The extent to which future buildings and the enhancement of facilities including any provision for office, retail and visitor accommodation provides for functional integration with the site.

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	Wintec Rotokauri	
	xvii.	The extent to which development of the site has regard to the future development of the Rotokauri Area and the relationship of the site with Lake Waiwhakareke.
D.	**Te Rapa North Industrial Zone**	
a.	**Concept Development Consent for Stage 1A**	
	i.	The extent to which it identifies the total area not exceeding 30ha available for industrial development within Stage 1A.
	ii.	The extent to which it defines the location and extent of the development area not exceeding 7ha pursuant to Rule 12.6.1.
	iii.	The extent to which it defines the general location and extent of the development area not exceeding 23ha pursuant to Rule 12.6.1.
	iv.	The extent to which it demonstrates connectivity and sequential development between the 7ha and 23ha land release areas and adjacent sites.
	v.	The extent to which it provides an indicative internal road layout and it provides for alternative modes of transport including public transport, pedestrian and cycle linkages within and between the 30ha and adjacent land.
	vi.	The extent to which it considers and responds to the recommendations and proposed conditions of an Integrated Transport Assessment prepared in accordance with Rule 25.14.4.3.
	vii.	The extent to which it specifies methods by which vehicle movements will be managed to achieve compliance with Rule 12.4.7.b.
	viii.	The extent to which it identifies any existing indigenous vegetation and areas of ecological value including recognition of existing gully systems and proposals for their management.
	ix.	The extent to which it provides for any landscaping and screen planting including landscaping buffers where land adjoins the Waikato Expressway designation boundary.
	x.	The extent to which it provides a report which demonstrates the extent to which the provision of reticulated infrastructure for the entire 30ha within the Stage 1A development area will occur; provided that existing infrastructure available from the Te Rapa Dairy Manufacturing Site and/or Council infrastructure and headworks (water and wastewater only) may be relied on for the 7ha development under Rule 12.3.3.f.
		Note *The above does not involve:* • *Activities requiring an air discharge consent under the Regional Plan (except on land situated to the north of Hutchinson Road, east of Te Rapa Road)* • *Hazardous waste reprocessing, disposal or storage, except for temporary*

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		storage of waste from commercial activities awaiting collection • *An extractive industry* • *Offices, except those that are ancillary to industrial uses* • *Hospitals, day care facilities, and educational institutions* • *Retail activities, except for food outlets less than 200m^2* • *Residential activities unless associated with a lawfully established activity.*
E.	**Historic Heritage**	
a.	**Management of effects on, and risks to the heritage value of the historic heritage building or structure, including:**	
	i.	Effects to the exterior of the historic heritage building or structure.
	ii.	Potential loss of the heritage values of the building or structure.
	iii.	Any other measures to avoid or mitigate risks proposed by the activity.
	iv.	Works compatible with and reflect the original fabric of the historic heritage building or structure.
	v.	Earthquake strengthening not detracting from the appearance and integrity of the historic heritage building or structure.
	vi.	Demonstration of the conservation principles of the International Council on Monuments and Sites (ICOMOS) New Zealand.
b.	**Management of effects on, and risks to, the values of the archaeological and cultural site identified in Schedule 8C, Volume 2, Appendix 8, including:**	
	i.	Provision for Mana Whenua representation on site for monitoring of earthworks and land disturbance.
	ii.	The location, layout, design and method of carrying out the proposed works / proposal and effects on the cultural and spiritual values of the site.
	iii.	Demonstration of the archaeological authority process to modify or damage archaeological sites in accordance with the Heritage New Zealand Pouhere Taonga Act.
F.	**Ruakura**	
a.	**Interface Design Control Area**	
		Landscaping
	i.	Ruakura Logistics Zone - Subject to biosecurity requirements, landscaping should be incorporated within the site layout to reduce the bulk of new development and mitigate adverse visual effects. This is particularly important in relation to setbacks from the front boundary and those parts of the site visible from public spaces and interfaces along state highways, arterial transport corridors, and the Ruakura Open Space Zone and City gateways.
	ii.	In relation to the Waikato Expressway, whether landscaping along the boundary with the Expressway Designation is of appropriate

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		scale and density so as to soften views from the Expressway of industrial development.
	iii.	Ruakura Industrial Park Zone – Landscaping and screening should be incorporated within the site layout to reduce the bulk of new buildings and associated development, and to mitigate adverse visual effects - particularly from storage, loading and operational areas likely to be visible from residential areas. This is also important in relation to setbacks from the front boundary and those parts of the site visible from public spaces and interfaces along state highways, arterial transport corridors, and the Ruakura Open Space Zone and city gateways.
	iv.	Ruakura Industrial Park Zone – In relation to buildings and associated development on sites that adjoin the Ruakura Open Space Zone and abutting the northern boundary of properties on Sheridan Street and Nevada Road or are adjacent to Silverdale Road, proposed landscaping and screening is subject to specific assessment and the standards in Rule 25.5.3.1 are to be used as a guide only.
b.	**Crime Prevention Through Environmental Design**	
	i.	Buildings and the site layout shall be designed to: a. Provide surveillance from offices over main access, car parks and the adjacent street. b. Ensure a clear distinction between visitor areas and operational areas. c. Provide direct, legible and well lit visitor routes. d. Avoid opportunities for concealment.
c.	**Temporary Logistics Activities in Sub Area A**	
	i.	Conditions shall be imposed to ensure that the location of buildings associated with logistics is temporary, the future rail spur corridor is not compromised and that buildings and activities do not preclude the future full development of the Inland Port.
d.	**Medium Density Residential Zone**	
	i.	Impact of building design, external appearance and configuration on the public realm particularly when viewed from the Ruakura Open Space Zone and arterial corridor.
	ii.	Site layout.
	iii.	Landscaping.
	iv.	The extent to which the amenity and safety of future occupiers will be protected.

1.3.3 Restricted Discretionary, Discretionary and Non-Complying Assessment Criteria

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The following section contains assessment criteria under subject headings that relate to the 'Matters of Discretion' for Restricted Discretionary activities. These are referenced in other parts of the District Plan.

Note
Example: Chapters in this District Plan may include a section titled "Restricted Discretionary Activity – Matters for Discretion, Assessment Criteria and Non-Notification Rule" and a table like the example below.

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.2)
i. Vegetation clearance	D. - Natural character and open space

In this example the restricted discretionary activity is "i. Vegetation clearance". The matters to which discretion has been restricted to are identified by the subject heading of "D - Natural character and open space".

A range of criteria are provided under that heading in this section and where these criteria are relevant they can be used to assess the application. All criteria under the identified subject heading do not need to be assessed, only those relevant to the application.

Discretionary and Non-Complying Activities may use the criteria in this section as a guide, with specific reference to the general criteria in A3.

A	**General Criteria** **Restricted Discretionary Activities due to Performance Standard Non-Compliance**	
A1	The effects resulting from an activity not complying with any relevant standard(s) in this District Plan. Guidance on the assessment of effects may be derived from: a. Any relevant criteria within section 1.3.3 of this appendix; and b. Any relevant design guidelines contained within this Plan.	
A2	The extent to which any adverse effects would be offset by benefits to the community or the natural environment.	
	Discretionary & Non-Complying Activities - General Criteria	
A3	Without restricting the exercise of its discretion to grant or refuse consent or impose conditions, the Council shall have regard to the assessment criteria set out below when considering any application under sections 104 and 104B of the Act. Discretionary activities and Non-Complying activities shall be assessed against, but not limited to the following assessment criteria:	
	a.	Assessment against relevant objectives and policies including Chapter 2 Strategic Framework

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	b.	The extent to which the proposal is consistent with relevant:	
		i.	Standards in this Plan.
		ii.	Assessment Criteria, listed in this plan.
		iii.	Design Guides.
		iv.	Structure Plans.
		v.	Comprehensive Development Consents.
		vi.	Concept Plans or Concept Development Consents.
		vii.	Reserve Management Plans.
		viii.	Iwi or Hapu Management Plans.
		ix.	Waikato River Vision and Strategy.
		x.	Master Plans.
		xi.	Temple View Precincts
B	**Design and Layout**		
	General		
B1	Whether the proposed building design and / or site layout is consistent with the intent of any relevant design guide in Appendix 1 Section 1.4. ***Note*** *If an activity is a Restricted Discretionary Activity in relation to Design and Layout matters and there is a relevant design guide, then the activity should seek to address the outcomes sought in the design guide as a priority over relevant criteria in this section.* *Where an application is for a Concept Plan Consent in the Knowledge Zone, the Design and Layout assessment criteria will focus on building precincts / sub-areas, development and infrastructure layout rather than individual buildings.*		
B2	Whether the external appearance, scale and design of buildings and structures:		
	a.	Are consistent with the purpose of the zone, and enhance the character and amenity of the surrounding area, streetscape qualities and adjoining land uses.	
	b.	For corner sites, where appropriate, provide active frontages along both elevations.	
	c.	Incorporate Crime Prevention Through Environmental Design principles.	
B3	The extent to which the proposed design provides or continues to provide for informal surveillance of public spaces within and adjacent to the development by:		
	a.	Locating doors, windows and other openings associated with living and working areas, so that they overlook and interact with public spaces.	

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	b.	Locating primary entrances to buildings to face the transport corridor frontage, with the main entrance located adjacent to the frontage with the most pedestrian traffic.
B4	The extent to which building design will add visual interest and vitality to the streetscape and avoids large, featureless façades. For example, through articulation of a façade, attention to fenestration and rooflines, the design of verandas and balconies and the careful choice of materials and colour.	
B5	The extent to which parking, manoeuvring areas, driveways and outdoor service areas have been designed and located:	
	a.	To protect amenity values of the streetscape and adjoining sites, including through the use of appropriate screening and landscaping.
	b.	To not be visually dominant.
	c.	To be away from the front of the site and buildings.
	d.	To integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, verandas, parking, loading areas, access to public transport and pedestrian linkages.
B6	The extent to which the activity, including landscaping, has been designed in a manner that supports and enhances pedestrian and cyclists movements, including access to the transport network and along frontages considered important for shopping or entertainment activities.	
	Landscaping and Screening	
B7	The extent to which planting and landscaping is used to:	
	a.	Establish and maintain a well vegetated environment that is compatible with the zone and existing character.
	b.	Visually reduce the bulk of new development and mitigate adverse visual effects particularly from the front boundary and those parts of the site visible from public spaces.
	c.	Create an attractive environment that maintains safety and amenity for pedestrians.
	Waste Management	
B8	The extent to which developments provide for goods handling, storage, waste and recycling areas that are:	
	a.	Easily accessible for collection agencies and avoid adverse visual, noise or odour effects.
	b.	Consistent with the amenity values of the site and avoid causing nuisance for neighbouring residential activities.
	c.	Suitable for the demand expected by the activity.
	Business Zones	
B9	Whether the proposed building setback adversely affects the use and safety of public spaces, or the continuity of shopping frontages.	

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B10	Whether development of a site adjoining the riverbank encourages pedestrian access to and facilitates public use and enjoyment of, the promenade and environs of the Waikato River.	
B11	In relation to the setbacks from internal boundaries at upper levels (i.e. fourth level and above), the extent to which the proposal minimises shadowing and loss of natural light on existing adjacent buildings by providing adequate separation between the proposed development and any existing residential development.	
	Knowledge Zone	
B12	The extent to which public spaces and streets have been designed to be accessible and open to the public at all times (except where closed for operational safety or security reasons).	
	University of Waikato	
B13	The extent to which existing linkages between land uses are reinforced by the layout of buildings and transport corridors. New connections created should enhance accessibility through the zone and have regard to connectivity to the adjoining University of Waikato campus.	
B14	The extent to which high rise buildings are concentrated on the Hillcrest Road ridge.	
B15	The extent to which the open space character of the northwest sector of the site is maintained.	
	Sites Adjoining the Waikato Riverbank	
B16	The extent to which development of a site adjoining the riverbank:	
	a.	Provides a scale and design of any building or structure that maintains or enhances street and reserve areas, the character and amenity, and the heritage or open space values of the adjoining riverbank area.
	b.	Makes provision for building design and configuration, site layout and/or landscaping which enhances the visual and physical relationship with the Waikato River.
	c.	Mitigates the impact of large developments and vehicular oriented activities on the amenity values of the riverbank environment.
	Development within a Structure Plan Area	
B17	The extent to which the proposal is consistent with any relevant objectives of any structure plan or could prejudice or foreclose options for future urban development and in particular with the proposals shown on the relevant Structure Plan for the area.	
B18	The extent to which the proposed transport network promotes opportunities to achieve:	
	a.	A legible and logical pattern of development in accordance with the planned transport network identified within the relevant structure plan or the ability to extend existing transport networks, and

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	b.	The future transport network within the relevant structure plan area for which more precise design, location and layout has been approved.
B19	The extent to which the proposal takes into account new information or policies (including but not limited to ICMPs) that will result in outcomes that are more beneficial than those shown on the Structure Plan.	
	Dairies in General Residential and Special Character Zones	
B20	The extent to which the site can adequately accommodate the dairy, any associated residential activity, parking, planting, service areas and signage, whilst ensuring that the building would not dominate the streetscape.	
C	**Character and Amenity**	
	General	
C1	The extent to which the activity:	
	a.	Makes adequate provision to protect the visual and acoustic privacy of abutting residential and community uses, including through building and site design and hours of operation.
	b.	Is compatible with the location in terms of maintaining and enhancing the character and amenity of the surrounding streetscape and urban form.
	c.	Is able to avoid, remedy or mitigate adverse effects on the existing and foreseeable future amenity of the area, particularly in relation to noise, traffic generation, material deposited on roads, dust, odour and lighting.
	Reverse Sensitivity	
C2	The extent to which the development (including residential development) has been designed and located so that the potential for reverse sensitivity effects (including noise) are avoided, remedied or mitigated.	
C2a	In the Te Awa Lakes Medium-Density Residential zone and the Te Awa Lakes Business 6 zone, within 100m of Hutchinson Road, the extent to which the main living area outlook is oriented to the north, away from Hutchinson Road.	
C2b	In the Te Awa Lakes Medium-Density Residential Zone, within 200m of the Waikato Expressway, the extent to which the main living area outlook is oriented away from the Waikato Expressway.	
C2c	In the Te Awa Lakes Medium-Density Residential Zone, and the Te Awa Lakes Business 6 Zone, the extent to which the development (including residential development and visitor accommodation) has been designed so that the potential for reverse sensitivity effects on industrial activities in the wider environment are avoided, remedied or mitigated.	
	Residential Zone	
C3	The extent to which the cumulative effects of a non-residential activity together with other non-residential activities will result in an adverse effect to the residential character of the neighbourhood.	

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	Central City & Business Zones	
C4	The extent to which the level of non-retail activity within a shopping frontage would adversely affect the attraction of shoppers and visitors.	
C4a	In Te Awa Lakes Business 6 zone the extent to which the recommendations of an alligator weed management plan in accordance with Rule 1.2.2.22 are to be implemented.	
	Future Urban Zone	
C5	The extent to which the location and siting of effluent storage and disposal can avoid effects to dwellings or adjoining sites.	
C6	The extent to which the rural activity remains the predominant activity on the site.	
C7	The extent to which any intensive farming activity avoids adverse effects of noise, odour, vermin and other potential health hazards or mitigates these through management practices, site layout (placement and orientation), design of buildings, screening and landscaping.	
C8	The measures to be adopted to avoid, remedy or mitigate potential effects on residential activities on the site and adjoining properties.	
	Non-Industrial Activities in the Industrial Zone	
C9	The extent to which the non-industrial activity, within an Industrial Zone, serves the needs of an industrial area and adjoining areas, or is more appropriate to an industrial location than in other areas having regard to the nature of the activity, travel demand characteristics and amenity expectations.	
	Residential activities in Figure 9.3a	
C10	For managed care facilities, retirement villages, and rest homes, the extent to which:	
	a.	The siting, scale, design and layout of buildings ensures compatibility between buildings and their integration with other sensitive development on the site, adjacent sites and surrounding public spaces such as Ashurst Park.
	b.	The design, size and location of the private and/or communal open space, parking, loading spaces and driveways on the site achieves a high standard of on-site amenity, noise and visual privacy for residents, and ensures that effects from dust, fumes and light glare are minimised.
	c.	Outdoor living areas or balconies are contiguous with the internal living areas.
	d.	The location of buildings, window and door placement, parking areas and outside amenity areas avoid reverse sensitivity effects on any adjoining industrial activities.
	e.	Existing linkages between land uses are reinforced by the layout of buildings and their positive interface with the proposed linkage road between Maui Street and Karewa Place.

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	Subdivision	
C11	The extent to which the proposal is consistent with any relevant design guidance in Appendix 1 Section 1.4.	
C12	The extent to which any boundary adjustment would have potential adverse effects on the site or the surrounding area.	
C13	Whether the subdivision creates lots that are appropriate for their intended use.	
C14	The extent to which subdivision or subsequent building design, including the location of transport corridors and reserves, provides for existing electricity lines and their corridors.	
C15	The extent to which the proposal is consistent with objectives of any relevant structure plan or could prejudice or foreclose options for future urban development and in particular with the proposals shown on the relevant Structure Plan for the area.	
C16	The extent to which the proposal (including the proposed transport network) promotes opportunities to achieve:	
	a.	A legible and logical pattern of development in accordance with the planned transport network identified within the relevant structure plan or the ability to extend existing transport networks, and
	b.	The future transport network within the relevant structure plan area for which more precise design, location and layout has been approved.
	Ancillary retailing and offices in the Industrial Zone	
C17	In assessing the suitability for ancillary retail or office activity to expand over the thresholds denoted in the Plan, regard shall be given to the following:	
	a.	Whether the ancillary use is integral to the continuing operation of the principal activity on the site.
	b.	Whether the ancillary use remains incidental and subordinate to the principal activity on the site.
	c.	Whether the principal activity continues to be of an industrial character and nature.
	Fee simple subdivision of apartment buildings	
C18	The suitability of a fee simple subdivision of either an existing, or an approved land use consented, apartment building, is where:	
	a.	Appropriate provision is made for access, services, open space and car parking.
	b.	Subdivision layout clearly outlines areas of individual ownership and areas of shared rights and interests in common.
	c.	Easements, access lots, covenants or similar legal instruments that manage individual ownership and any shared space or common ‘elements’ to the subdivision, are provided at time of resource consent application for subdivision.

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	d.	Appropriate provision made for infrastructure, particularly where shared between lots or crossing several lots.
	e.	The subdivision layout of the proposed sites does not result in new or increased non-compliance with other city-wide and/or zone rules, and the extent of non-compliance with an approved resource consent for the apartment development.
D	**Natural Character and Open Space**	
	General	
D1	The extent to which buildings, earthworks, developments and site layout and clustering:	
	a.	Complements and retains the underlying landform and the legibility of the ridgeline features including views to and from ridgelines, having regard to both immediate and cumulative effects.
	b.	Provides a sufficient area of open space to enable a sense of the underlying landform to be retained.
	c.	Retains and incorporates notable trees, natural features and established mature and indigenous vegetation into the design.
D2	The extent to which the site for a proposed building or structure integrates with the site features of the open space.	
	Activities Affecting ~~Scheduled~~Notable Trees or a Significant Natural Area	
D3	The extent to which activities associated with the proposal will:	
	a.	Adversely affect any identified value of the tree.
	b.	Adversely affect the health of the tree, natural shape and branch habitat, structural integrity or visual appearance of the tree.
	c.	Adversely affect ~~any identified value of~~the landscape character, and ecological, cultural, heritage, and neighbourhood amenity values the ~~Significant Natural Area~~tree is located within.
	d.	~~Adversely~~In relation to a scheduled group of notable trees, the extent to which the works will adversely affect the health, structural integrity or ecological values of the ~~Significant Natural Area~~wider group.
	e.	~~Cause~~Result in improved community amenity or other benefits for the ~~loss of habitat~~community that ~~provides a key life-cycle function~~cannot otherwise be achieved by arboricultural or ~~the physical disturbance of indigenous species listed as 'threatened' or 'at risk' in the New Zealand Threat Classification Systems Lists~~property management means.
	f.	Be undertaken in a manner consistent with internationally accepted arboricultural standards, practices and procedures.
	g.	Be of duration and frequency that will adversely effect the health and structural integrity of the tree.

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	h.	Adversely affect any identified value of the Significant Natural Area.
	i.	Adversely affect the ecological function and health of the Significant Natural Area.
	j.	Result in the following adverse effects on Significant Natural Areas and indigenous biodiversity: i. Loss of ecosystem function, representation and extent; ii. Fragmentation; iii. Loss of connectivity or buffer function; iv. Loss of corridors and ecological sequencies; v. Loss or reduction in ecological integrity; and vi. Loss or reduction in the extent habitat that provides a key life-cycle function for indigenous species listed as 'threatened' or 'at risk' in the New Zealand Threat Classification Systems.
D3A	The extent to which any biodiversity offsetting or biodiversity compensation proposal will achieve a net ecological gain or not net loss in indigenous biodiversity, and the likelihood that the proposed offsetting or compensation will secure the proposed gains.	
D3B	The extent to which undertaking the activity is necessary to provide for safe, efficient and effective functioning of infrastructure and provide access to these assets.	
D3C	The extent to which proposed infrastructure has a functional need or an operational need to locate within or adjacent to a Significant Natural Area.	
D3D	The extent to which proposed public walkways and cycleways will enhance the public's ability to connect with, and appreciate, the indigenous biodiversity of the Significant Natural Area.	
D4	The extent to which impermeable surfaces adversely affect water quality, and the surrounding watertable.	
D5	The extent to which vegetation removal adversely affects the natural character or landscape value of any lake or wetland and the ability to offset such effects through restoration or enhancement.	
D6	The extent to which any earthworks will adversely affect the surrounding water table and water quality and the opportunity to mitigate the loss of water from the site.	
D7	The extent to which earthworks exacerbate or contribute to flooding, both on-site and off-site.	
D8	Whether the removal of peat soils can be mitigated to protect the surrounding water table.	
D9	Where it is clearly impractical to dispose of stormwater to ground the provision of other mitigation measures to maintain the water table and protect water quality.	

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D10	The extent to which undertaking the activity will enable replacement or enhancement of existing vegetation, natural values, or the improvement of riparian margins.	
	Non-emergency Works to, Removal or Transplanting of, a ~~Scheduled~~Notable Tree	
D11	The extent to which ~~the tree is causing serious damage to structures or~~activities associated with the ~~tree constitutes a hazard to human health, property and infrastructure.~~proposal will:	
	a.	Adversely affect any identified value of the tree.
	b.	Adversely affect the health, natural shape and branch habitat, structural integrity or visual appearance of the tree.
	c.	Adversely affect the landscape character, and ecological, cultural, heritage, and neighbourhood amenity values the tree is located within.
D12	~~Whether~~The extent to which transplanting of the tree~~'s chance of survival, in the case of transplanting, is better than in its existing location.~~(s) will:	
	a.	Adversely affect the landscape character, and ecological, cultural, heritage, and neighbourhood amenity values the tree is located within.
	b.	Improve the tree's chance of survival, in the case of transplanting, is better than in its existing location.
D13	~~Whether alternative developments avoiding the need~~The extent to ~~remove~~which removal of the tree(s) ~~have been adequately considered.~~will:	
	a.	Avoid serious damage to structures, or the tree constitutes a hazard to human health, property and infrastructure.
	b.	Whether alternative developments avoiding the need to remove the tree(s) have been adequately considered.
	Surface of Water	
D14	The extent to which water flows are impeded and the potential for debris to be snagged.	
D15	The extent of the effect of the proposal on:	
	a.	Natural character, ecological values, riparian habitat, recreational values, landscape quality and amenity values of the waterway.
	b.	Public access to the waterway and on the surface of water.
	c.	Adjacent scheduled historic buildings, structures and sites, significant natural areas and ~~significant~~notable trees.
	d.	Land-based activities.
	e.	Other users of the water body including recreational and other commercial activities.
	f.	Health and safety and effects on navigation.

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	g.	Stirring sediment, transporting weeds and aquatic pests.
	h.	Bank erosion.
D16	The extent to which the effects of flow levels of the river have been taken into account. (Events should not take place when the Waikato River is in flood, or in low-flow condition.)	
D17	The extent to which the design of a pontoon, jetty or boat ramp allows for the operation of the Waikato Hydro System between the lower and upper operating levels for the System.	
	Esplanade Reserves and Strips	
D18	Any reduction in the required width of esplanade reserve or strip may be considered where:	
	a.	Topography or the location of an existing building dictates a practical boundary less than 20m.
	b.	Reduction of part is offset with a compensatory increased width elsewhere.
		Note *For any stream, the purpose of the reserve can be met by a lesser width but should not be considered less than 4m.*
	And, whether the varied width of the esplanade reserve or strip is such that:	
	c.	There is adequate public access to any river, lake or stream and their margins to enable the public to meet any social, recreational or cultural needs.
	d.	The natural habitats of flora and fauna in, on or surrounding the river, lake or stream are not adversely affected.
	e.	Any Significant Historic Heritage sites identified in Schedule 8A or 8B of Appendix 8 are protected from encroaching development.
	f.	Any adverse impacts on water quality are adequately and efficiently mitigated.
D19	In assessing whether an esplanade strip should be set aside, the Council will consider:	
	a.	Whether there is a need to retain public access because the opportunity to acquire an esplanade reserve is unlikely to arise.
	b.	Whether public benefits can be achieved.
D20	The banks of any river, lake or stream can be adequately and efficiently maintained.	
E	**Heritage Values and Special Character**	
	General	
E1	The extent to which the proposal, development, excavation, ~~or~~modification and disturbance, earthworks, and/or subdivision of a historic heritage site, historic heritage area or ~~place~~places identified in Schedules 8A or 8B or 8C or 8D of Appendix 8:	

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	a.	Is consistent and compatible with the identified heritage values, including scale, design, form, character, style, bulk, height, materials and colour, and retains, protects or enhances the heritage resources and values and historic ~~context~~setting.
	b.	Provides for design, layout or location of the activity, including associated building platforms, vehicle access and services on site in a manner that will ~~minimise~~avoid, remedy or mitigate adverse effects on the historic heritage resources and values, including by minimising the disturbance of the site.
	c.	Provides for the on-going maintenance of the site to ensure that the site is preserved and that damage does not occur.
	d.	In Schedule 8A of Appendix 8 maintains visual linkages between the building or structure and the street.
	e.	Is compatible with the reasons for inclusion of the building, structure, site or ~~site~~area and its significance in Schedules 8A, 8B, 8C or ~~8B,~~8D of Appendix 8.
	f.	Addresses cumulative effects on heritage values.
	g.	Considers the irreversibility of an effect (e.g. the loss of unique features)
	h.	Considers the opportunities for remediation and the costs and technical feasibility of remediation.
	i.	Considers the resilience of the heritage feature to change (e.g. the ability of the feature to assimilate change, or the vulnerability of the feature to change).
	j.	Adheres to the conservation principles of International Council on Monuments and Sites (ICOMOS) New Zealand Charter (2010) for the Conservation of Places of Cultural Heritage Value, where applicable.
	k.	Includes consultation with Heritage New Zealand Pouhere Taonga.
	l.	~~In the event of relocation~~ Incorporates planting, ~~has adequately considered whether the relocation is necessary~~fencing and ~~whether appropriate measures are proposed~~identification (e.g. signage) sufficient to ensure ~~any potential adverse effects on~~site recognition while maintaining and enhancing the heritage values ~~are avoided, remedied or mitigated~~of the site and setting.
	m.	~~Incorporates proposed planting~~Has an assessment of the site undertaken by a person qualified in archaeology, ~~fencing~~which identifies the location of the archaeological sites and ~~identification (e.g. signage) sufficient to ensure~~the proposal is in accordance with the recommendations of that assessment for the management of the archaeological site ~~recognition~~.
	n.	Responds to matters raised in engagement with representatives of Mana Whenua.

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	o.	Makes provision for Mana Whenua representation on site for monitoring of earthworks or other aspects of the activity, where such representation has been sought by Mana Whenua in the engagement by the applicant and/or in the cultural impact assessment prepared for the proposal through engagement with representatives of Mana Whenua.
	p.	Ensures that the location, layout, design and method of carrying out the proposed works / proposal avoids, remedies or mitigates adverse effects on the cultural and spiritual values of the site to Maaori and considers the role and application of matauranga maaori and tikanga.
	q.	Includes methods to ensure that the historical legibility of the City is enhanced, including by methods such as native species used in landscaping, signage, art works, and place and street names.
	r.	Is consistent with the relevant objectives and policies of Chapter 19: Historic Heritage.
E2	The extent to which the heritage values of any buildings, sites, areas or places identified in Schedules 8A, 8B, 8C or ~~8B~~8D of Appendix 8 would be adversely affected by the proposal.	
E3	The extent to which~~ -~~ the proposal including ~~modification~~maintenance and repair, ~~re-use, renovation~~alterations or additions or restoration to the building or structure:	
	a.	~~Contributes positively to~~Conserves and wherever possible, enhances the ~~character of the surrounding area~~authenticity and ~~maintains the relationship~~integrity of the building or structure ~~with~~and its setting.
	b.	Will maintain and enhance the environmental, social, or cultural ~~effects~~benefits of the heritage resources and heritage values for the wider community.
	c.	~~Considers~~Minimises the extent to which the primary façade of a scheduled building is proposed to be altered, and whether the main determinants of the style and character, and the heritage significance, of the building are maintained or restored.
	d.	Ensures ~~new buildings respect~~alterations or additions are consistent with the design, scale and materials of ~~any~~the original façade or otherwise maintains or enhances the heritage values of the façade.
	e.	Ensures the adverse effects of the addition of an awning, on the heritage values of an identified building or structure in Schedule 8A, are avoided, remedied or mitigated.
	f.	Is consistent with Policy 19.2.3j
E4	The extent to which it is practicable to provide earthquake strengthening, fire safety upgrades, physical access and physical accessibility upgrades, building services improvements and/ or noise insulation to the required standard without compromising the heritage significance and fabric of the building, including avoiding or minimising the extent to which the changes	

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	resulting from this work is externally visible.	
E5	The extent to which ~~the addition~~reconstruction or reinstatement of ~~an awning would likely detract from~~ the ~~original character of an identified heritage~~ building ~~in Schedule 8A and 8B of Appendix 8.~~or structure:	
	a.	Is essential to the function, integrity, intangible value, or understanding of the building or structure.
	b.	Is consistent with physical and documentary evidence about the original construction and does not require conjecture.
	c.	Will ensure the heritage value of the building or structure will be preserved.
	d.	Avoids reconstructed elements constituting the majority of a building or structure.
	e.	Is based on respect for the existing fabric and the identification and analysis of all available evidence so that the cultural heritage value is recovered or revealed.
E6	The extent to which demolition or removal of an identified heritage building or structure in Schedule 8A of Appendix 8:	
	a.	Is consistent with Policy 19.2.3a.
	b.	Meets the Heritage New Zealand Pouhere Taonga, Investigation and Recording of Buildings and Standing Structures, Archaeological Guidelines Series No.1, November 2018 or any update to that guideline.
	c.	Is consistent with the conservation principles of International Council on Monuments and Sites (ICOMOS) being the New Zealand Charter (2010) for the Conservation of Places of Cultural Heritage Value.
E7	The extent to which the relocation of an identified heritage building or structure in Schedule 8A of Appendix 8:	
	a.	Is consistent with Policy 19.2.3b and Policy 19.2.3c
	b.	Meets the Heritage New Zealand Pouhere Taonga, Investigation and Recording of Buildings and Standing Structures, Archaeological Guidelines Series No.1, November 2018 or any update to that guideline.
	c.	Is consistent with the conservation principles of International Council on Monuments and Sites (ICOMOS) being the New Zealand Charter (2010) for the Conservation of Places of Cultural Heritage Value.
E8	The extent to which proposed signage on an identified building, site or surroundings identified in Schedule 8A or 8B of Appendix 8:	
	a.	Is associated with permitted or consented activities on the site.
	b.	Is consistent with and maintains or enhances the historic heritage values of the building, site, setting and surroundings.

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	c.	Acknowledges and respects the character of the façade of the building.
	d.	Is consistent with the historically documented traditional location, style, colours and size of signs.
	e.	Is not visually prominent and is appropriate in size and location to the heritage features, including not requiring the removal of decorative features or detailing.
	f.	Avoids irreversible damage to the original fabric of the building or structure, including by ensuring appropriate methods of attachment.
	g.	Avoids visual cluttering effects.
	h.	Ensures that any illumination of signs avoids or minimises adverse effects on the historic heritage values, including by ensuring that signs are illuminated by external lighting or any illumination is static and high-intensity signs are avoided.
	Temple View Heritage Area	
~~E6~~E9	The extent to which new development or earthworks (including the planting or removal of vegetation and trees) would adversely affect the landscape setting and views of the Temple from Tuhikaramea Road.	
~~E7~~E10	The extent to which works to a transport corridor or parking area continue the consistent use of materials and kerb edging used throughout the Heritage Area.	
~~E8~~E11	The extent to which provision has been made for the investigation, recording or preservation of any archaeological deposits or features.	
	Temple View Character Area	
~~E9~~E12	The extent to which development maintains the characteristic setback of buildings from the transport corridor, visibility between the dwelling and the transport corridor and high levels of landscaping and permeable surfaces within the front building setback.	
~~E10~~E13	The extent to which the proposed development, building, structure, alteration or addition is compatible with the scale, form, style, bulk, height, colour or materials of surrounding buildings or structures within the Temple View Character Area.	
~~E11~~E14	Whether removal of any building or structure within Precinct 1, 2 and 4 will affect the gateway appearance of the Temple View Character Area.	
~~E12~~E15	The extent to which the generous spacing between single dwellings is maintained.	
~~E13~~E16	Whether it has been clearly demonstrated that demolition of any heritage building in Schedule 8A of Appendix 8 is necessary, considering alternatives for the refurbishment or re-use of the building, financial cost and technical feasibility.	
~~E14~~E17	Any immediate or cumulative effects of the loss, alteration or removal of any buildings on the overall coherence of the Temple View Character Area.	
~~E15~~E18	The extent to which new development or earthworks would adversely affect	

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	the landscape setting and views of the Temple View Character Area.
~~E16~~E19	The extent to which new development maintains a coherent character within the Temple View Character Area and, where relevant, integrates with development within the subject Precinct, and any adjacent Precinct.
	Peacocke Special Character Zone
~~E17~~E20	The extent to which provision for effluent and stormwater disposal mitigates any risk of landslip or erosion and avoids adverse effects on water quality as it relates to ground water, the Waikato River, and the Mangakotukutuku gully ecosystem.
~~E18~~E21	The extent to which the proposed development takes into account existing rural activities, the location of existing use building platforms and the proposed arterial transport corridors as shown on the Peacocke structure Plan.
~~E19~~E22	Whether the placement of buildings would facilitate future urban re-subdivision particularly with regards to achieving a cohesive urban layout anticipated by the Peacocke Structure Plan and does not compromise the economic provision of future infrastructure.
~~E20~~E23	The extent to which the development provides for the avoidance of natural hazards.
~~E21~~E24	The extent to which a development could have an adverse effect on the consistency and amenity of the area or the presence of mature vegetation.
~~E22~~E25	Any positive impacts to the neighbourhood or the wider community, including the extent to which the activity might enhance the amenity of the area.
~~E23~~E26	Any cumulative effects from the activity, whether on its own or in combination with other activities in the area.
~~E24~~E27	The extent to which the proposed development is compatible with the intent of the consented Master Plan.
	Rototuna North East Character Zone
~~E25~~E28	The extent to which any proposed development or building is consistent with the development controls for the Rototuna North East Character Zone and responds to the existing landform, including the extent to which it avoids excessive earthworks including significant cutting and filling, and does not adversely affect the natural topography, the construction or operation of the Waikato Expressway (Designation E90) or Council infrastructure.
~~E26~~E29	The extent to which the development is compatible with the landform and size of the site, having regard to the intended open space and character of the area.
~~E27~~E30	The relationship between the scale of any buildings on the site and existing residential development, having regard to the intended character of the area.
~~E28~~E31	The extent to which the subdivision creates a block pattern with lots fronting streets and backing onto the rear of other lots, addressing the natural landform of the area and on the steeper land, the shape factor circle is located to the front of the sites with low gradients to facilitate building development and access, transitioning the slope to the steeper areas to the

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	rear of the site.		
~~E29~~E32	The extent of any positive impacts to the neighbourhood or the wider community, including the extent to which the activity might enhance the amenity of the area.		
~~E30~~E33	The extent to which the design of the dwelling or building within the 65m setback from the Waikato Expressway (Designation 90) considers effects from the Waikato Expressway, particularly:		
	i.	The extent of a reasonable internal noise environment	
	ii.	The siting of any principal outdoor living area to mitigate future traffic noise	
	iii.	The extent of any acoustic mitigation to new buildings or additions for habitable uses to mitigate noise.	
~~E31~~E34	The extent to which any principal outdoor living area within the 65m setback from the Waikato Expressway (Designation 90) is sited to mitigate the traffic noise of the future Waikato Expressway, including whether it is located to the north of the dwelling to utilise noise attenuation provided by the building form.		
~~E32~~E35	The extent to which the acoustic mitigation of new residential buildings or additions to existing residential buildings for habitable uses will result in mitigating any noise issues generated from the operation of the Waikato Expressway (Designation 90).		
	Railway Park		
~~E33~~E36	The extent to which any new building or additions or alterations to an existing building in Railway Park (Lot 1 DP S37471) is compatible with the material, form and design of the surrounding residential development and existing buildings within Railway Park, in particular the Frankton Junction NZ Railways Institute Hall (Refer to Appendix 8, Schedule 8A, H44).		
F	**Hazards and Safety**		
	General		
F1	The extent to which the size, location and design of the proposed building, infrastructure, structures, stored goods and materials, fences or walls:		
	a.	Affects the scale, location and orientation of any overland flow path.	
	b.	Provides for sufficient permeability:	
		i.	So as not to obstruct any overland flow, and
		ii.	To mitigate the likelihood of debris becoming trapped.
	c.	Has sufficient height clearance to mitigate the risk of being affected by inundation.	
	d.	Has the structural integrity to withstand inundation.	
F2	The extent to which an appropriate building platform can be provided free from any identified hazard area.		
F3	The extent to which the applicant has demonstrated, through the use of an engineering design report:		

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	a.			That the risk of ground failure can be reduced to avoid the effects on the safety of occupiers and neighbours.
	b.			That any structure will perform safely under hazard conditions for the life of the structure.
	c.			That any work to be carried out maintains the stability of the river bank or gully and does not increase the risk of ground instability on the subject site or adjacent sites.
F4	The extent to which a flood risk assessment report submitted, with the proposal, contains recommended refinements to the extent of any Flood Hazard Area as a result of additional flood hazard modelling or site specific topographical analysis.			
	Earthworks			
F5	The extent to which the earthworks:			
	a.			Will obstruct or provide overland flow paths or natural surface ponding areas.
	b.			Are managed, designed and constructed to:
		i.		Provide any sediment control measures necessary to control the discharge of sediments.
		ii.		Remain safe and stable for the duration of the intended land use.
		iii.		Provide safe and accessible building sites and infrastructure.
		iv.		Provide for the adequate control of stormwater, cater for natural groundwater flows, and avoid adverse effects from changes to natural water flows and established drainage paths.
		v.		Avoid exacerbating the effects of natural hazards and ecological effects arising from additional sediment release.
	Hazardous Facilities			
F6	The extent to which the proposed site design, construction and operation of a hazardous facility are appropriate to:			
	a.			Avoid the accidental release, or loss of control, of hazardous substances, and whether adequate emergency and spill contingency plans are provided; and
	b.			Avoid and mitigate any adverse effects resulting from activities on the site involving hazardous substances on people, property and environmentally sensitive areas.
F7	The extent to which off-site transport of hazardous substances has been adequately addressed, and the extent to which vehicles transporting hazardous substances use appropriate routes and do not use local transport corridors in residential areas.			
F8	The extent to which the waste management plan adequately addresses the			

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	management of significant quantities of wastes containing hazardous substances, including procedures for disposal practices and use of waste contractors.	
F9	Where appropriate, the extent to which alternative locations have been considered adequately.	
F10	The extent to which the risks presented by the hazardous facility to humans, the environment and property have been assessed fully and systematically, and whether they are able to be avoided or minimised satisfactorily.	
	Nuisance and Health	
F11	The extent to which industrial activities giving rise to nuisance can be adequately managed or sited so as to reduce the impact on neighbouring sites.	
F12	The extent to which noise effects have been addressed in a noise management plan, including the location of specific noise generating activities, hours of amplified sound and the potential mitigation proposed.	
F13	The extent to which the activity may have adverse effects on the environment including water discharges, air pollution, noise and other emissions.	
F14	The extent to which any habitable rooms are located, oriented or designed in such a way that would make noise insulation to the required standards unnecessary.	
G	**Transportation**	
	General	
G1	The extent to which the proposal:	
	a.	Integrates with, and minimises adverse effects on the safe and efficient functioning of the transport network and infrastructure.
	b.	Minimises conflicts between users both within the site and any adjoining transport corridor.
	c.	Encourages easy and safe access and circulation for those not arriving by vehicle.
	d.	Provides for the accessibility needs of all users of the site.
	e.	Provides convenient and safe circulation for connections and/or the provision of facilities for passenger transport modes of travel relative to the scale of the proposal.
	f.	Provides for integration with neighbouring activities to reduce the need for separate traffic movements on the transport network.
		Note *Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Hamilton City Infrastructure Technical Specifications.*
G2	The extent to which the proposal and the traffic (including nature and type of the traffic, volume and peak flows, travel routes) generated by the proposal:	

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	a.	Requires improvements, modifications or alterations to the transport network and infrastructure to mitigate its effects.	
	b.	Achieves efficient connectivity and accessibility of transport corridors, pedestrian accessways, cycleways, public reserves and green corridors.	
	c.	Adversely affects the streetscape amenity, particularly in relation to sensitive land use environments (e.g. residential land use environments identified within Table 15-4a of Appendix 15).	
	Integrated Transport Assessment ***Note*** *In addition to the specific ITA criteria outlined in G3 to G6 below, the balance of criteria contained within Section G may be used to assess a simple or broad ITA where considered relevant.*		
G3	The extent to which the proposal considers and responds to:		
	a.	The issues, opportunities and shared outcomes in the Access Hamilton Strategy and its associated Action Plans.	
	b.	Relevant:	
		i.	Waka Kotahi New Zealand Transport Agency guidelines
		ii.	Kiwirail guidelines
		iii.	Regional and national transport and growth strategies
	c.	The recommendations and proposed conditions of any integrated transport assessment prepared to accompany the application.	
	d.	Issues and outcomes arising from consultation with the relevant road controlling authorities and/or Kiwirail.	
G4	The extent to which the proposal incorporates travel demand management and is well-located to be served by passenger transport, or encourages other active modes of travel such as walking or cycling.		
G5	The extent to which an integrated transport assessment assesses how the proposal and any mitigation measures ensure that the safety and efficiency of the transport network is maintained or enhanced.		
G6	Whether access restrictions, auxiliary lanes or other measures are necessary to provide for the safe and efficient operation of key transport corridors such as:		
	a.	Major arterial transport corridors	
	b.	Transport corridors that are part of the Strategic Network	
	c.	Transport corridors carrying more than 20,000 vehicles per day or with four or more vehicle lanes.	
G6a	Provision of safe walking and cycling connectivity between the Waikato Expressway and the Te Awa Lakes Structure Plan area.		
	Access		
G7	The extent to which the proposal minimises the number of vehicle access		

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	points to transport corridors, taking into account:	
	a.	Opportunities that exist for shared access with adjoining sites.
	b.	The hierarchy of the fronting transport corridor and opportunities that exist for access to transport corridors of a lower status (e.g. collector or local transport corridors or service lanes).
	c.	Traffic generated by the proposal.
	d.	The siting of the access points with respect to notable street trees, adjacent access points, visibility and flow.
	e.	The operational requirements of the proposal.
	f.	Potential obstruction for access to network utilities.
	g.	The appropriateness of restricting types of movements (e.g. left in/out only, entry or exit only).
	h.	The impact of multiple vehicle entrances (which break up berm, landscaping, footpath and cycleway continuity) on notable street trees, streetscape amenity, retail frontage areas and pedestrian and cycle movements.
	i.	The cumulative effects on traffic safety and efficiency from multiple vehicular accesses on to major arterial routes and whether this can be adequately addressed.
	Parking	
G8	Except in the Central City Zone the extent to which the proposal provides for anticipated parking demand to meet current and future needs.	
G9	In assessing the number of parking spaces and the adequacy of end-of-journey facilities, regard may be had for the following:	
	a.	The anticipated parking demand generated by the proposal including typical operating and peak conditions.
	b.	The hours of operation relative to other activities on the site or on adjoining sites and opportunities for sharing parking spaces.
	c.	The ability and appropriateness of adjacent transport corridors being used to accommodate on-road parking, particularly in regard to the safe and efficient operation of the transport network, retention of notable street trees and the protection of local character.
	d.	The availability of appropriate off-road public parking in the locality.
	e.	Options for providing additional parking if required in the future.
	f.	The extent to which the provision of end-of-journey facilities, such as bicycle parking, showers, changing rooms and lockers are provided.
	g.	The extent to which provision for active modes of transport or travel planning has been made.
	h.	The availability of passenger transport services in the locality, the proximity of the proposed activity to passenger transport stops and

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		the extent to which those passenger transport services are suited to providing for the transport needs of the proposed activity.
G10	In assessing whether the parking demand for a particular proposal may be provided on other sites, regard shall be given to the following:	
	a.	Whether off site parking is in close proximity with clear, safe and convenient access.
	b.	Whether shared parking provision is acceptable particularly where hours of operation are different.
	c.	The desirability of avoiding vehicular access to the site because of the effects on traffic safety or pedestrian amenity.
	d.	The convenience and safety of those using the parking spaces especially the general public.
	e.	Any arrangement for alternative parking provision is adequately secured by a legally binding mechanism.
	f.	The extent to which the safe and efficient functioning of the transport corridor is affected.
	New Transport Corridor Design	
G11	The extent to which transport corridor design provides design elements identified in or otherwise contrary to any criteria contained in Table 15-6a)ii of Appendix 15.	
G12	The extent to which the transport corridor design meets the traffic needs of the area and the wider transport network, taking into account the function of the corridor in the transport corridor hierarchy.	
G13	The extent to which the width and alignment of the transport corridor is sufficient to accommodate, in a safe and efficient manner, the volume and type of traffic likely to use it, including service and emergency vehicles and heavy vehicles.	
G14	The adequacy of provision for the movement of pedestrians, cyclists, physically impaired and transport disadvantaged and any implications for their safety.	
G15	The adequacy of provision within the transport corridor for parking spaces relative to existing and potential developments on adjoining land.	
G16	The extent to which the extension to an existing, new or an upgraded transport corridor ‘matches’ the rest of the existing transport network (e.g. levels, design, construction).	
G17	The extent to which the design of the road allows for easy installation and maintenance of non-transport infrastructure and amenity tree planting.	
G18	The extent to which the design of the transport corridor recognises the character and amenity values of the adjacent land use.	
	Note *In considering the above matters Council may have regard to relevant parts of Austroads Design Guides and NZS 4404:2010 Land Development and Subdivision Infrastructure, and the Hamilton City Infrastructure Technical Specifications.*	

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H	**Functionality, Vitality and Amenity of Centres**	
H1	The extent to which the proposed retail or office activity (having regard to its size, composition and characteristics), in conjunction with other established or consented retail or office activity:	
	a.	Avoids adverse effects on the vitality, function and amenity of the Central City and sub-regional centres that go beyond those effects ordinarily associated with competition on trade competitors.
	b.	Avoids the inefficient use of existing physical resources and promotes a compact urban form.
	c.	Promotes the efficient use of existing and planned public and private investment in infrastructure.
	d.	Reinforces the primacy of the Central City and the functions of other centres in the business hierarchy.
H2	Whether and to what extent the proposed Supermarket activity in the Industrial, Business 1 or 4 zones:	
	a.	Avoids adverse effects on the vitality, function and amenity of the Central City and sub-regional centres that go beyond those effects ordinarily associated with competition on trade competitors.
	b.	Avoids the inefficient use of existing physical resources and promotes a compact urban form.
	c.	Promotes the efficient use of existing and planned public and private investment in infrastructure.
	d.	Is located within a catchment where suitable land is not available within the business centres.
	e.	Reinforces the primacy of the Central City and does not undermine the role and function of other centres within the business hierarchy where they are within the same catchment as the proposed supermarket.
I	**Network Utilities and Transmission**	
	Network Utilities	
I1	The extent to which alternative technologies and techniques have been considered.	
I2	The extent to which co-location of overhead electricity and telecommunication lines is technically, economically and practically reasonable.	
I3	The extent to which the proposal is in accordance with relevant industry standards and meets specified clearance requirements for operational and safety reasons.	
I4	The extent to which the proposal will adversely affect the amenity values of the site and locality.	
I5	The extent to which there are difficult ground conditions, topography or obstructions which make undergrounding impractical.	

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I6	The extent to which it is necessary for the proposed site to provide and maintain essential network utility services.	
	Electricity Transmission	
I7	The extent to which the location, height, scale, orientation and use of buildings and structures is appropriate to manage the following effects.	
	a.	The risk to the structural integrity of the transmission line.
	b.	The effects on the ability of the transmission line owner to access, operate, maintain and upgrade the transmission network.
	c.	The risk of electrical hazards affecting public or individual safety, and risk of property damage.
	d.	The extent of earthworks required, and use of mobile machinery near transmission lines, which may put the line at risk.
	e.	Minimising adverse effects including reverse sensitivity, visual and nuisance effects and from transmission lines.
	Note *Consultation with Transpower New Zealand Ltd (or its successor) is advised when considering construction within Transmission Corridors A or B. The New Zealand Electrical Code of Practice NZECP 34:2001 contain restrictions on the location of structures in relation to lines.*	
I8	The extent of separation between specified building envelopes and existing lines ensures any adverse effects on and from the Electricity Transmission network and on public safety are appropriately avoided, remedied or mitigated.	
I9	The extent of separation between the location of any proposed trees and existing lines, taking into account:	
	a.	The likely mature height of the trees,
	b.	Whether they have potential to interfere with the lines, and
	c.	Whether an alternative location for the trees would be more suitable to meet the operational requirements of the lines' owner.
	Note *All trees/vegetation planted in the transmission corridor must achieve compliance with the Electricity (Hazards from Trees) Regulations 2003.*	
I10	The extent to which appropriate safeguards are in place to avoid contact or flashovers from lines, and effects on the stability of support structures.	
	Note *All earthworks, including the use of mobile plant, must comply with the requirements of the New Zealand Electrical Code of Practice 34:2001 (NZECP 34:2001).*	
I11	The extent to which appropriate safeguards are in place to avoid contact or flashovers from lines, and effects on the stability of support structures.	
J	**Three Waters Capacity and Techniques**	
J1	The extent to which the proposal:	

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	a.	Can be adequately serviced by capacity within existing Three Waters infrastructure, including access to and use of an appropriate and sustainable water source.
	b.	Can dispose of stormwater and wastewater without adversely affecting the surrounding environment.
J2	Whether the servicing needs of the proposal would necessitate additional public investment in Three Waters infrastructure, services or amenities.	
	Note *Information requirements relating to Water Impact Assessment or ICMP applications are outlined in Volume 2, Appendix 1.2.*	
J3	The extent to which the proposal is consistent with the provisions of any Integrated Catchment Management Plan (ICMP) relevant to the site and a consideration of consent conditions imposed in order to achieve that consistency.	
J4	Where there is no ICMP, the extent to which the proposal incorporates sustainable management techniques and controls to:	
	a.	Protect water quality.
	b.	Protect the integrity and health of any water courses.
	c.	Maintain land stability.
	d.	Limit erosion and sedimentation.
	e.	Limit water wastage.
	f.	Limit the generation of stormwater and wastewater.
	g.	Limit water usage.
J5	Where there is no ICMP, for all new industrial and commercial users with a requirement for high volumes and pressures, the extent to which onsite water storage is provided.	
J6	Where there is no ICMP, for development that will create a trade waste discharge:	
	a.	The extent to which suitable and safe practices will be employed.
	b.	The extent to which such waste can be treated or pre-treated onsite to improve the quality of the waste or decrease the amount of the waste, prior to any discharge to the municipal wastewater treatment network.
J7	Where there is no ICMP, for development that will create a trade waste discharge:	
K	**Major Facility Concept Development Consent Consistency**	
	General	
K1	The extent to which the proposal is consistent with the approved Concept Development Consent for the Major Facility.	
	Concept Development Consent Concept Development Consent	

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K2	The extent to which the preparation of a Concept Development Consent or an update to an existing Concept Development Consent has given regard to the following.		
	a.	The extent to which the major facility integrates with surrounding land uses and transport network.	
	b.	The extent to which the development has been designed to minimise, as far as practicable, any adverse effects on adjoining activities, particularly residential activities.	
	c.	The extent to which any large façades (including side walls) that are visible from public places have been modulated, articulated, detailed or visually treated in a way that reduces the apparent bulk of the building or provides visual interest.	
	d.	The extent to which the proximity of facilities intended to accommodate events are sited close to residential areas.	
	e.	The extent to which the provision for vehicular and pedestrian access and circulation facilitates ready dispersal of vehicles and patrons from large events.	
	f.	The extent to which provision for vehicular and pedestrian access and circulation prioritises pedestrian safety.	
	g.	The extent to which appropriate, convenient provisions enable public transport to service the site, recognising the need for such services to directly access the Central City area.	
	h.	The extent to which signage is directed primarily at the patrons attending the venues and television audiences and the extent to which visibility is limited from any public space or near-by site, with the exception of signage associated with the naming of the major facility and signs that advertise coming events.	
	i.	The extent to which the adverse effects of earthworks are managed.	
K3	The extent to which the following have been applied as part of a new Concept Development Consent, an update to an existing Concept Development Consent or in the absence of a Concept Development Consent within the Interface Areas of all Major Facility Sites.		
	a.	Built Form and Layout	
		i.	The extent to which the external appearance, scale and design of buildings • Contributes to compatibility between buildings and its integration with other development on the site, adjacent sites and surrounding public spaces • Contributes to active frontage along public streets and open space, particularly for corner sites • Minimises, as practicable, effects on adjacent public spaces (including footpaths) in terms of shading and daylight.
		ii.	The extent to which building design and development

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			• Makes a positive contribution to the local character of the site and surrounding areas • Ensures large façades are well designed to provide visual interest and reduce the apparent bulk of buildings within the Interface Area.
		iii.	The extent to which Crime Prevention Through Environmental Design principles have been incorporated.
	b.	Landscaping	
		i.	Incorporation of landscaping within the site layout to reduce the bulk of new development and mitigate adverse visual effects of development within the Interface Area, particularly as they interact with public spaces.
		ii.	Incorporates landscaping to maintain and enhance the character and amenity of the site and surrounding areas.
	Claudelands Events Centre		
K4	The extent to which the open space character of the eastern part of the site is maintained and in particular whether a suitable buffer is provided adjoining Jubilee Park.		
	Te Rapa Racecourse		
K5	The extent to which development of the site retains views between the racecourse and Minogue Park.		
	Waikato Hospital Complex		
K6	The extent to which activities of an industrial nature and the heliport are grouped in the south-western sector of the site.		
K7	The extent to which high rise buildings are concentrated towards the centre of the hospital complex.		
	Waikato Stadium and Seddon Park		
K8	The extent to which future buildings and the enhancement of facilities, including any provision for office, retail and visitor accommodation, ensure a high degree of functional integration within the site.		
K9	The extent to which security fencing is unobtrusive and maintains views of the Stadia grounds from surrounding streets, accepting that no views will be available of the principal playing surfaces and that the Stadia need to ensure the security of the venues as ‘charge grounds’.		
K10	The extent to which the bulk and location of additional buildings at Waikato Stadium and Seddon Park has been designed and constructed to minimise the extent and duration of shading cast over residential sites.		
K11	The extent to which the design and appearance of any replacement grandstand or a substantial alteration to an existing grandstand aims to create an enduring statement and identity, which reflects the pre-eminent role of these sites in hosting international events. Additionally, the extent to which recognition is provided for the cultural heritage of the Whatanoa Gateway.		

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K12	The extent to which the Mill Street frontage of the Waikato Stadium, including the Mill Street Field, is maintained as open space to continue the historical association with the West Town Belt, providing an attractive vista, enhancing links with the Central City area and the Stadium building.	
K13	The extent to which development and landscaping proposals provide for the retention of the existing Kahikatea trees on the Seddon Road frontage of the Waikato stadium and the existing mature trees on the Norton Road and Tristram Street frontages of Seddon Park.	
	Wintec Rotokauri Campus	
K14	The extent to which development of the site has regard to the future development of the Rotokauri Area and the relationship of the site with Lake Waiwhakareke and the Rotokauri Suburban Centre.	
K15	The extent to which farming activities are adequately buffered from neighbouring Residential or Special Character Zones.	
	Te Awa Lakes Adventure Park	
K16	The extent to which implementation of the management plan required under Appendix 1.2.2.14.h will maintain the water quality in the cable ski lake, and other water features involving swimming, to a standard appropriate to their use.	
K17	The extent to which the noise effects of activities are avoided, remedied or mitigated, including through: • Management practices • Site layout (location and orientation) • Design of buildings and screening • Hours of operation • Lower noise producing equipment and methods have been investigated and incorporated.	
K18	The extent to which the recommendations of any alligator weed management plan are to be implemented.	
K19	The extent to which the design and layout of activities and structures and the provision of landscaping and other screening avoids distraction to road users on the Waikato Expressway and Te Rapa Road.	
L	**Central City – Design and Layout**	
L1	The extent to which the streetscape appearance, scale and design of the building (including material and colour):	
	a.	Will add visual interest and vitality to the streetscape and avoids large, featureless façades. For example, through articulation of a façade, attention to fenestration and rooflines, the design of verandas including continuity with adjoining buildings, the design of balconies and the careful choice of materials and colour.
	b.	Will, where practicable, enable informal surveillance of public spaces including streets, parks, plazas and through-site links.
	c.	Are compatible with heritage or open space values of the Riverfront

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		Overlay area and adjoining riverbank area, where sites are within those areas.
	d.	Activates the site frontage on sites adjoining a defined Primary or Secondary Active Frontage (Volume 2, Appendix 5, Figure 5-7).
	e.	Enhances the experience of the Waikato riverside and Garden Place, where sites are adjacent.
	f.	Enhance those parts of a site adjoining a defined view and vista on Figure 5-6 (Volume 2, Appendix 5).
	g.	Enhance the visual amenity of sites identified as Key Development Sites on Figure 5-9, or Pedestrian Connections and Gateway locations identified on Figure 5-4 (Volume 2, Appendix 5).
	h.	Will, where practicable, provide for public entrances to be on frontages with the highest pedestrian traffic.
L2	The extent to which any proposed building setback will adversely affect the definition, use or safety of public spaces, or the continuity of defined primary or secondary active frontages (Volume 2, Appendix 5, Figure 5-7).	
L3	The extent to which the addition of an awning would detract from the original character of an identified heritage building in Schedule 8A and 8B of Appendix 8.	
L4	The extent to which the proposed building design and/or site layout is consistent with the intent of any relevant design guide in Appendix 1, Section 1.4. ***Note*** *If an activity is a Restricted Discretionary Activity in relation to Design and Layout matters and there is a relevant design guide, then the activity should seek to address the outcomes sought in the design guide as a priority over relevant criteria in this section.*	
L5	The extent to which the external appearance, scale and design of buildings and structures:	
	a.	Enhance the character and amenity of the surrounding area and streetscape qualities.
	b.	Incorporate Crime Prevention Through Environmental Design principles.
L6	The extent to which parking, manoeuvring areas, driveways and outdoor service areas have been designed and located:	
	a.	To protect amenity values of the streetscape and adjoining sites, including through the use of appropriate screening and landscaping.
	b.	To not be visually dominant.
	c.	Where appropriate, to integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, verandas, parking, loading areas, access to public transport and pedestrian linkages.
L7	Where opportunity is available, and it is practicable, the extent to which any	

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	proposal provides or enhances pedestrian and cycle connectivity between streets and other public areas.	
L8	Where required, the extent to which planting and landscaping is used to:	
	a.	Visually reduce the bulk of new development and mitigate adverse visual effects particularly from the front boundary and those parts of the site visible from public spaces.
	b.	Create an attractive environment that maintains safety and amenity for pedestrians.
L9	The extent to which developments provide for goods handling, storage, waste and recycling areas that are located and designed to minimise adverse effects.	
L10	The extent to which development encourages pedestrian access to, and facilitates public use and enjoyment of, the promenade and environs of the Waikato River.	
L11	On those identified streets (Volume 2, Appendix 5, Figure 5-3) the extent to which a proposed street wall or alternative design elements of any proposed building frontage will:	
	a.	Provide consistency in built form and scale with adjoining built form.
	b.	Maintain a human scale when perceived from the street level.
	c.	Maintain sunlight penetration at street level, particularly footpaths.
L12	In relation to the setbacks from internal boundaries at upper levels (i.e. fourth level and above), the extent to which the proposal minimises shadowing and loss of natural light on existing adjacent residential buildings.	
L13	The extent to which development of a site adjoining the riverbank:	
	a.	Provides a scale and design of any building or structure that maintains or enhances street and reserve areas, the character and amenity, and the heritage or open space values of the adjoining riverbank area.
	b.	Makes provision for building design and configuration, site layout and/or landscaping which enhances the visual and physical relationship with the Waikato River.
	c.	Mitigates the impact of large developments and vehicular oriented activities on the amenity values of the riverbank environment.
M	**Drive-through Services (Business Zones and Central City Zone - City Living Precinct only), Building Improvement Centre (Business 3 and 5 Zones) and Supermarkets (Central City, Business and Industrial Zones)**	
	Design and Layout	
M1	The extent to which the external appearance, scale and design of buildings (including material and colour), equipment and structures:	
	a.	Provide visual interest through a variety of styles and forms in terms of footprint, design and height.

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	b.	Maintain streetscape amenity and continuity of built form.
	c.	Within the Central City Zone, whether any proposed building setback will adversely affect the definition, use or safety of public spaces, or the continuity of defined primary or secondary active frontages (Volume 2, Appendix 5, Figure 5-7).
M2	The extent to which parking, manoeuvring areas, driveways and outdoor service areas have been designed and located:	
	a.	To appropriately manage any adverse effects resulting from the location and interrelationship between these areas on streetscape amenity.
	b.	To ensure traffic generation avoids, remedies or mitigates adverse effects on amenity values.
	c.	So as not to compromise the safe use of the footpath adjacent to the site.
	d.	To integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, parking, loading areas, access to public transport and pedestrian linkages.
	Landscaping and Screening	
M3	The extent to which planting and landscaping is used to:	
	a.	Mitigate adverse visual effects particularly from the front boundary and those parts of the site visible from public spaces and interfaces along state highways, arterial transport corridors and City gateways.
	b.	Create an attractive environment that maintains safety and amenity for pedestrians.
	Waste Management	
M4	The extent to which developments provide for goods handling, storage, waste and recycling areas that are:	
	a.	Easily accessible for collection agencies and avoid adverse visual, noise or odour effects.
	b.	Consistent with the amenity values of the site and avoid causing nuisance for neighbouring residential activities.
	c.	Suitable for the demand expected by the activity.
	Character and Amenity	
M5	The extent to which the activity makes adequate provision to protect the visual and acoustic privacy of abutting sites including through building and site design.	
M6	Considering whether the relationship of buildings and their associated parking, storage and service areas to the street helps to maintain the amenity values of public spaces and streets.	
M7	The extent to which any parking or service area is provided, landscaped, screened and maintained in a form which mitigates any adverse effects to	

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	adjacent activities and does not detract from the streetscape.	
	Drive-through Services	
M8	For the purpose of assessing the above criteria, regard shall be had to the following operational and functional requirements:	
	a.	The drive-through lane is an integral feature of the site layout.
	b.	Customer car parking access is preferably distinct from drive-through lanes.
	c.	Adequate and accessible servicing areas that are preferably separated from customer vehicle traffic, drive-through lanes and pedestrian movements.
	Building Improvement Centres	
M9	For the purpose of assessing the above criteria, regard shall be had to the following operational and functional requirements:	
	a.	Where large-format building formats are required, there is provision for some solid façades to facilitate internal racking of bulky products.
	b.	The provision of appropriate customer car parking, which is clearly visible from the local road network.
	c.	Adequate and accessible servicing areas that are preferably separated from customer vehicle traffic, timber trade sales access and pedestrian movements.
	Supermarkets	
M10	For the purpose of assessing the above criteria, regard shall be had to the following operational and functional requirements:	
	a.	Store visibility that is easily identifiable when viewed from the street and surrounding area.
	b.	The provision of appropriate customer car parking, which is clearly visible and accessible to motorists approaching the store from the local roading network and to customers on-site.
	c.	Where large-format building formats are required, there is provision for some solid façades to facilitate internal shelving and fresh produce display.
	d.	Adequate and accessible servicing areas that are preferably separated from customer vehicle traffic and pedestrian movements.
N	**Ruakura and Te Awa Lakes**	
N1	**Land Development Plans**	
	In determining the application for resource consent for a restricted discretionary activity, Council shall reserve its discretion to the following matters, where relevant.	
	a.	Integration with and effects on transport and Three Waters infrastructure.

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	b.	Consistency with any relevant Integrated Catchment Management Plan or regional discharge consent.
	c.	Effects on significant habitats of indigenous fauna and habitat values of natural water courses.
	d.	Open Space and road reserve design, layout and use.
	e.	Consistency with the Ruakura Strategic Infrastructures network for the structure plan as shown on Figures 2-15A and B Ruakura Strategic Infrastructure (Appendix 2); or consistency with the Te Awa Lakes Framework Plan Figure 2-19 (Appendix 2).
	f.	Where staged development of any Land Development Area is sought then the following information for the balance area shall be provided: i. The indicative location and width of proposed roads and carriageways and their integration with the existing and future transport network; ii. The indicative location of proposed Ruakura Strategic Infrastructure to ensure connectivity across the entire structure plan and adjacent Land Development Plan Areas.
	g.	Construction effects.
	h.	Effects of new stormwater ponds and wetlands (excluding swales) on private property.
	hh.	In the Te Awa Lakes Structure Plan Area, reverse sensitivity effects on the transport network and existing industrial activities.
	In determining the application, the Council shall consider the following assessment criteria:	
	hhh.	In the Te Awa Lakes Structure Plan Area, whether the Land Development Plan is consistent with the objectives and policies for the Te Awa Lakes Structure Plan Area.
	i.	Whether there is appropriate Three Waters infrastructure and capacity, existing and proposed, to appropriately service anticipated development in the Land Development Plan area. For new stormwater ponds and wetlands, the extent to which the following adverse effects of the works on adjacent private property are avoided: i. Flooding and adverse effects on ground water levels; and ii. Creating habitat for mosquitoes and other undesirable insects.
	j.	Whether the proposal is consistent with, or otherwise complies with, the recommendations, measures and targets of any relevant Integrated Catchment Management Plan.
	k.	Whether anticipated development in the Land Development Plan area integrates with, and minimises adverse effects on the safe and

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		efficient functioning of the transport network and transport infrastructure, having regard to the cumulative traffic effects of other approved Land Development Plans. The extent to which the Land Development Plan provides for the sequential extension of the Spine Road for Ruakura.
	l.	Whether the Land Development Plan is consistent with Figure 2-18 Cyclist and Pedestrian Network Plan (Appendix 2) for Ruakura and Figure 2-19 Framework Plan for Te Awa Lakes.
	m.	The ITA matters for assessment set out in Appendix 1.3.3 G.
	n.	Whether the Land Development Plan considers and responds to the recommendations and proposed conditions of the Integrated Transport Assessment and Water Impact Assessment prepared to accompany the application, and for Te Awa Lakes Land Development Plans, the extent to which it achieves the Travel Demand Management plan and its outcomes specified in 1.2.2.21.s).
	o.	The potential for cumulative construction noise effects to adversely affect individual residential properties, and the mitigation methods proposed to minimise such effects.
	oo.	In the Te Awa Lakes Structure Plan Area the extent to which noise sensitive activities protect themselves from effects resulting from the operation of industrial activities and the transport network through a combination of acoustic insulation, orientation of habitable areas and outdoor living spaces, and other methods to avoid, remedy or mitigate reverse sensitivity effects.
	p.	Whether the Land Development Plan considers and responds to issues and outcomes arising from consultation with relevant road controlling agencies, Waka Kotahi New Zealand Transport Agency and, where relevant, KiwiRail and Fonterra Limited.
	q.	Whether appropriate consideration has been given to electrical hazards and earthworks and ground level changes associated with the installation of underground Infrastructure within 12 metres of a National Grid support structure for Ruakura and consideration of the high pressure gas pipeline for Te Awa Lakes.
	r.	Where land development will cause loss of significant habitats of indigenous fauna (including but not limited to, black mudfish, shortfin eels and longfin eels), require that unavoidable adverse effects on such habitat are remedied or mitigated through: i. Replacing significant habitat; or ii. Creating new habitat; or iii. Enhancing areas of alternative habitat supporting similar ecological values and/or significance; and iv. Legal and physical protection.

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	s.	Whether land development will adversely affect the flooding, water quality and habitat values of adjoining natural water courses.
	t.	Whether the Landscape Concept and Ecological Enhancement Plan provides for a comprehensive and connected section of Open Space and road reserves, which incorporates, as necessary: i. connectivity of open space and streets; ii. passive and active recreation opportunities; iii. Crime Prevention Through Environmental Design principles; iv. pedestrian and cycle paths forming a network with adjacent parts of the Open Space network; v. general amenity planting and amenity for adjoining properties, including use of specimen trees in roads; vi. street furniture; vii. provision for habitats; viii. lighting design that does not deter bat movement; and ix. stormwater management.
	u.	Whether the Land Development Plan will appropriately provide for indigenous i. fish and lizards; and ii. bats for Te Awa Lakes.
	v.	Whether the Land Development Plan includes a greenway that provides for improved habitat and ecological benefits for Ruakura.
	w.	Whether the Landscape Concept and Ecological Enhancement Plan provides for a greenway to enhance long term ecological function for Ruakura.
	x.	Where the boundaries of a Land Development Plan Area in application for Land Development Consent differ from those shown on Figure 2-16 for Ruakura or Figure 2-21 for Te Awa Lakes, the extent of the Land Development Plan Area shall be developed in an integrated manner. This shall include the provision for and connectivity to infrastructure, and ensure that key infrastructure such as the Spine Road for Ruakura is developed in a manner that provides at least the same levels of efficiency, effectiveness and safety anticipated through a land development consent in accordance with Figure 2-16. Where an application includes part of a Land Development Plan Area in Figure 2-16 (Ruakura) or Figure 2-21 (Te Awa Lakes) it shall be demonstrated that granting consent to that part will not prevent the integrated development of the balance of that Area.

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	xa.	For Te Awa Lakes the extent to which the recommendations of the alligator weed management plan are to be implemented.
	xb.	For Te Awa Lakes the extent to which the Ecological Rehabilitation and Management Plan (ERMP): i. Replaces significant habitat or creates new habitat or enhances areas of alternative habitat supporting similar ecological value and/or significance and provides legal and physical protection. ii. Provides comprehensive and connected open spaces that incorporate provision for habitats and stormwater management. iii. Provides for indigenous fauna. iv. Provides for improved habitat and ecological benefit. v. Provides for enhanced long-term ecological function. vi. Provides for appropriate monitoring and review.
	Additional Matters for Open Space	
	y.	Whether the layout and design of Open Space: i. Creates an informal parkland character; ii. Integrates with the landscape design of roads within the Land Development Plan area; iii. Applies Crime Prevention Through Environmental Design principles; iv. Utilises planting to soften the views of industrial development; v. Contains pedestrian and cycle paths forming a network with adjacent parts of the Open Space Network; vi. Provides for the amenity of adjoining and adjacent activities; vii. Integrates linear wetlands and stormwater treatment devices.
	z.	Whether provision has been made to ensure public access to and use of the Open Space, except as may need to be limited for safety reasons.
	aa.	The extent to which the different functions of Open Space are clearly identified and provided for in the Land Development Plan application.
	Additional Matters for the Medium Density Residential Zone	
	bb.	The extent to which the street network promotes a high degree of connectivity and permeability through the following:

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		i. A grid-like street layout. ii. Block sizes that promote permeability for pedestrians/cyclists as well as for vehicles. iii. Connections to the City-wide arterial networks. iv. Paths to the Open Space Network.
	cc.	Street amenity shall be provided by the location of specimen trees and landscaped areas interspersed by kerb-side parking.
	dd.	When assessing the suitability for residential buildings to be within the side yards, regard shall be given to the following: i. The extent to which reasonable sunlight and daylight access to adjacent dwellings and outdoor living areas will be affected. ii. The extent to which pedestrian access to the rear of the site will be hindered. iii. The extent to which on-site amenity is maintained.
	Additional Matters for Precinct C within the Knowledge Zone - Ruakura	
	ee.	The extent to which the street network is: i. Orientated toward the Ruakura Retail Centre. ii. Permeable for pedestrians/cyclists as well as for vehicles. iii. Legible with a simple and readily understood street pattern. iv. Provides a connected path network to the Ruakura Open Space Zone.
	ff.	The extent to which blocks and lots are configured to facilitate walking and accommodate operational areas in rear yards.
	Additional Matters for the Logistics Zone (Inland Port) - Ruakura	
	gg.	Whether the planting of the Landscape Buffer Areas will achieve the purpose of screening the Inland Port (Sub Area A (Inland Port)) from Ryburn and Percival Roads.
	hh.	The effects of the planting of the Landscape Buffer Areas on the operation, maintenance, upgrading and development of the National Grid transmission network and the requirements of the Growth Limit Zones Schedule of the Electricity (Hazards from Trees) Regulations 2003.
	ii.	Whether Level of Service D will be achieved at the intersections of Silverdale Road and Knighton Road with Ruakura Road when Stage 1 of the Inland Port (Sub Area A (Inland Port)) is operational.
	Construction - Ruakura	

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	jj.	Whether appropriate conditions can be placed on the resource consent to manage adverse effects associated with construction of the activities proposed in the Land Development Plan. This will be satisfied by a condition requiring the lodgement of a Construction Management Plan for Council approval, prior to the commencement of the works. The Construction Management Plan shall include at a minimum: i. Details of the works, their timing and duration. ii. Methods to control dust, debris on roads and silt laden runoff during construction. iii. Anticipated truck movements and routes to and from the site during construction. iv. Means to ensure compliance with the Construction Noise Standards in Rule 25.8.3.2 and Construction Vibration Standard in Rule 25.8.3.3. v. Contact details for the contractor, including a process for complaints and remedying concerns. The Construction Management Plan shall also ensure that: vi. Prior to the opening of the Waikato Expressway (Hamilton Section) and the realignment of Ruakura Road to traffic, construction traffic arising from the Land Development Plan area shall be managed to ensure that the capacity of local roads, as determined by normal Hamilton City Council traffic management design criteria, is not exceeded. vii. Once the Waikato Expressway (Hamilton Section) and realigned Ruakura Road are open for traffic, construction traffic arising from the Land Development Plan area shall, to the extent reasonable and practicable, be directed to use the Waikato Expressway (Hamilton Section) to minimise effects on local roads.
N2	**Construction Noise and Operation Noise of the Inl and Port (Sub Area A) - Ruakura**	
	a.	The extent to which: i. The construction and operation of the Inland Port avoids or mitigates adverse noise and vibration effects on adjoining facilities, existing residential dwellings and/or Large Lot Residential zoned areas. ii. Measures to avoid where possible, and otherwise minimise sudden and/or loud noises at night have been incorporated. iii. Lower noise producing equipment and methods have been

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		investigated and incorporated. iv. The location and orientation of refrigerated containers have been selected to minimise noise effects on residential properties. v. The accuracy of the noise model used for predicting noise levels in Stages 2 and 3 of the development of the Inland Port, taking into account recalibration based on monitoring of previous stages.
	b.	The adequacy of the consideration of alternative methods that would meet the night time noise limits set out in Rule 25.8.3.13 and their costs and benefits.
	c.	At individual residential properties where noise levels would exceed the night-times noise limits set out in Rule 25.8.3.13, the extent to which the ambient night-time noise levels at those properties exceed 40 $dBL_{Aeq(15)}$ once the Waikato Expressway is operational.
N3	**Ruakura Retail Centre**	
	a.	Staged development should be in accordance with an overall master plan for the Ruakura Retail Centre which shall show the location of the Ruakura Retail Centre Mainstreet, building footprints, circulation network, public open space and provision for parking.
	b.	A Ruakura Retail Centre Mainstreet shall be provided and should be orientated towards and integrate with the location of the proposed transport interchange.
	c.	Buildings should directly align and address the street network and provide a constant and intact edge to streets and public places.
	d.	Buildings should be located and designed to avoid extensive or inactive edges with entrances designed to maximise pedestrian flow and to support active street frontages.
	e.	Building frontages to the Ruakura Retail Centre Mainstreet should incorporate a high proportion of glazing and provide veranda canopies over footpaths and a high level of ground floor architectural detail.
	f.	Building design should create a varied fine grained pattern of development through the modulation of height and roof form, façade depth and relief and variety in materials and colours.
	g.	Site Layout should provide options for pedestrian, cycling and vehicular circulation and permeability within and to adjoining areas.
	h.	Footpaths should be legible and be of a sufficient width with quality paving and detailing, including footpaths to and from the centre and Open Space Areas.
	i.	Where public open space is provided, it should be centrally located adjacent to main pedestrian flows and shall be highly visible.
	j.	Public outdoor spaces should be sheltered and sunny with provision

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			for summer shade and shall be anchored by active building edges.
	k.		Carparks should be landscaped to define the street boundary and adjacent spaces.
	l.		Carparking should avoid interrupting active frontages and pedestrian circulation along the Ruakura Retail Centre Mainstreet.
	m.		Loading and service areas should not interrupt active edges and should be separated from public circulation where possible.
N4	**Concept Plan for Precincts A, B and D in the Knowledge Zone - Ruakura**		
	a.	**General**	
		The extent to which the proposal is consistent with the approved Concept Plan for the Precinct within the Knowledge Zone.	
	b.	**Concept Plan Development**	
		i.	The extent to which the preparation of a Concept Plan or an update to an existing Concept Plan has given regard to the following.
			a. The extent to which the precinct integrates with surrounding land uses and the transport network. b. Whether the development has been designed to minimise any adverse effects on adjoining activities, particularly residential activities. c. The degree to which any large façades (including side walls) that are visible from public places have been modulated, articulated, detailed or visually treated in a way that reduces the apparent bulk of the building or provides visual interest. d. The extent to which the proximity of facilities intended to accommodate events are sited close to residential areas. e. The extent to which the provision for vehicular and pedestrian access and circulation facilitates ready dispersal of vehicles and patrons from large events. f. The extent to which provision for vehicular and pedestrian access and circulation prioritises pedestrian safety. g. The extent to which appropriate, convenient provisions enable public transport to service the site, recognising the need for such services to directly access the Central City area.
		ii.	The extent to which the following have been applied as part of a new Concept Plan, an update to an existing Concept

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			Plan or in the absence of a Concept Plan within the Interface Areas of Precincts A, B and D.
			a. Built Form and Layout i. The extent to which the external appearance, scale and design of buildings: • Contributes to compatibility between buildings and its integration with other development on the site, adjacent sites and surrounding public spaces; • Contributes to active frontage along public streets and open space, particularly for corner sites; • Minimises, as practicable, effects on adjacent public spaces (including footpaths) in terms of shading and daylight. ii. The extent to which building design and development: • Makes a positive contribution to the local character of the site and surrounding areas; • Ensure large facades are well designed to provide visual interest and reduce the apparent bulk of buildings within the Interface Area; • The extent to which crime prevention through environmental design principles have been incorporated.
			b. Landscaping i. Incorporation of landscaping within the site layout to reduce the bulk of new development and mitigate adverse visual effects of development within the Interface Area, particularly as they interact with public spaces. ii. Incorporates landscaping to maintain and enhance the character and amenity of the site and surrounding areas.
N5	**Ruakura Open Space Zone**		
	a.	For new stormwater ponds and wetlands, the extent to which adverse effects of the works on adjacent private property are avoided in relation to:	
		i.	Flooding and adverse effects on groundwater levels; and

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		ii.	Creating habitat for mosquitoes and other undesirable insects
N6	**Development within a Greenfield Area – Ruakura**		
	a.		The extent to which the proposal is consistent with an approved Land Development Plan or could prejudice or foreclose options for future urban development and in particular with the proposals shown on Figure 2-14, Ruakura Structure Plan – Land use (Appendix 2).
	National Grid Corridors – Ruakura		
N7	For crossing points for Mobile Plant that are a Restricted Discretionary Activity in Table 25.7.4, the matters to which the Council shall restrict its discretion are limited to the actual and potential effects of crossing points on the scale and efficient operation and maintenance of the National Grid.		
N8	In determining any application for resource consent for crossing points, the Council shall have regard to the following matters:		
	a.		Suitable mechanisms are in place to ensure that mobile plant and machinery moving in the National Grid Yard can not infringe safe clearance distances specified in NZECP 34:2001. This may include physical, operational or electronic measures and will be deemed satisfied by overhead gate structures (e.g. hurdles) being erected no closer than 4.5 metres from the lowest sag of the line at maximum operating temperature.
	b.		Crossings are approximately perpendicular to the National Grid Yard.
	c.		Crossings and any associated traffic management structures are located no closer than 12 metres from the outer visible edge of a National Grid support structure.
	d.		Any overhead gate structure (e.g. hurdle) is constructed to a suitable engineering standard to withstand vehicle (including mobile plant transporting containers) impact travelling at normal operating speed.
	e.		Appropriate management and operational methods to ensure safe procedures are specified in the resource consent conditions and followed when crossing beneath the lines.
N9	For the unloading and loading of containers, stacking containers, container stacks, operation of mobile plant associated with these activities and Light Towers, noise walls and fences greater than 2.5 metres high, the matters to which the Council shall restrict its discretion are limited to the actual and potential effects of these structures, buildings and activities on the safe and efficient operation and maintenance of the National Grid. In determining any applications for resource consent for these structures, buildings and activities, the Council shall have regard to the following matters.		
	a.		Any operational procedures and physical measures to ensure compliance with NZECP 34:2001, including layout and allowable height limits for container stacking.

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	b.	Light towers shall ensure sufficient clearances in accordance with NZECP 34:2001 are provided including any setback requirements for mobile plant required for maintenance and lamp replacement.
	c.	Suitable mechanisms are in place to ensure that mobile plant and machinery moving in the National Grid Corridor can not infringe safe clearance distances specified in NZECP 34:2001. This may include physical, operational or electronic measures.
N10	For earthworks that are a Restricted Discretionary Activity the matters to which the Council shall restrict its discretion are limited to:	
	a.	The effects of the earthworks on the operation, maintenance, upgrading, and development of the National Grid transmission network.
N11	For Subdivision that is a Restricted Discretionary Activity the matters to which the Council shall restrict its discretion are limited to:	
	a.	The extent to which the subdivision design, including the location of roads and reserves, landscaping and building platforms, allows for activities to be set back from National Grid transmission lines to ensure adverse effects on, and from, the National Grid and on public safety are appropriately avoided, remedied or mitigated.
	b.	The extent to which the subdivision design/layout and consequential development will minimise the potential reverse sensitivity on, and amenity and nuisance effects of, the National Grid.
	c.	The provision for on-going inspection, operation, maintenance and development of the National Grid, including continued reasonable access.
	d.	The extent to which the design and development will minimise the risk of injury and/or property damage from such lines.
	e.	Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
	f.	Outcomes of any consultation with Transpower New Zealand Limited.
	Te Awa Lakes: Lake Management	
N12	In determining the application for a resource consent for a restricted discretionary activity, Council shall reserve its discretion to the following matters, where relevant.	
	a.	The extent to which implementation of the management plan required under Appendix 1.2.2.21.n.) will maintain a high level of water quality for recreational use in the main linear lake, including the extent to which a target of swimmable quality will be achieved.
	b.	The extent to which any delay in establishing the main linear lake will affect residents' and visitors' ability to undertake recreational activities within or on the lake, considering possible changing seasonal demands for different types of activities.
	Te Awa Lakes Earthworks and Land Remediation	

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N13	In determining the application for Land Development Activities as a Restricted Discretionary Activity, Council shall reserve its discretion to the following matters, together with reference to Objectives 22.2.1 and 25.2.2.1, where relevant:	
	a.	The extent to which appropriate building platforms can be provided free from any identified hazards.
	b.	The extent to which the applicant has demonstrated through the use of an engineering design report: i. That the risk of ground failure can be minimised to avoid effects on the safety of occupiers and neighbours. ii. That any structure will perform safely under hazard conditions for the life of the structure. iii. That any work to be carried out maintains the stability of the site, including the riverbank and gully and does not increase the risk of ground instability on the subject site or adjacent sites. iv. That the potential for preferential flow paths to be created between the linear lake and the Waikato River is minimised by ensuring a maximum hydraulic gradient of 2% between the linear lake and the River is maintained at all times.
	c.	The extent to which the land development activities: i. Provide any sediment control measure necessary to control the discharge of sediment. ii. Remain safe and stable for the duration of the intended land use. iii. Provide safe and accessible building sites and infrastructure. iv. Provide for the adequate control of stormwater, cater for natural groundwater flows, and avoid adverse effects from changes to natural water flows and established drainage paths. v. Avoid exacerbating the effects of natural hazards and ecological effects arising from additional sediment release.
	Te Awa Lakes Earthworks and Land Remediation: Land Development Plan Areas Q and R, and Area X in the Te Awa Lakes Business 6 Zone	
N14	The purpose of these assessment criteria is to ensure that temporary and long-term residual risks of piping erosion or other ground failure resulting from future activities on Areas Q and R, and Area X in the Business 6 zone, are mitigated and minimised to the fullest extent practicable. In determining the application for Land Development Activities as a Discretionary Activity in Land Development Plan Areas Q and R, and resource consents for a Discretionary Activity in Area X in the Business 6 zone, Council shall, in addition to N13, take into account:	

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	a.	The extent to which the landform design directs surface water towards the lake rather than the river.
	b.	The results of appropriate assessment and design to demonstrate the required landform width in Areas Q and R and Area X minimises to the fullest extent practicable the long-term residual piping erosion and land stability risks resulting from future activities on Areas Q and R and Area X.
	c.	Design of the final ground surface level to ensure services are able to be located above the groundwater table.
	d.	The extent to which measures such as low permeability lining are proposed to be placed over the base of services trenches to prevent infiltration of water to the ground via permeable backfill.
	e.	The extent to which combined services trenches are proposed to minimise the risk of unintended water flow and flow-induced erosion from multiple service trenches.
	f.	The extent to which the landscape concept plan required by Rule 1.2.2.21.j. includes suitable tree sizes and vegetation species on land adjoining Areas Q and R and Area X.
	g.	The extent to which any roads and accessways should remain in private ownership and management to ensure an appropriate management body manages service installations, renewals and maintenance in a manner to minimise any risk of unintended water flows and flow-induced erosion, and the proposed details of any private ownership and management entity
	h.	The extent to which rainwater re-use tanks are avoided unless overflows are directed by pipe or over impermeable surfaces to the lake, and the extent to which this requirement is to be implemented on an ogoing basis through consent notices or other legal mechanism.
	i.	The extent to which the Landscape Concept Plan required under Rule 1.2.2.21.j. is extended to apply to proposed lots to ensure suitable tree sizes and vegetation species are established, and the extent to which the Plan should be implemented on an ongoing basis through consent notices or other legal mechanism.
	j.	Whether specific geotechnical designs of all structures are provided.
	k.	The extent to which any of items a. to j. should take precedence over any other engineering provisions in the Plan and the requirements of the Regional Infrastructure Technical Standards (RITS).
	l.	Any other measures proposed to ensure that temporary and long-term residual natural hazard risks resulting from future activities on Areas Q and R and Area X fulfil the purpose of these assessment criteria.
O	**Rotokauri North**	

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O1	a.	The landscape buffer and associated planting will provide visual amenity and screening between State Highway 39 (SH39) and Rotokauri North and contribute to indigenous biodiversity.
	b.	The extent to which the proposed private legal entity that will own the landscape buffer will ensure the buffer's on-going protection and maintenance.
O2	For the creation of a private rear lane, the extent to which:	
	a.	An appropriate legal mechanism for ownership and ongoing maintenance of the lane will be established, and including any requirement for indemnity for collection of solid waste and recycling (where these are proposed to enter the rear lane).
	b.	The lane is designed to accommodate the passage of large rigid trucks such as fire, furniture removal, refuse and recycling-collection trucks (where these are proposed to enter the rear lane).
	c.	The rear lane’s design including traffic calming measures to promote slow vehicle speeds and provide a safe shared space.
O3	All restricted discretionary, discretionary and non-complying activities	
	a.	The extent to which the proposal gives effect to the objectives and policies of the Rotokauri North Structure Plan within Chapters 3, 4 and 23.
	b.	The extent to which the proposal avoids, remedies or mitigates adverse effects on, or where possible enhances, any significant habitats of indigenous fauna.
	c.	Provides for, is consistent with, or could prejudice or foreclose options for, future development of the elements identified on the Structure Plan
	d.	Restores and enhances aquatic and terrestrial ecological values associated with springs, streams, waterways, wetlands and their margins in Rotokauri North.
	e.	Restores and enhances the natural, cultural, heritage and amenity values of Rotokauri North’s open spaces.
	f.	Recognises and provides for mana whenua values and relationships with Rotokauri North and their aspirations for the area, including interpretation of the landscape’s significance, protection and preservation of sites of significance.
	g.	Reflects the area’s character and heritage.
	h.	Has been planned with the active involvement of mana whenua.
	i.	The design and construction of walking and cycling infrastructure, including in the Green Spine, and the extent to which this infrastructure provides alternative means of travel to the private car, and for recreational use, and connects to the transport network.
	j.	The extent that subdivision provides an interconnected transport network that achieves pedestrian and cycle connectivity east to west and vice versa (particularly in the northern half of the structure

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		plan area) to avoid these movements on SH39.
O4	For any subdivision of a duplex which meets Rule 4.7.12.a, the Council will restrict its discretion to the following matters:	
	a.	Whether the sites can be appropriately serviced for infrastructure and access.
O5	For any duplex complying with Rule 4.7.12.a.i and ii but not the Rotokauri North Acceptable Solutions Code in Rule 4.14 the Council will restrict its discretion to the following matter:	
	a.	Whether the alternatives provided will result in the same or a better urban design outcome than that envisaged by the Rotokauri North Acceptable Solutions Code.
O6	The creation or upgrading of all or part of a Collector or Minor Arterial transport corridor:	
	a.	The extent to which the design has allowed for the provision of public transport to be included in the transport corridor (including facilities for pedestrians to cross roads to access public transport stops, carriageway width, turning facilities, accessible bus stops) as identified indicatively on Figure 2-9C.
	b.	The outcome of any consultation with the Waikato Regional Council regarding public transport.
O7	Where service areas are for apartments consideration will be given to:	
	a.	Whether sufficient space can be provided for service activities and rubbish collection such that each unit has either individual space or access to appropriately sized communal spaces.
	b.	Whether sufficient screening can be achieved for communal areas of rubbish storage particularly where these can be viewed from public spaces.
O8	a.	Neighbourhood parks should be dispersed within Rotokauri North so that no residential unit is more than 500 metres walking distance from a neighbourhood park, or any other park and/or reserve which provides for the same or a similar level of passive and active recreation opportunity.
	b.	Neighbourhood parks should generally be: approximately 5000 m^2 in area; have at least 50% of the total neighbourhood park boundary to a transport corridor frontage (unless accommodated within the Green Spine); on land that is generally flat and able to accommodate a 30m^2 area.
O9	Where stormwater infrastructure is provided “commensurate with that required to service that stage of development”, the stormwater infrastructure being provided: • Is consistent with the sub-catchment ICMP required by Rule 3.6.A.4.2e.i.; • Includes an adequate area to establish the Rotokauri North Structure Plan’s ‘green spine’ concept; • Meets the storage volume, conveyance and treatment requirements of the	

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	sub-catchment ICMP required by Rule 3.6.A.4.2e.i.; and • Addresses any interim and permanent stormwater related effects on flow, water levels, water quality and ecology on the upstream and downstream areas.

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1.4 Design Guides

1.4.1 Subdivision Design Guide

1.4.1.1 Purpose

This section provides design guidance for any subdivision undertaken within the City. It contains general guidance for subdivision in any zone, as well as specific guidance for subdivision in the General Residential Zone.

The assessment criteria for subdivision, outlined in Section 1.3.3, require applications to be assessed against the Subdivision Design Guide. Information Requirement 1.2.2.2 - Subdivision Concept Plan - also requires consideration against the Subdivision Design Guide outlined here.

1.4.1.2 How to Use the Design Guide

Applications for subdivision shall include an assessment against the Design Guidance included in this Appendix as they are relevant to the nature and scale of the subdivision proposed.

Section 1.4.1.3 General Design Guidance and section 1.4.1.4 General Residential Zone apply to all subdivision, except:

- residential subdivision creating four or less residential lots; or
- residential subdivisions that are based on the layout and pattern of occupation associated with a previously approved or permitted residential development.

Where necessary, in regard to any relevant criterion that is not met, the applicant shall explain:

i. Whether site constraints inhibit the ability to address the criterion.

ii. How the intention of the criterion is met by the proposal.

iii. Whether the proposal represents a better design solution than that sought by the criterion.

Note

1. *Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Hamilton City Infrastructure Technical Specifications.*

1.4.1.3 General Design Guidance

Design Element 1: Public Interfaces

a. Public open spaces should be bounded by public transport corridors where possible (refer Figure 1.4.1a).

b. Where a transport corridor boundary is not practicable, private-way boundaries with public open spaces should be provided to ensure that buildings front on to public open spaces (refer Figure 1.4.1b).

c. Private ways where abutting public open spaces should ensure sightlines to the public open space via permeable fencing (see rule 15.4.6).

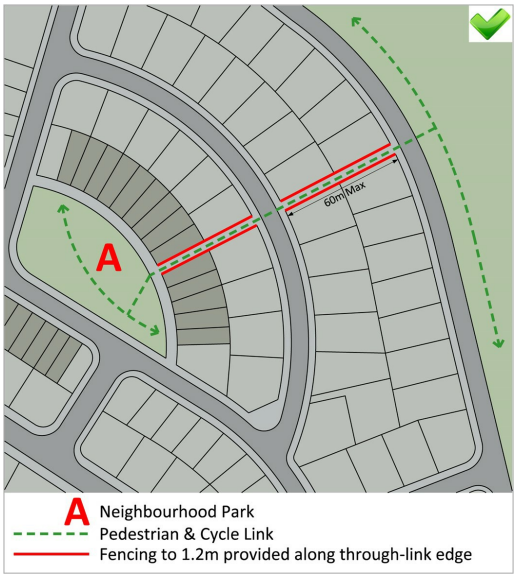
Figure 1.4.1a: Poorly located public open space, lacking boundaries with public transport corridors

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Figure 1.4.1b: Subdivision layout

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Showing:

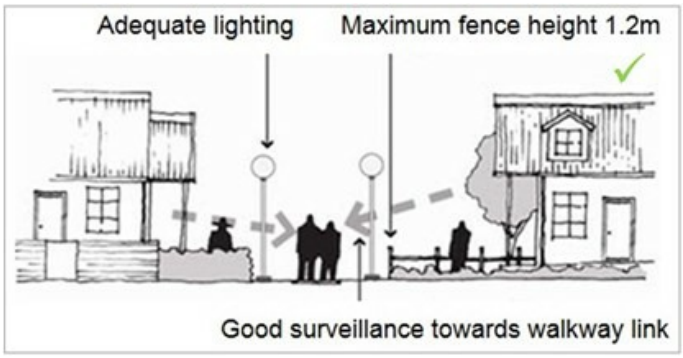
- Well located public open space (A), with boundaries to public transport corridor and private ways.
- Clear and straight pedestrian and cycle links with maximum lengths and fence height limits providing improved connectivity and following CPTED principles.

Design Element 2: Pedestrian Accessways

Pedestrian accessways should:

a. Be designed in a manner consistent with CPTED principles principles – facilitating passive surveillance and adequate lighting where appropriate (refer Figures 1.4.1e and 1.4.1f).

Figure 1.4.1e: Cross section showing a well designed interface between allotments and a pedestrian accessway. Low, visually permeable fences and walls, low cut planting and adequate lighting creates a 'safer' public space



b. Include clear and coherent direction signs.

c. Be of an easy gradient and where possible avoid the need for steps.

Figure 1.4.1f: Poorly designed interface with pedestrian accessway. High, visually impermeable fences, poor lighting and landscaping prevents passive surveillance

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Design Element 3: Public Open Spaces

a. All public open spaces should be of an appropriate size and dimensions to allow for their anticipated primary function. Land to be vested as public open space will be accepted by the Council only if it is suitable for the intended functions.

b. Subdivision layout should provide, where appropriate, opportunities for connections that support the integration of pedestrian and cycling networks within and between the transport and open space networks (refer Figure 1.4.1g).

c. Public open spaces should be designed in a manner consistent with CPTED principles.

d. All public open spaces should:

   i. Incorporate natural features that contribute to the functioning of ecological corridors, transport corridors and stormwater functions, where relevant.

   ii. Look to incorporate existing trees and features of interest (natural and cultural).

   iii. Provide recreational amenity.

   iv. Contribute to the development of a coherent open space network.

   v. Be easily accessible where appropriate for all aspects of the community.

   vi. Be provided as identified on any relevant Structure Plan.

e. Walking and cycle paths should be provided where appropriate within the public open space network and should be well connected:

   i. Through the public open space network.

   ii. With adjacent streets.

   iii. With other open spaces, community facilities and any other likely destinations.

f. The provision of public open space under high-voltage transmission lines will be considered on a case-by-case basis having regard to the appropriate use of the land.

g. Neighbourhood parks should be reasonably flat and be designed and located to provide a focal point for a neighbourhood (refer Figure 1.4.1h).

h. Where provided, car parking should be accessible, appropriately landscaped and designed so that

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traffic movement can occur in a safe and efficient manner.

Figure 1.4.1g: Public open spaces designed and located to integrate pedestrian and cycling networks with the open space network

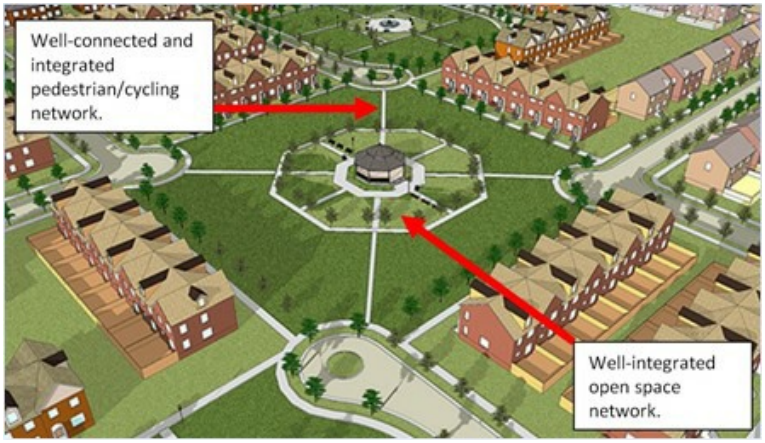


Figure 1.4.1h: Public open spaces designed and located to be a key focal point of the neighbourhood, particularly adjoining uses



Design Element 4: Transport Network Layout

a. The proposed transport network layout should:

   i. Create sufficient separation distances and space to provide for safe vehicle access to and from the transport network.

   ii. Where possible avoid the need for direct vehicle access from allotments on to the strategic or arterial transport network.

   iii. Minimise local transport corridor connections to arterial or strategic transport corridors.

   iv. Protect, provide for and be integrated with any planned transport corridors identified in Structure Plans or by designations.

   v. Create an accessible, walkable neighbourhood by:

      - Providing a highly connected network of transport corridors that enables relatively direct trips in and between neighbourhoods and to local activity points (such as shops, parks, schools and passenger transport stops).

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- Avoiding transport infrastructure designs that disadvantage mobility impaired, pedestrians and cyclists by hindering their ability to move safely and easily.

vi. Provide links for pedestrians and cyclists and use of passenger transport for daily activities that create an attractive, friendly, efficient, connected, safe and accessible environment.

vii. Enhance personal safety and perceptions of safety and minimise potential for crime, vandalism and fear.

viii. Avoid large blocks as these increase the trip lengths between points reducing connectivity, accessibility and the attractiveness of walking or cycling.

ix. Unless physically constrained avoid culs-de-sac and other layouts that reduce transport network connectivity.

x. Provide for strong connections to existing, committed and proposed development in adjacent areas, to help with connection and integration.

b. In accordance with the transport corridor hierarchy, the layout should provide a logical and legible network of connected transport corridors, these corridors should:

i. Contribute to a transport network that is accessible for the whole community by maximising connections and opportunities for route and mode choice.

ii. Provide local or collector transport corridors for safe property access.

c. The hierarchy of transport corridors should be reinforced by incorporating design elements appropriate to the transport function and surrounding land use (guidance is available in Appendices 15-4 and 15-6). This may include using landscaping, street materials, and space allocation (e.g. carriageway widths) to signal changes in hierarchy that directs through-traffic to and along higher-order transport corridors and encourages lower speeds in residential or pedestrian-oriented environments.

d. When considering layouts that connect to existing areas the effects of that connection, such as increased traffic volumes, should be compatible with the form and function of the existing transport network and the surrounding land use.

Design Element 5: Landscaping and Vegetation

a. Subdivision layout should seek to provide opportunities for retaining existing mature trees.

b. Streetscape should reflect the functions and characteristics of the road type in the network with larger, uniform and more formally organised trees on major transport corridors and smaller, less-regimented variation along local streets.

Note

1. *Guidance on acceptable approaches to the selection and location of street tree planting is contained within the Hamilton City Infrastructure Technical Specifications.*

1.4.1.4 General Residential Zone

This section provides design guidance for any General Residential Zone subdivision undertaken within the City which propose to create more than four vacant fee-simple lots.

Design Element 1: Block and Allotment Layout and Orientation

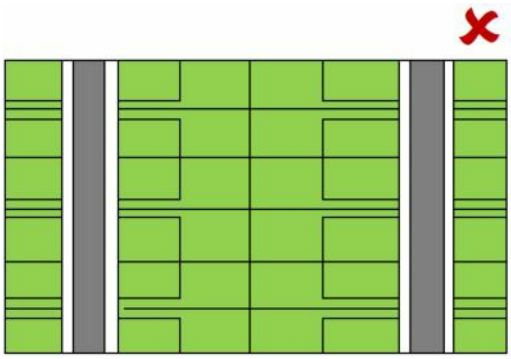
a. Where possible blocks should be no more than two allotments deep (refer Figures 1.4.1i and 1.4.1j).

Figure 1.4.1i: Subdivision layouts creating deep blocks with large numbers of rear sites are to be

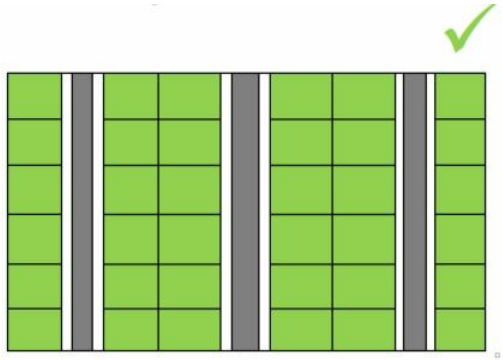
Figure 1.4.1j: Subdivision layout creating blocks no more than two allotments deep and

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discouraged



maximising the creation of front sites is to be encouraged



b. Allotments should be orientated so that dwellings can be located in a manner where their front door and main living area face the adjacent transport corridor – rear sites should generally be avoided (refer Figure 1.4.1k).

Figure 1.4.1k: Allotments oriented to enable dwelling designs that can front the transport corridor



c. Block length should be limited to ensure high levels of accessibility and connectivity.

d. Blocks and allotments should be designed to enable good sunlight and daylight into future dwellings. This can be achieved by:

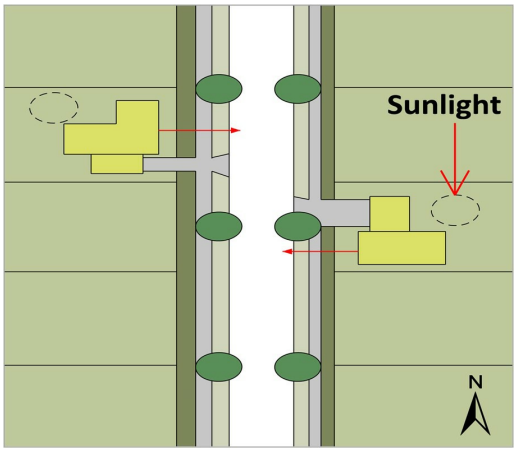
   i. Aligning roads north/south and allotments east/west where possible.

   ii. Providing south-facing allotments with north-facing backyards for outdoor living.

   iii. Ensuring sunlight access to transport corridors, including the selection of trees to allow sunlight to penetrate through winter.

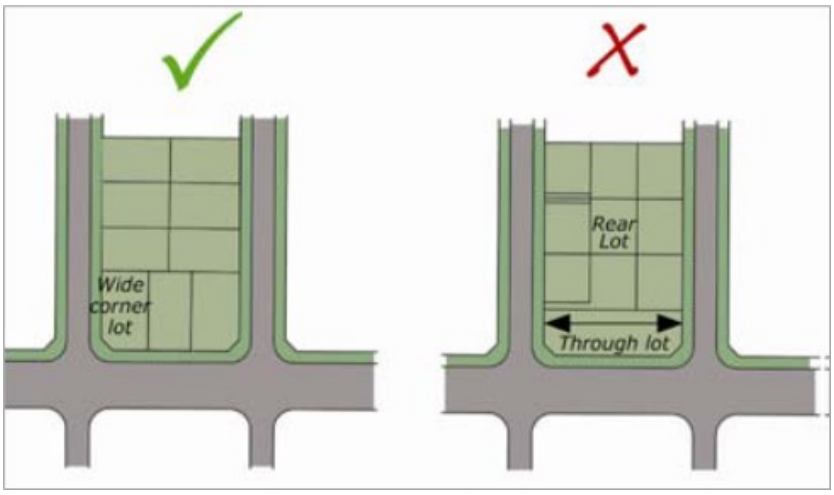
Figure 1.4.1l: Blocks and allotments have been located and designed to ensure dwellings and allotments receive a good level of sunlight

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e. Through allotments should be avoided (refer Figure 1.4.1m).

Figure 1.4.1m: Blocks and allotments should be located and designed to avoid the creation of rear and through allotments



f. Culs-de-sac should be avoided where possible. Where they are proposed as part of a subdivision, the applicant shall provide:

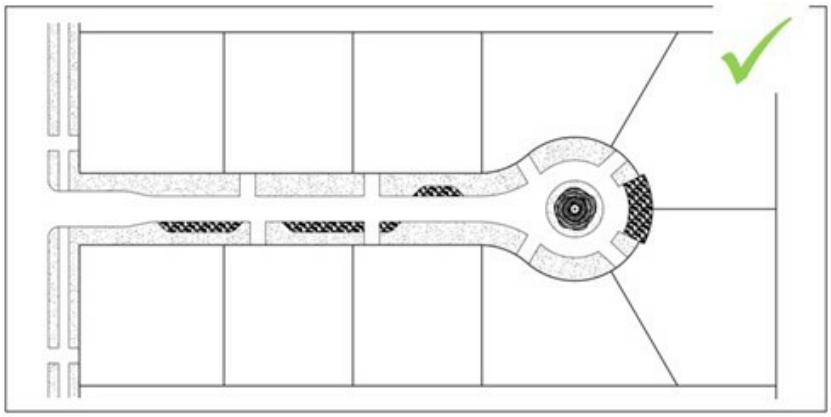
   i. Justification and reasons why a more integrated movement network cannot be provided.

   ii. How the proposal manages to achieve appropriate connectivity and accessibility.

g. Where they cannot be avoided, culs-de-sac should be straight and short (unless physically constrained for example by topography, infrastructure or geotechnical factors) (refer Figure 1.4.1n).

Figure 1.4.1n: Where provided, culs-de-sac should be straight and short

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h. Where culs-de-sac cannot be avoided, they should provide, where appropriate, pedestrian and cycle links to other streets and/or open spaces at their heads to create connectivity and accessibility (refer Figure 1.4.1o)

Figure 1.4.1o: Where vehicle connections cannot be made culs-de-sac should include, where appropriate, pedestrian and cycle links

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i. More than one private-way accessing on to a cul-de-sac should be discouraged where possible.

Where this is proposed, the applicant shall provide provide justification and reasons showing how the proposal will achieve appropriate connectivity (including safe pedestrian access), how CPTED principles, any visitor parking, emergency access and refuse collection are addressed.

1.4.2 Residential Design Guide (Residential and Special Character Zones)

1.4.2.1 Purpose

This section provides design guidance for developments undertaken within the General Residential Zone, Residential Intensification Zone, Large Lot Residential Zone and Special Character Zone. The guidelines apply to:

a. Apartment buildings

b. Papakaianga

c. Third and subsequent single dwellings per site

d. Duplexes

e. Integrated Residential Developments.

As noted within the section 1.3.3 B Design and Layout, if an activity is a Restricted Discretionary Activity solely to Design and Layout matters and there is a relevant design guide; then the activity should seek to address the outcomes sought in the design guide as a priority over any other criteria in section 1.3.3 B.

1.4.2.2 How to use the Design Guidelines

Applications for development within the Zones as described in 1.4.2.1 should provide an assessment against the guidelines outlined within this Appendix.

As the guidelines are generic, they may not be appropriate in every instance and a degree of flexibility is reasonable and to be expected. In such cases, the creation of an equivalent or better outcome should

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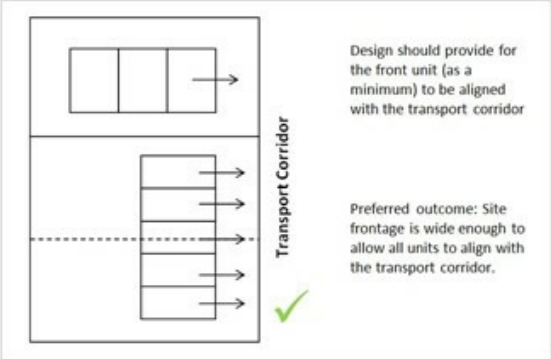
be demonstrated.

1.4.2.3 Site Size and Dimensions

a. To ensure good overall design outcomes, the site should be of an appropriate size to accommodate the proposed number of residential units and ancillary spaces, such as outdoor living areas.

b. Where possible, the site should have an adequate length of transport corridor frontage to allow residential units to be oriented parallel to the transport corridor (refer Figure 1.4.2a).

Figure 1.4.2a: Preferred unit orientation



1.4.2.4 Interface between Public and Private Land

a. Where appropriate, the site layout and building design should promote passive surveillance of adjoining or adjacent public spaces (including transport corridors).

b. To achieve this, the following aspects need to be considered:

- Where possible, ensure units have a public front and a more private side or rear.
- Promote a clear definition between public, semi-private and private spaces through the use of design features which may include low boundary walls and landscaping as appropriate.
- Avoid bland, featureless elevations, high blank walls and non-permeable fencing.
- Where possible, orientate habitable rooms, balconies and entrances towards the public space (including transport corridors - refer Figure 1.4.2b, c and d).

Figures 1.4.2b, c and d: Examples showing public/private interfaces that have been well-designed

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Apartment



Detached dwelling



Duplex

1.4.2.5 Building Orientation and Siting

a. Buildings should be oriented and located to allow adequate daylight and sunlight to reach principal living rooms and outdoor spaces.

b. Buildings should be positioned to minimise overshadowing of adjoining buildings or private outdoor spaces.

c. Buildings should be oriented, sited and designed to accommodate outdoor living areas, service areas and storage areas as well as permeable surfaces.

1.4.2.6 Access, Garages and Parking

a. Where possible, garages and car parking should not dominate the frontage and should be located to the side or rear of the building to reduce visual impact (refer Figure 1.4.2e).

b. When locating garages and outdoor parking spaces, consideration should be given to safety for users.

c. Where possible, driveways should not be located side by side. Preferably use shared driveways to serve more than one residential unit.

d. The design of the vehicle entry and exit to the site should ensure safety for the residents and pedestrians and the safe and efficient operation of the transport network.

e. The design and landscaping of car parks should contribute to the amenity of the development and the safety of users.

Figure 1.4.2e: Garage doors forward of the front face of buildings should be discouraged

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1.4.2.7 External Appearance

a. When viewed from any transport corridor or public open space, buildings should be designed to create visual interest through appropriate modulation, articulation, and architectural expression (refer Figure 1.4.2f).

Figure 1.4.2f: Building design that creates visual interest by incorporating a range of features



b. Features such as balconies, canopies, porches, bay windows, dormers and pediments can also be used to break up continuous building mass and large roof forms.

c. Height should not exceed the relevant District Plan standard unless the particular design will:

   i. Contribute to identity and local character.

   ii. Add interest.

   iii. Where appropriate, create local landmarks.

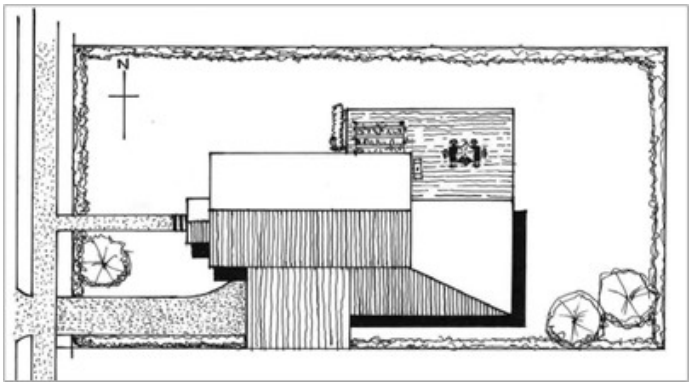
d. Where similar buildings are grouped or joined together, visual interest should be promoted through high quality architectural design, including the use of varying design features, e.g. roof form, canopies, porches, balconies, windows, colour and materials.

1.4.2.8 Private Outdoor Living Areas

a. Private or communal outdoor living areas should be located either to the north, east or west of the residential unit, readily accessible from a living area within the residential unit (refer Figure 1.4.2g). The private outdoor living area may be at ground level or an upper-storey balcony.

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Figure 1.4.2g: Example of a functional, usable and private outdoor living area



b. Outdoor living areas should be sited and designed to ensure safe use.

c. Outdoor living areas should be of appropriate size and dimensions to suit both occupancy and residential unit type. Regard should be given to available shared outdoor space (for multi-unit development) and the proximity of the site to a public open space.

d. Outdoor living areas should be located and designed to achieve an adequate level of visual privacy, protected from being overlooked from windows and private outdoor living areas of adjacent residential units. Responses could include:

   i. The shape and position of buildings, spaces and windows.

   ii. Varying levels.

   iii. Separation distance.

   iv. Screening such as hedges.

   v. Offset and high sill windows.

   vi. Opaque glass.

1.4.2.9 Landscaping and Vegetation

a. Where possible, existing mature trees should be retained where they contribute to site amenity.

b. Landscaping and vegetation should complement the layout of the site and the buildings.

1.4.2.10 Acoustic Amenity

a. Attached dwellings should be designed to minimise sound transmission between residential units.

b. Noise-producing activities such as driveways and/or car parks should be separated from bedroom windows of adjacent residential units.

c. Residential units should be designed with appropriate acoustic treatment to maintain residential amenity.

1.4.2.11 Service Areas

a. Outdoor service areas should be provided for solid waste and recycling storage without creating adverse visual, noise or odour effects for residents or neighbours.

b. The waste and recycling storage in outdoor service areas should be easily accessible for residents and collection agencies.

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1.4.2.12 Water Efficiency

a. Water-sensitive techniques should be used where possible.

b. Sites should ensure a sufficient area of permeable surface to manage the volume of stormwater entering the reticulated system (e.g. through stormwater collection and detention); or be able to provide alternative stormwater solutions.

c. Landscaping should be used to minimise and control the impacts of stormwater run-off. This could be through use of vegetation filtration techniques (e.g. swales and rain gardens, refer Figures 1.4.2h and 1.4.2i) and choosing appropriate plant species.

d. The reuse of water including grey water should be considered and adopted where appropriate. (Also see Waikato Regional Council requirements.)

Figures 1.4.2h and i: Examples of swales to manage stormwater (from Hobsonville and Long Bay, Auckland)





1.4.2.13 Integrated Residential Developments

In addition to the above design guidelines, the following should be considered when preparing and assessing a resource consent application for an integrated residential development:

f. Developments should be designed to minimise adverse impacts on neighbouring sites, the streetscape and the character of the area.

g. This includes, where applicable, consideration of building height and the impact on views and vistas to and from the site and the natural landform.

h. The built form should be residential in nature and scale and where possible avoid excessive repetition of architectural styles.

i. As much as possible, developments should have a unique identity and sense of place whilst respecting the character of the surrounding context.

j. Developments should be designed in a way that provides an appropriate level of on-site amenity through the use of landscaping and communal open space, building placement and maintaninance of privacy.

k. Access arrangements should be carefully considered, including the provision of rear access lanes and ensuring garages do not visually dominate.

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l. Developments should ensure an integrated service space is provided and that it is easily accessible.

1.4.3 Medium-Density Residential Design Guidelines

1.4.3.1 Purpose

These design guidelines are developed to assist groups, professionals, and Council to prepare and assess resource consent applications for medium-density residential.

1.4.3.2 How to Use the Design Guidelines

These guidelines form part of the assessment criteria for Comprehensive Development Plans along with applications for development occurring after the implementation of the Comprehensive Development Plan (CDP). A resource consent application is required for each area.

The guidelines have been incorporated as assessment criteria rather than performance standards as they are more of a guide than an absolute standard that must be adhered to. Refer to Chapter 1 – Plan Overview, Section 1.1.3.f.v. Design Guides.

There are two steps to consider when preparing a CDP. Firstly, there are a number of specific design guidelines which outline basic bulk and location requirements. Secondly, the application should be assessed against the urban design principles outlined in the Design Guide.

For clarity, these rules do not apply to development in the Rotokauri North Structure Plan area, as all bulk and location requirements for the Rotokauri North Medium Density Zone are contained in Chapter 4 Residential Zones.

1.4.3.3 Site Coverage

a. Site coverage	Up to 50%

1.4.3.4 Permeable Surfaces

a. Net site permeability	At least 20% of the net site area. The front yard requirements are to be included in this percentage.
b. Front sites only: Permeability forward of the building line of the dwelling planted in grass, shrubs and trees	At least 50%

1.4.3.5 Building Height

a. Height of buildings	Up to 12.5m

1.4.3.6 Building Setbacks

Building setback from	Minimum distance
a. Transport corridor boundary – local and collector transport corridors	3m
b. Transport corridor boundary – arterial transport corridors Except that any garage or carport facing the transport corridor should be set back a minimum of 8m	5m
c. Waikato Expressway (Designation E90 and E90a)	i. 35m from the designation boundary, or

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	ii. 40m from the actual carriageway edge of the Waikato Expressway if: 1. The location of the carriageway within the designation corridor of the Waikato Expressway has been confirmed in writing by the Requiring Authority, or 2. Construction is underway or completed.
d. Boundary of a Comprehensive Development Area or zone boundary	1.5m

1.4.3.7 Water Management

a. Rainwater storage devices for the supply of non-potable water for outdoor use and indoor toilets, and for the purpose of stormwater soakage or detention, should be provided.

1.4.3.8 Interface Between Public and Private

a. The front wall of all accessory buildings that are detached (including carports and garages) and an integral part of the design and construction of the dwelling, should be:

   i. Located no further forward of the front building line of the dwelling than 0.5m if the garage door is to face the street;

   ii. Located forward of the front line of the dwelling (but not encroaching into the front setback) by no more than 8m if the garage door is 90 degrees to the street;

b. At least one principal room should have a clear-glazed window facing the street. For corner sites and sites with two transport corridor frontages, this is required only on the transport corridor frontage from which vehicular access is provided.

1.4.3.9 Fences

a. All fences should have a maximum height of 1.8m except for those adjoining an open space zone (refer to 15.4.6).

1.4.3.10 Residential Buildings – Separation and Privacy

a. Residential buildings should maintain an appropriate set back from the nearest part of any other residential building, except:

   i. No separation is required between buildings that are attached.

   ii. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings, the separation distance could be reduced.

b. To ensure privacy, any balcony at upper-floor level should be appropriately set back from adjacent residential buildings. This does not apply along a transport corridor, access way, right-of-way, private way, access lot, or entrance strip less than 6m wide.

1.4.3.11 Outdoor Living Area

a. Each residential unit, except for when a communal area is provided, should be provided with an outdoor living area that is:

   i. For the exclusive use of each residential unit.

   ii. Readily accessible from a living area inside the residential unit.

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iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

iv. Located on a side of the residential unit which faces north, east or west.

b. Outdoor living areas for residential units to have areas and dimensions as follows.

Residential units	Outdoor living area per residential unit	Shape
i. Single dwellings, duplex dwellings and dwellings in comprehensive residential developments	40m^2	Capable of containing a 6m-diameter circle
ii. Ancillary residential units	12m^2	No dimension less than 2.5m
iii. Apartments	12m^2	No dimension less than 2.5m

c. The outdoor living area for an ancillary residential unit should be separate from the outdoor living area provided for the principal residential unit.

Note

1. Any communal open space is optional and is additional to the above provisions.

1.4.3.12 Service Areas

Description	Minimum requirements
a. Single dwellings, duplex dwellings and dwellings in comprehensive residential developments	20m^2 Minimum dimension 3m
b. Service area per ancillary residential unit	Additional 10m^2 Minimum dimension 2.5m
c. Apartments	10m^2 Minimum dimension 2.5m
d. All service areas	Readily accessible from each residential unit Not visible from a public place

1.4.4 Rototuna Town Centre Design Guide

1.4.4.1 Purpose

This design guide was developed to assist groups, professionals and Council to prepare and assess resource consent applications for Comprehensive Development Plans (CDPs) and resource consent applications for development occurring after the implementation of the CDP (refer to Volume 1, Rule 13.5c).

A Concept Plan (Appendix 7, Figure 7-1) has been prepared for the Rototuna Town Centre. The Rototuna Town Centre Concept Plan provides a design-led framework for the development of the Centre. The Rototuna Town Centre Concept Plan comprises several activity precincts. The Concept Plan identifies the location and extent of land use types and other essential features including:

i. The main street and other streets,

ii. The public square, and

iii. Community and open space elements.

All development in the Rototuna Town Centre Zone:

i. Will have a strong emphasis on urban design considerations.

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ii. Must demonstrate that urban design principles have been applied.

iii. Must be in general accordance with the Rototuna Town Centre Concept Plan.

iv. Must be designed in accordance with this Guide. To achieve this, before commencing development within the Rototuna Town Centre Zone, a Comprehensive Development Plan (land use consent) must be prepared and approved for each of the Comprehensive Development Areas identified in Appendix 7, Figure 7-2.

1.4.4.2 How to Use the Design Guide

The Design Guide contains four parts.

i. Part 1: The Overall Concept (refer to 1.4.4.3).

ii. Part 2: Guidelines relating to the Rototuna Town Centre (refer to 1.4.4.4).

iii. Part 3: General Principles for Comprehensive Development Plans (refer to 1.4.4.5).

iv. Part 4: Principles and Assessment Criteria for Precincts (refer to 1.4.4.6).

There are three steps to using this Guide when preparing a Comprehensive Development Plan. Firstly, there are a number of guidelines which clearly outline Council's expectations for achieving high quality design, set out in Sections 1.4.4.4. Secondly, the application should be assessed against the general principles which are outlined in Section 1.4.4.5, and thirdly, the application should be considered in terms of the relevant assessment criteria for the precinct/area in Section 1.4.4.6.

There is a degree of flexibility, and the standards may not be appropriate in every instance. In such cases it must be demonstrated that design flexibility is warranted through the creation of an equivalent or better outcome.

1.4.4.3 Part 1: The Overall Concept

Vision

A Town Centre for Rototuna that functions as a focal point for the wider Rototuna community by enabling a diverse range of activities that operate within a pedestrian-focused, street-based layout, and incorporate principles of good urban design.

Key Features

The key features of the Rototuna Town Centre are:

a. The Main Street

The Main Street provides the central core of the retail area with a traditional street-based layout which is intended to be a pedestrian focused, vibrant shopping destination for the local community. Primary and secondary frontage areas are identified in Appendix 7, Figure 7-3, to facilitate active frontages with buildings closely relating to the street. Pedestrian orientated activities will be encouraged along these frontages, particularly along the Main Street and Public Square which are to be the principal shopping areas.

The carriageway should accommodate cyclists, buses and motor vehicles. There should be wide pedestrian walkways on either side of the carriageway to provide space for street-side dining, parking bays and large specimen trees. The street will be a slow speed environment. The street should have a clear and distinguishing landscaping treatment (streetscape design) applied, to highlight its importance and add to its character, identity and legibility.

The CDP for the Comprehensive Development Plan Areas will include an Integrated Transport

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Assessment to determine the nature of the intersections at (as relevant):

i. Borman Road/North City Road.

ii. North City Road/Park Lane/Suburban Collector Roads.

iii. Suburban Collector Roads/Local Streets.

iv. Suburban Collector Roads/Residential Collector Roads.

v. Midblock access for Public Square, Pool & Library.

The intersection treatments should also consider the pedestrian and cyclist provision to ensure a safe environment and high level of connectivity occurs.

b. The Public Square

The Public Square is designed to be an important public space where markets, fairs and special events can be held. The library and retail areas will open onto the Square. It can be accessed from the Main Street and from walkways and cycleways through the adjoining watercourse and drainage reserve.

The Square should contain key amenity features such as lighting, seating, trees, landscape features and public art. The design should incorporate on the eastern edge the entrance space for the library and other small businesses such as cafés – including space for outdoor dining. A consistent design theme and materials should be used throughout the Square.

c. The Gateways

Key gateway features such as public art at the entrances to the Town Centre from the arterial roads would identify the Centre and contribute to its sense of place. A gateway feature could take a variety of forms or elements (e.g. public art, gantry, landscaping). The carriageway/building design at these key entrance points should be flexible enough to allow a gateway feature to be incorporated into the design.

d. The Watercourse

A central unifying feature of the Town Centre is the drainage reserve/central watercourse which has a principal stormwater function but also provides a key green corridor and walkway/cycleway link. It is important that the waterway and associated corridor is designed as a high amenity, multifunctional feature. To the north, the watercourse will connect with the Active Recreation Reserve and provide a green edge to the playing fields and the secondary school. This green edge will also accommodate shared pedestrian and cycle routes that will connect with parks and footpaths in nearby neighbourhoods.

The precise form and function of the watercourse and corridor will be determined by hydrological requirements and controls. This watercourse will be the principal secondary flow path for the concept plan area, and be sized to accommodate 1% annual exceedance probability storm flood conditions.

e. Park Lane

Park Lane runs along the eastern edge of the Active Recreation Reserve and will provide access to the Reserve and adjacent Residential High Density Precinct. The combination of the housing and lane will provide increased surveillance over the Reserve.

Park Lane should be designed as a slow moving lane, with a number of traffic calming measures incorporated into the design. Provision should be made for and berms for landscaping. Any parking adjacent to the park shall be angled. Its character should be that of a tree-lined lane within a residential environment.

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f. Passenger Transport

Passenger transport within the Town Centre should be catered for via integrated bus stops within the transport corridor carriageway.

A transport interchange opposite the Public Square on the Main Street should be provided. The interchange is central to the Concept Plan. It will bring people directly to the heart of the Town Centre and will improve the general surveillance and safety around the Public Square.

g. Connectivity

In order to achieve a legible and efficient transport network it is essential that all nodes are well connected both internally and to other nodes. The local nodes and Town Centre in particular shall be well connected to the surrounding residential neighbourhood they serve.

h. Walkways/Cycleways

The emphasis in and around the Town Centre is on achieving good walking and cycling connectivity. Effective connections to the Centre must be provided from the adjoining residential areas. The central drainage reserve/water course must incorporate walking and cycling paths, offering good connectivity with the Active Recreation Reserve, community facilities and schools, and to the southwest along existing walkways/cycleways.

i. Primary/Secondary Frontages

Primary and secondary frontages have been identified where the interface between buildings and the street or public space is considered particularly important. Along these edges at ground floor level, retail activity should predominate and buildings must relate closely to the street – providing activity, interest and vitality.

Precincts

As shown on the Concept Plan, the Rototuna Town Centre is made up of several activity precincts that contribute to the overall function of the Centre. These include:

a. Retail Precinct

The Concept Plan provides for two distinct retail areas – Retail Precincts 1 and 2.

The Retail 1 Precinct has frontage to the Main Street and Public Square and adjoins the proposed library and aquatic centre. Within this Precinct, the scale and form of the buildings and shopfronts should respond to and reflect the pedestrian nature of the streetscape. Retail should be of a fine grain and typically include small shops of a maximum floor area of 400m^2, restaurants and cafés. Offices and apartments should be located above ground floor level. Activities provided for in this precinct include entertainment, restaurants, cafes, takeaways and small store retailing.

In the Retail 2 Precinct, which is located immediately to the west of the Main Street, the Concept Plan provides for larger scale retail activities to serve the local community. Development should, however, still provide an active frontage to the street – either through a main entrance or by sleeving the development with smaller retail outlets.

b. Employment Precinct

It is intended that this centre have a strong employment base, and areas for business and light industry are identified on the Concept Plan. Employment based activities should not interrupt or conflict with shopping activities or more sensitive uses in adjacent precincts. Appropriate locations are therefore shown to the north of the Retail 2 Precinct and close to the major arterial road.

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The Employment Precinct will provide for light industry and service type activities to predominantly meet the needs of local residents. Light industry activities include vehicle servicing and repair activities, small scale home improvement activities, electronic and computer repairs and service, small scale manufacturing, cleaning services, food preparation, catering, printing and storage.

c. Residential Mixed Use Precinct

The Residential Mixed Use Precinct will act as a transition area between retail and residential development. The Precinct predominantly provides for residential activities, however a limited amount of office development, service industry, small retailing and activities that will not compromise residential living amenity levels are also provided for.

d. Residential High/Medium Density Precinct

Residential High Density and Residential Medium Density Precincts form part of the Town Centre. These precincts are intended to provide a population base to support the Centre's retail, employment, entertainment, community and recreational activities and enhance its vitality and vibrancy. Conversely, the Centre will provide goods and services for the local residential catchment. It is therefore important that residential land is developed to a sufficient density to enable these mutual benefits, and to ensure efficient use of the land resource.

e. Community Precinct

In addition to the planned community facilities described below, land has been set aside for other community facilities such as community centres, education and training facilities and health care services.

Library – The proposed new library will occupy a key central site within the Town Centre having frontages onto both the Public Square and the watercourse. Ideally this will be designed as a high quality, innovative building.

Aquatic Centre – The aquatic centre is strategically located between the Retail 1 Precinct and Active Recreation Reserve. This will enable shared use of facilities such as changing rooms and any carparking space. As with the library, this building should be of high quality and innovative design.

Schools – A new primary school and a new secondary school will contribute to the overall Town Centre 'node'. Both schools are within a 10 minute walk of the heart of the Centre. The schools are to be zoned Community Facilities and do not form part of the Concept Plan.

Apostolic Church – There is an existing church on North City Road. This existing use will be acknowledged by identifying the land as a Community Facilities Precinct.

Parks and Green Space

A large recreation reserve is centrally located in the Town Centre and in close proximity to the aquatic centre and schools. The reserve will provide for playing fields, one of which may be served by a stand, together with other facilities such as courts, cricket ovals and potentially floodlighting. Transport corridors and high density residential developments are planned around the perimeter, offering good views into the reserve. In turn this will increase passive surveillance and overall safety, and provide open space and amenity for residents.

1.4.4.4 Part 2: Guidelines for the Rototuna Town Centre

a. Building Height

Building height standards for each Precinct are as follows.

Precinct	Maximum Building Height	Minimum Building Height	Minimum Storeys

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Retail 1 and Retail 2	15m	8m Primary frontage	2 in Primary Frontage
Community	15m	8m Primary frontage	2 in Primary Frontage
Employment	6m	-	-
Active Recreation	i. 8m, except public toilets adjoining a transport corridor boundary where the maximum height shall be 3m ii. Maximum height of any floodlighting shall be 15m	-	-
Public Square	-	-	-
Residential Mixed Use	12.5m	-	-
Residential High Density	12.5m	-	-
Residential Medium Density	12.5m	-	-

b. Separation Distances and Privacy

i. Where two or more buildings, excluding accessory buildings, are located on the one site, no eaves of a building shall be located closer than 3m from the eaves of another building.

ii. A balcony or window of a habitable room at upper-floor level shall be set back 5m from any boundary of a Comprehensive Development Area, zone boundary, precinct boundary, or public open space, excluding the road boundary or adjoining an accessway, any entrance strip with a width of 6m or less, or any right of way, private way or access lot.

iii. Where buildings are attached, no setback is required between those buildings.

iv. Separation distances may be reduced where:

- Windows are at an angle of 60º or greater to the boundary, or
- Window sill height from the finished upper-floor level is 1.7m, or
- Opaque or obscure glazing is provided.

c. Building Setbacks

Building setback standards for each Precinct are as follows:

Precinct	Maximum Building Setback from Transport Corridor	Minimum Building Setback from Transport Corridor	Minimum Building Setback from side, and rear boundary
Retail 1 and Retail 2	• 0m Primary frontage • 0m Secondary frontage • No maximum elsewhere	0m	
Community	• 0m Primary frontage • 0m Secondary frontage • No maximum	0m Primary frontage 5m front	Refer Volume 1, Rule 16.4.4 Where site adjoins the Residential or Special

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	elsewhere		Character Zone or a Residential Precinct – 3m
Employment	10m	5m	5m
Active Recreation	-	5m except public toilets which may be sited up to the transport corridor boundary	5m from the boundary of any Residential Precinct
Public Square	-	-	-
Residential Mixed Use	• 0m Primary frontage • 0m Secondary frontage • No maximum elsewhere	0m	
Residential High Density	5m	1m	1.5m where adjoining another precinct, CDP Area or zone boundary
Residential Medium Density	No maximum	i. 3m from the boundary of a local/collector transport corridor ii. 5m from the boundary of an arterial transport corridor	1.5m where adjoining another precinct, CDP Area or zone boundary

d. Development Intensity

Development Intensity for each precinct shall be as follows.

Precinct	Maximum Floor Area Ratio	Maximum Site Coverage
Retail 1	3:1	100%
Retail 2	3:1	100%
Community	2:1	100%
Employment	1:1	75%
Public Square	NA	NA
Residential Mixed Use	2:1	100%
Residential High Density	NA	50%
Residential Medium Density	NA	50%

e. Primary Frontages

For buildings within the Primary Frontages as defined in Appendix 7, Figure 7-3:

i. Buildings shall include a minimum of 2 stories of useable floor space.

ii. A minimum of 75% of ground floor wall facing the street or public space, for the length of the ground floor wall, shall be of clear glass and capable of being used for displaying goods and services to passing pedestrians.

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iii. Ground floor tenancies shall have the main customer entrance facing the street.

iv. A continuous veranda not less than 2.5m deep shall be provided which extends along the full street frontage except that no veranda over a footpath may encroach to within 600mm from the kerb. Verandas should be designed to provide continuous pedestrian cover so they abut one another.

v. There shall be no vehicle access, parking or service areas within the Primary Frontage Area.

f. Secondary Frontages

For buildings within the Secondary Frontages as defined in Appendix 7, Figure 7-3:

i. A minimum of 50% of the ground floor wall facing the street or public space, for the length of the ground floor wall, shall be of clear glass and capable of being used for displaying goods and services to passing pedestrians.

ii. Ground floor tenancies shall have the main customer entrance facing the street.

iii. There shall be no parking or service areas within the Secondary Frontage Area.

g. Outdoor Living Area

Each Residential Unit or any residential accommodation associated with non-residential activities shall be provided with an outdoor living area which:

i. Shall be for the exclusive use of the Residential Unit.

ii. Shall be readily accessible from a living area of a Residential Unit.

iii. Shall be free of driveways, manoeuvring area, parking spaces, accessory buildings, and service areas.

iv. Shall have a minimum area per Residential Unit of $12m^2$, and a minimum dimension of 2.5m width.

Note

1. *Any communal outdoor living is optional, and shall be provided in addition to the above provisions.*

h. Service Area

Each Residential Unit or any residential accommodation associated with non-residential activities shall be provided with service areas as follows.

i. A minimum service area of $10m^2$ with a minimum dimension of 2.5m located at ground floor level, and readily accessible to that residential accommodation.

ii. The service area shall be maintained with an all-weather, dust free surface.

iii. The vehicular access associated with a service area may not be located within a primary or secondary frontage.

iv. A service area shall not be able to be viewed from a public space.

v. The service area required under this rule shall be additional to the service area required under Volume 1, Chapter 13: Rototuna Town Centre, Rule 13.8.5.

i. Communal Outdoor Space

Any Residential Accommodation that does not constitute a Residential Unit (e.g. hostels, and

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motels), and all Visitor Accommodation shall provide a Communal Outdoor Living Area for each building which:

i. Has a minimum area which shall be equal to 12m^2 multiplied by the number of Residential Units or 12% of the gross leasable area of that part of any building occupied by residential accommodation, whichever is the greater.

ii. Has a minimum dimension of not less than 4m.

iii. Is capable of containing a circle not less than 8m in diameter.

iv. Is readily accessible to those parts of any buildings occupied by Residential Activities.

1.4.4.5 Part 3: General Principles for Comprehensive Development Plans

Principle

Development of the Rototuna Town Centre shall be undertaken in accordance with a CDP to be approved by Council for the individual Areas shown in Appendix 7, Figure 7-2.

Explanation

An application for a CDP needs to address the following.

a. The overall design of the Rototuna Town Centre achieves aesthetic and architectural coherence, and is of a design, scale, form and character appropriate to its unique location.

b. The arrangement of buildings, car parking, service areas, and open spaces including provision for vehicular, cycle and pedestrian circulation will:

i. Enable the establishment of activities that are appropriate for the comfort, and convenience of visitors to the Rototuna Suburban Centre, and the local community.

ii. Be safe, and convenient, and achieve high standards of amenity.

iii. Be functionally linked with, and physically connected by, walkways/cycleways to the suburban centre.

iv. Reinforce high quality urban design, particularly the orientation of buildings to outdoor public spaces, transport corridors, and utilising a variety of architectural elements.

v. Provide for appropriate public access (pedestrian and cyclists) to, and around the area.

vi. Provide direct access paths on the most well-used routes with appropriate lighting, landscaping, and seating.

vii. Buildings shall be constructed from solid and durable materials to ensure a high standard of aesthetic coherence, and amenity consistent with the aim of providing an attractive suburban centre.

c. Design and layout of transport corridors

i. To ensure appropriate connections to existing, and future transport corridors.

ii. Respond to the site's existing landform, vegetation, views, water courses (for the purposes of stormwater runoff), and areas of public open space.

iii. Accommodate safe traffic speeds, and sightlines for all transport corridors users (pedestrians, cyclists, and motorists).

iv. Provide sufficient width to safely accommodate all transport corridor users, parking, footpaths,

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cycle ways and amenity landscaping.

v. Promote a consistent design theme to achieve high amenity values.

vi. Have regard to the future design relationship between the transport corridors, adjoining land and adjacent precincts.

vii. Design guidance for transport corridors can be found in Appendix 15-6: Criteria for the Form of Transport Corridors, and the Hamilton City Infrastructure Technical Specifications.

d. Type, form, and density of housing

Whether future development sites have been identified in a manner that:

i. Responds to the context within which the development site is to be located, including roads, open space, pedestrian linkages, views and natural features.

ii. Is appropriate to the type, and form of housing (medium density or high density).

iii. Is in accordance with policies and rules in Volume 1, Chapter 13: Rototuna Town Centre Zone, setting out the required yield for the various precincts.

iv. Has regard to the relationship with existing developed areas.

v. Gives consideration to the size, shape and aspect of the land, and its suitability for future development, with particular regard to the relationship of the site to the transport corridor, and adjoining sites.

vi. Integrates the development of sites with the relevant precinct as a whole.

1.4.4.6 Part 4: Principles and Assessment Criteria for Precincts

a. Retail Precinct 1

Principle

The Retail 1 precinct faces onto the Main Street and Public Square, and adjoins the proposed library and aquatic centre. This is the main shopping area within the centre and activities have been specifically selected to create a vibrant and vital centre. It is therefore important that there is a continuity of buildings facing onto the street and that they have ‘active’ frontages. This coupled with the range of activities and public realm elements (footpaths, lighting, landscaping, street furniture, open space, etc) play an important role in creating an attractive and thriving Town Centre.

Figure 1.4.4a: Main shopping street

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Explanation

The intent is to create a community focal point providing employment, shopping, recreation and passenger transport opportunities for a locally-based population. A key consideration is the creation of a local identity for Rototuna's main retail area. The centre's design needs to be of a high quality so that people want to shop, linger, live, work and play within its environs. Therefore the setting needs to be safe, attractive, comfortable, accessible and durable. This is achieved by ensuring that buildings have 'active' street frontages. The scale and form of buildings should be of a fine grain and designed to reflect the street's pedestrian focus.

It is envisaged that buildings within this part of Rototuna will be a minimum of two levels. Residential activities must be able to protect themselves from adjacent activities namely restaurants, bars (licensed premises) and bakeries, as these activities operate at a time when they may disturb residents. One key consideration is the protection of business land in, and around, this centre. Locations that work for businesses are fewer than for residential.

Assessment Criteria

1. **Active Street Frontages**

Active street frontages add interest, life and vitality to the public realm. This means:

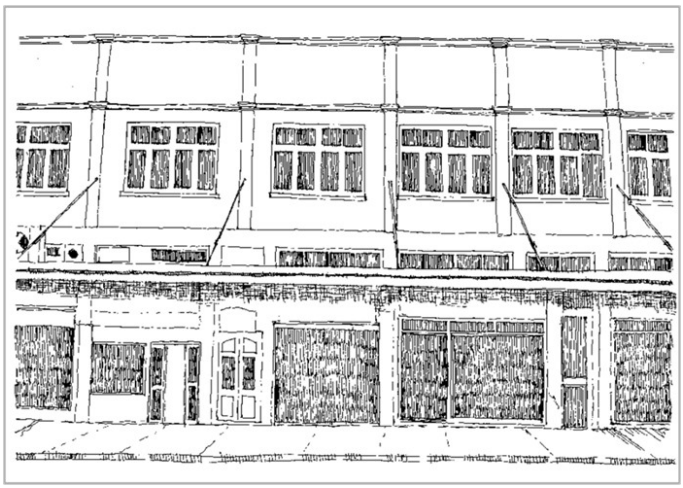
i. Buildings must contain street level activity, along with frequent doors, windows and few blank walls, which allows a visual connection between people within the building, and those on the street.

ii. Shop frontages should be narrow to provide frequent changes in use and add visual interest.

iii. Building entries need to be clearly identifiable, face onto the street and be at the same level as the street.

Figure 1.4.4b: Active street frontages

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2. Building Design – Form and Appearance

Building design defines the public realm while setting the scene for character and form including window, door proportion and placement. This means:

High quality design

i. Buildings should be designed to be of a high quality and help create a unique identity and character.

ii. Durable materials should be used.

Building continuity

iii. Buildings need to be designed so that they line both sides of the street. Minor modulation to the building's frontage is acceptable (including pedestrian entrances, windows, bay windows, etc) provided street front continuity is not compromised.

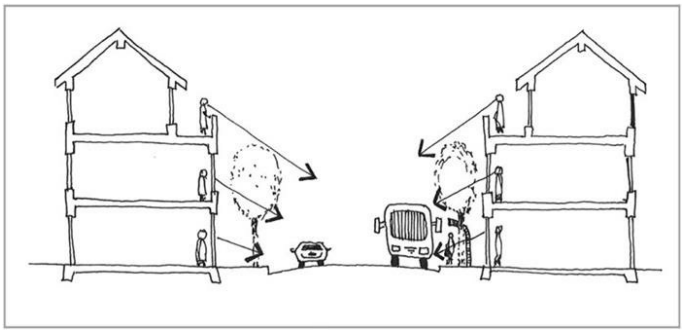
Corner buildings

iv. Where buildings are located on street corners (intersection of two streets) architectural details should be used to emphasise and address the street corner.

Passive surveillance

v. Buildings should be designed so that their occupants can overlook the street and public open space.

Figure 1.4.4c: Passive surveillance



Public access

vi. Buildings facing onto open space are required to create openings so people can access such buildings from open space areas.

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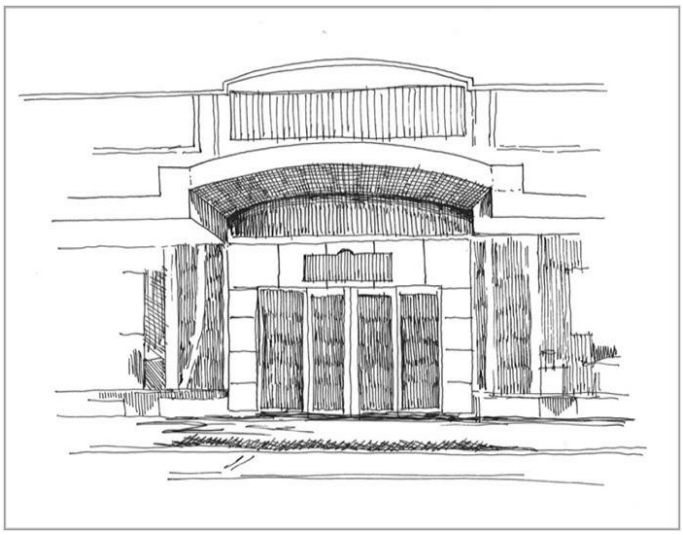
vii. Access into buildings should be at grade for both pedestrians and vehicles, to reduce the need for pedestrians to negotiate changes in footpath grade.

Building façades

viii. Building façades should incorporate the following features.

- Articulation, celebration of main building entrances, use of projections such as bays and balconies.

Figure 1.4.4d: Building façades



- Narrow building frontages – this gives the street scene a vertical as opposed to a horizontal emphasis.
- Variation in materials, colour, window shape and size to accentuate and highlight features.
- Use eaves, and window sills to create interest for street users.
- Car parking and service entries need to be designed so they have a minimal effect on building continuity, where possible using rear lanes and access ways.
- Use architectural details to differentiate building levels, e.g. the building's ground, middle and upper levels.
- Blank façades which are visible from public spaces are inappropriate.

Rooftops

ix. Integrate lift plant, and mechanical services into the building's roof so they are not visible from public spaces.

x. Orientate satellite dishes, telecommunication antennae, and air conditioning units so they are not visible from public spaces.

xi. Use a variety of roof forms to provide visual interest. Sections of long horizontal 'flat' roofs are inappropriate.

Acoustic amenity

xii. Apartment buildings need to be designed so that residents are not disturbed by street noise or from neighbouring residents.

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b. Retail Precinct 2:

Principle

This Precinct is separated from the Retail 1 Precinct by a proposed drainage reserve containing a watercourse. The Retail 1 Precinct contains similar land uses to the Retail 1 Precinct. The main difference is that provision is made for larger format retailing in Retail 2.

Explanation

It is still preferable that buildings provide an active frontage to the street, either through a main entrance or by sleeving the development with smaller retail outlets.

Assessment Criteria

The same assessment criteria for Retail 1 also applies to the Retail 2 area. For larger scale buildings, use should be made of the Employment Precinct assessment criteria outlined below.

c. Employment Precinct:

Principle

The Employment Precinct provides opportunity for business, and light industry. In certain instances it may be necessary to buffer this precinct from adjacent residential areas.

Explanation

Employment Precinct land will not provide the level of amenity found within the Retail 1, and 2 zones. However these zones will be used by Town Centre workers, and visitors, and pedestrians walking from areas beyond it.

Front Façades, and Entrances

Business buildings are often of a larger scale, and can therefore potentially create adverse effects due to the traffic they attract, e.g. conflicts between visitors, staff, and service based vehicles. Due to their size these buildings can often have large blank façades making it difficult to create an attractive street scene.

Assessment Criteria

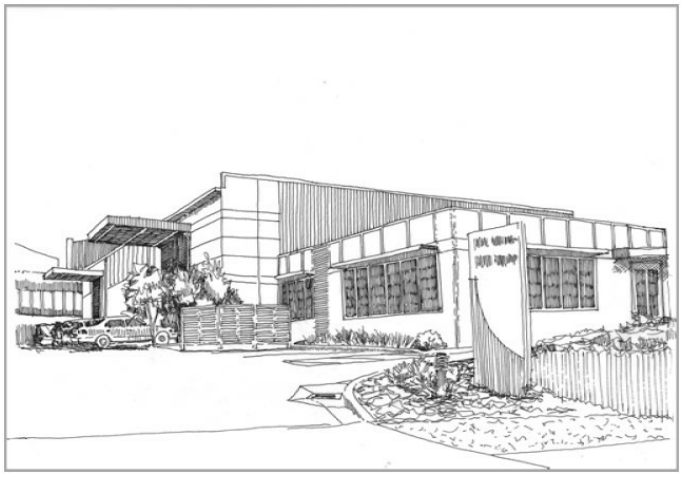
i. Site entrances need to be obvious, and located next to vehicular and pedestrian entrances from the street.

ii. Pedestrian walkways should be provided directly from the public footpath to the building's front door.

iii. Buildings should make a positive connection with the street. This can be achieved by designing buildings so they present a narrow face to the street and locating building mass away from the frontage.

Figure 1.4.4e: Example light industry

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iv. Signage should be minimal, and clear – the focus should be on business identification rather than promotion of goods and services.

v. Office components should be located towards the building's front, since this minimises vehicle/pedestrian conflicts.

vi. Corner buildings – refer Retail Area 1 buildings.

Loading and servicing

vii. Storage areas should be located at the rear or side of buildings, and ensure that they are screened from the street, so that the collection of rubbish, waste products, and goods cannot be viewed from the street.

viii. Car parking should be located at the side or near the front of buildings, as these areas need to be visible from the street so that visitors do not enter unsafe or hazardous areas.

Landscaping

ix. Use landscaping to help soften the appearance of large buildings, provide amenity, and screen loading, and service areas.

x. Where possible use landscaping to mitigate stormwater run-off as this helps to reduce the need for piped infrastructure.

xi. Use landscaping to provide visual relief to areas of car parking.

Buffers

In certain circumstances, it may be necessary to buffer employment activity to protect the adjacent residential areas. Buffers generally consist of a physical element that acts as a barrier, screening device or shield between quiet areas, and noise producing areas of a single development. Buffers are essential in that they help maintain good levels of noise and visual privacy, thereby providing an acceptable degree of amenity for all occupants.

Examples of buffers include:

- Physical distance – a space or courtyard separating employment and residential uses to sufficiently protect residents from the noise source.
- Structural element – a well insulated exterior wall may minimise noise transmission between buildings. Similarly horizontal separation between activities such as commercial, offices, and

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upper residential floors.

Landscape feature

Trees/vegetation can be used as a buffer. Other landscape buffers include: ground level changes along with planting to create ‘screens’ or ‘shields’.

d. Residential Mixed-use Precinct

Principle

An area of residential mixed-use has been incorporated into the concept plan to further encourage choice and diversity. When designing mixed-use development it is important to ensure that buildings can accommodate a range of different uses, as these can change over time.

Explanation

Mixed-use development needs to provide a degree of flexibility so that the buildings can respond to changes in demand whether this is office, residential or retail. Such development can encourage people to use the centre outside the working day. Business activity helps to create vibrancy and life including 24-hour occupancy of buildings.

Assessment Criteria

i. Residential entries need to be clearly demarcated and separated from business entries.

ii. Separate business loading docks and waste storage areas from residential access.

iii. Ensure that the design of residential units recognises the needs for servicing, privacy and outlook, and that this is not compromised by business activities.

iv. Consider acoustic privacy. The design needs to specifically address this issue demonstrating that an acceptable residential living environment can be created and maintained.

Figure 1.4.4f: Example mixed-use development



e. Residential Medium Density – in the Rototuna Town Centre Medium Density Precinct

Principle

Medium density housing typically consists of a mix of detached and terraced type housing.

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Explanation

Housing lots at medium densities typically deliver around 25 units per hectare, and typically comprise a mix of single dwellings located on single sites and terraced dwellings. There are important amenity considerations associated with this development form. For example how buildings address the street and how they create visual interest.

Figure 1.4.4g: Example medium density housing



Assessment Criteria

i. Buildings need to be designed to form a positive relationship with the street so that:

- They provide for streetscape amenity, through the careful placement of entry doors, windows, porches, balconies, entry courtyards as these attributes help to create an active frontage to the street.
- They demonstrate the transition between the street (public realm), the building's front yard (semi-public realm) and the building's private rear yard.
- Visitors know how to access the building.

ii. Design balconies so that they face onto public space/roads, including a clear outlook of at least 6m which is not of adjacent properties. It is preferable that balconies which face roads be designed as recessed elements so they do not protrude from the face of buildings.

iii. Site buildings to maximise sunlight into indoor and outdoor areas:

- Maximise north facing windows.
- Maximise exposure to private open space e.g. rear yards facing north.

iv. Make provision within each residential unit for:

- Collection of recyclable materials and an area for rubbish bins, ensuring they are located and designed not to be visible from the street or other public places.
- Storage area for outdoor equipment e.g. bicycles, prams, sports equipment etc.

v. Use landscaping to provide visual interest, create privacy and shelter people from prevailing winds.

vi. Maximise privacy between dwellings by taking extra care over the interface at the sides of

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adjacent buildings. This is dependent on each development and local circumstances.

vii. Design buildings so they provide visual interest, diversity and variation. This helps to avoid monotonous repetition of building form including: roof pitches, materials, decks, courtyards, balconies and other detailing.

viii. Design buildings to address local conditions including topography, views and climate. Use eaves to control summer sun, provide shelter from rain and shelter courtyards from wind.

ix. Avoid locating satellite dishes and clothes lines at the front of buildings. Locate these items so they are not clearly visible from the street.

x. Garages and car ports need to be designed and located so that:

- There is sufficient space to park a car between the site's front boundary and the front of the garage/carport.
- Garages and carports are set back from the dwelling's main façade.
- They relate to the building's design in terms of height, roof form, materials, detailing and colours.

f. Residential High Density Precinct

Principle

Within this precinct, the form of development is likely to be comprised of two level apartments or terraced housing. It is preferable that such development faces onto, and overlooks the active recreation reserve.

Explanation

Locating higher density housing within a five minute walk of the Rototuna Town Centre helps increase the probability of people using passenger transport. It also increases the likelihood of people walking to the main street as opposed to taking the car.

Higher density residential housing requires a higher design standard including improved pedestrian and cycle connections to the Town Centre. In Rototuna's case the high density area is located on either side of the Active Recreation Reserve.

With this housing it is important that appropriate scale is maintained to avoid the creation of large monolithic structures similar in appearance to commercial and industrial buildings.

Height needs to be sensitively managed, pitched roofs can assist in this regard. Flat roofs are discouraged as these often give the development a strong horizontal feel and can be monotonous.

The key is to create a degree of variety, and this means using balconies, recesses, and voids, along with careful roof design.

Figure 1.4.4h: Example of high density housing

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Assessment Criteria

i. The above criteria for Residential Medium Density housing, namely i, ii, iii, iv, v, vi, viii, and ix.

ii. For iv above consideration needs to be given to the provision of these items either within an individual building or within an apartment complex.

iii. Where possible, residential development should front onto and overlook the Active Recreation Reserve.

iv. Where vehicular access is from the street (at the front of the development) parking bays and garages should be set to the side/rear of buildings.

v. Rear lane access may also be appropriate to reduce the need for garages located at the development's street front.

vi. Consider locating car parking areas half a level below ground and placing buildings half a level above. This helps reduce the amount of space taken up by garaging and parking on a given site.

vii. Use elements such as balconies, recesses, voids, materials, colours and roof design to create variety, such features should be used to reduce building mass.

viii. Design buildings so they provide a range of accommodation choice in terms of type, style, and size.

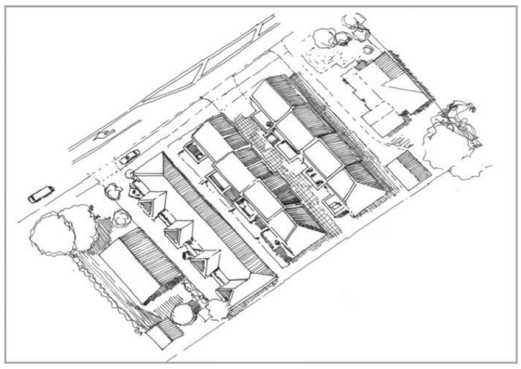
ix. Consider acoustic privacy. The design needs to specifically address this key consideration and demonstrate that an acceptable residential living environment can be created and maintained. This can be achieved by:

- Placing living rooms of one apartment adjacent to the living rooms of adjacent apartments along with bedrooms next to bedrooms.
- Locate noise sources such as kitchens, bathrooms and laundries next to noise sources in adjacent apartments.
- Locate vehicle, pedestrian entranceways away from bedroom areas.

x. Avoid locating buildings so that they are perpendicular to the street as this presents an extremely poor street interface and adversely affects the privacy of neighbouring units.

Figure 1.4.4i: Example of high density housing

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g. Community Facilities

Principle

A feature of the concept plan is the provision of new community facilities, namely a library, aquatic centre and the secondary school (outside the concept plan boundary). This also includes some land which will be privately developed, along with an existing church.

Explanation

The proper integration of these facilities with the movement and activity network is key to ensuring the success of the Rototuna Town Centre. It is envisaged that other community facilities will locate within the centre. Where this occurs it is important that these activities face onto transport corridors, for example Borman Road.

Although these features have not been designed in detail the following general guidelines apply.

Assessment Criteria

i. Library

The library needs to be designed and located so that people will choose to visit because it is easy to use, exciting, modern and comfortable. The following therefore applies.

- The library is envisaged as a landmark building that will occupy a key central site within the centre, adjoining and defining one edge of the public square.
- The library should have active edges towards the public square, the main street to the northeast and the drainage reserve to the northwest. Avoid presenting blank façades to public areas.
- The library's main entrance shall be directly off the public square and the building shall be located to help define the square's southwestern edge.

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- The design of the building should focus on facilitating pedestrian movement in, and around, the site.

ii. Aquatic Centre

The aquatic centre calls for the design of the facility to reflect its setting within the Rototuna Town Centre.

Currently, the scope of this project includes the design, construction and commissioning of a new aquatic centre facility, landscape works and parking facilities. A concept design is to be developed for a Community Centre/Recreation facility in conjunction with the concept design for the aquatic centre.

The aquatic centre will be located on North City Road, directly opposite the public square. The following therefore applies.

- The building is envisaged to be a landmark building and will be a significant feature for the centre.
- The building's main entrance shall be located so people can gain direct access from the main street.
- The building's northern and western façades including the changing facility for the active reserve, should be carefully designed to actively engage with the adjacent open spaces.

h. Active Recreation

Principle

Central to the Town Centre is a large active recreation reserve which is intended to be a focal point for the local community. The development of this area is critical to the functioning of the wider area. The detailed design and operation of the reserve will be subject to a Reserve Management Plan, which has yet to be finalised.

Explanation

Good visual and physical connectivity between the reserve and adjoining uses is important. The drainage reserve/watercourse corridor provides a key linking element of this connectivity within the area.

The following therefore applies.

i. The reserve will be primarily used as an active sports area containing fields and court areas.

ii. The reserve should be bounded by roads or lanes to ensure effective connectivity and integration.

iii. The western edge of the park needs to be activated with a shared pedestrian/cycle route.

iv. The reserve should be designed to be accessible from surrounding dwellings.

v. The design of the park should enable effective access for pedestrians, cyclists and the disabled.

i. Public Square

Principle

A key feature of the concept is the provision of a key piece of public open space – a public square. Conceptually, this space marks the intersection of the main street and the drainage

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reserve/watercourse, and links the public library to the aquatic centre (refer concept plan). The square is located north-east of the library, opening out onto the main street.

Explanation

It is envisaged that the square will be a primary gathering and social space for the wider area. The creation of a high quality, functional public space is essential to the vitality of the Town Centre.

Assessment Criteria

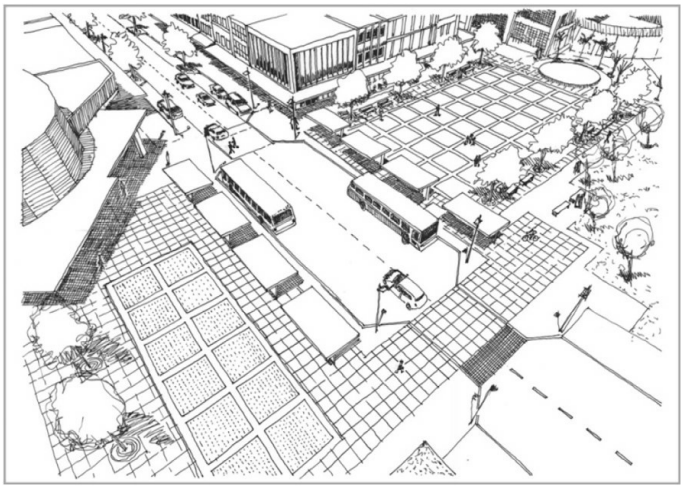
i. The Public Square needs to be designed to accommodate a range of uses and activities, including outdoor dining.

ii. The Public Square is to be flanked by retail development, the library, drainage reserve and main street. It is important that active edges are provided around the perimeter of this space. A key component is entrances to these activities opening out onto this square.

iii. The space should contain key amenity features including, lighting, seating, trees/landscaping, public art.

iv. CPTED principles should be incorporated into the Public Square's design.

Figure 1.4.4j: Example of a public square



j. Drainage Reserve/Watercourse

Principle

Another unifying feature of the concept plan is the central drainage reserve/watercourse corridor. Its principal function is stormwater management however it also forms part of the open space network catering for pedestrians, and cyclists.

Explanation

It is important that this corridor is designed as a movement corridor, providing a link from the Te Awa O Katapaki esplanade in the southwest to the northern areas of Rototuna. This link will help provide strong connections with the surrounding residential areas for both pedestrians and cyclists.

Furthermore, the concept plan includes a larger green space at its southwestern corner. This space will be particularly visible from the Town Centre and it is therefore important that this vista is maintained and reinforced. From the north the watercourse will link with the active recreation reserve creating a green edge to the playing fields and secondary school.

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The precise form and function of this corridor will be determined by hydrological requirements and controls but is likely to become more urban in character as it gets closer to the main street. The following therefore applies.

i. All buildings that face onto the drainage reserve/watercourse corridor need to be designed so that the ground floor faces onto the drainage reserve/watercourse corridor.

ii. Fences that line the drainage reserve/watercourse corridor need to be no higher than 1.4m if of a solid construction; if permeable (pool fence or similar) they should be up to but no greater than 1.8m in height.

iii. The drainage reserve/watercourse corridor needs to be designed and developed to be an attractive landscaped space.

iv. Entrance and exit points onto the corridor should be aligned to enable connections to be made with the wider pedestrian and cycleway network, and may require bridging of the watercourse.

k. Transport Network

1. Street Design

Principle

The creation of attractive, safe streets which encourage walking/cycling is an important goal. The transport network is required to provide effective movement for all transport modes.

Explanation

A key consideration is the provision for pedestrian and cycle paths. The Town Centre will be promoted as a walkable node to cater for the large number of people anticipated to be living within a 10 minute walk (800m) of its centre.

The concept plan indicates a pedestrian/cycle path along the active reserve's western edge. The link could be reinforced with appropriate landscaping and lighting. This link will provide good connectivity to the north side of the site whilst providing an effective linkage to schools and the bus interchange.

The Rototuna Town Centre comprises minor collector and major arterial transport corridors which will be designed in accordance with the guidance in Appendix 15-6, and the Hamilton City Infrastructure Technical Specifications. This concept contains three main types of street; these are the Main Street, Park Lane and local streets. The following guidelines apply to the three street typologies.

Main Street

i. North City Road is to be designed to function as the Town Centre's main street.

ii. The carriageway needs to accommodate buses, cars and cyclists, and be designed so these uses can safely co-exist with one another. Footpaths need to be sufficiently wide to provide for pedestrians along with opportunities for street-side dining.

iii. Large structure trees should be accommodated within any parking area provided.

iv. The street should be designed to create a low speed environment.

v. All crossing points should be at grade.

vi. Develop a 'shared street' concept (where pedestrians have priority) in conjunction with the passenger transport interchange.

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Park Lane

vii. The Lane's primary function is to provide access to the active recreation reserve and adjacent residential development.

viii. Park Lane must provide a strong interface with the edge of the recreation reserve.

ix. The street must be designed to have a low speed environment.

x. A shared pedestrian/cycle path needs to be provided along the edge of the recreation reserve.

xi. Along the edge of the recreation reserve, planted berms (containing large specimen trees) should be provided and any parking provided should be angled.

xii. Design safe pedestrian/cycle access ways to the schools.

Local Streets

xiii. These streets are intended to provide connections to other areas of the Town Centre.

xiv. The carriageway needs to be designed to accommodate vehicles, cyclists and pedestrians, and to include provision for service vehicles. Paved pavement areas need to be provided on both sides of the street.

xv. Landscaping is to include large specimen trees on either side of these streets.

2. Car Parking

Principle

Any parking spaces provided need to enable the Town Centre to function effectively.

Explanation

Parking provision that is not carefully integrated with the surrounding buildings has the potential to disrupt the centre's pedestrian-friendly nature and compact urban form.

The following therefore applies.

i. Large open parking areas should be avoided, especially along primary and secondary street frontages as this can disrupt building continuity.

ii. Any parking areas should be located at the rear or side of development or towards the centre's perimeter.

iii. Sharing of any parking provided should be promoted so it can be used by a multitude of users rather than those visiting a single building.

iv. Any multi-level parking buildings should be located away from the main street unless they can be designed to accommodate 'active' ground floor uses. Consideration needs to be given to the design of the building's façade so this has a minimal effect on the centre's streetscape.

v. Any parking and circulation areas adjacent to the open space network need to be carefully designed and landscaped to integrate with the streetscape, landscape and buildings.

3. Passenger Transport

Within the Town Centre, it is intended that bus stops will be integrated into the carriageway of the transport corridors. A transport interchange will be provided and located opposite the public square

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on either side of the Main Street. A number of routes will converge on the centre at this point enabling people to transfer from one route to another.

The interchange (including shelters, bins and other streetscape elements) needs to be carefully designed to reflect and compliment street character, the public square, and surrounding buildings. The street at this location needs to be designed as a 'shared space' (where no single mode has priority) to facilitate the large number of pedestrians anticipated to be crossing the transport corridor at this point.

4. Gateway design principles

Two gateways have been identified on the concept plan, to define the start and end of the heart of the Rototuna centre. Main road intersections provide opportunities for landmark buildings/structures which are often used to announce the sense of arrival and departure.

It is therefore important that the gateway features be carefully designed so that views can terminate upon them. The exact form of the Gateway features has yet to be determined and will be developed as part of the CDP for the area. Council's Public Art Plan will be a key reference point.

1.4.5 Key Development Site Design Guidance

1.4.5.1 Purpose

These design guidelines apply to new buildings, including, where appropriate, alterations and additions to existing buildings on Key Development Sites identified in Volume 2, Appendix 5, Figure 5-9.

The intention of the guidelines is to provide landowners, applicants, Council regulatory staff and decision makers with an indication of desired outcomes for the sites based on the objectives and policies of the Central City area. Key design principles have been provided for each site to promote and encourage good urban design outcomes. The priority outcomes, concept plans, sections and precedent images are indicative only, and represent one way in which the key design principles for development may be applied.

1.4.5.2 How to use the Design Guide

Applications for new buildings, including, where appropriate, alterations and additions to existing buildings on Key Development Sites identified in Volume 2, Appendix 5, Figure 5-9 shall provide an assessment of how the proposed design will promote the key design principles and, in doing so, achieve the objectives and policies of the Central City area.

1.4.5.3 Key Development Site 1 – Cobham Drive

Located in the City Living Precinct, bounded by Clarence and Anglesea Streets and Cobham Drive (refer to Figure 1.4.5a).

a. Site Characteristics

i. Flat, Central City-edge fringe, 2991m^2.

ii. The site occupies a prominent corner location at the southern entry to the Central City with potential to create a memorable corner reinforced by the design of the building.

iii. The site is currently under-utilised accommodating a 730m^2 building with the remaining site occupied by grade car parking (refer to Figure 1.4.5b).

iv. The site has a north-facing frontage, which faces onto a no-exit street (which has potential to be upgraded to enhance local amenity.

v. The potential for the site to be a pedestrian destination from the Central City is limited, however,

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there is potential for the site to be an anchor to activities in the existing blocks to the north.

vi. There is the potential to improve site access from Clarence Street, improving access to the arterial transport network.

b. Key Design Principles

i. Maximise the development potential of the site.

ii. Provide for a diverse range of activities, including appropriate ground floor activities that address Clarence Street (e.g. small format retail, dining).

iii. High-quality living environment shall be encouraged through appropriately sized and located internal living spaces with adequate external outlook space, orientated to maximise solar gain.

iv. Locate internal shared open space adjacent to Clarence Street and design this as a destination. Council has the potential to provide for 90 degree parking along Clarence Street, adjacent to street facing and courtyard dining.

v. Provide for retail, commercial office and other uses that add to the vitality of the City Centre.

vi. Any car parking shall be away from the street (e.g. internal, above ground or below ground).

c. Short term priority outcomes

i. Landowners / applicants to develop a site masterplan to review the bulk and location options, and assess the usability of landscape strips currently edging arterial transport corridors.

ii. Develop the site to establish an attractive built form entry to Hamilton's Central City.

iii. Subject to funding, Council to upgrade the street amenity (paving, trees, carparking) at the same time as building development occurs.

Note
Landowners/applicants of the key development site and Council are encouraged to liaise together, to work towards a common vision for the key development site (led by the landowner/applicants) and the adjoining public realm (along Clarence Street, led by Council), to achieve the Key Design Principles outlined above.

d. Medium to long term priority outcomes

i. Build on the precedent set by the primary redevelopment and encourage the revitalisation of Clarence Street.

e. Proposed mix of uses on site

i. Net retail and commercial approximately 5,600m^2 (approximately 225 employees/235 employees per hectare).

ii. Net residential: approx. 36 1-3 bedroom residential units; approx. 90-100 residents (approximately 100 dwellings per hectare).

f. Figures 1.4.5c to 1.4.5i show indicative concepts and future development preferences that are consistent with the design principles for this site.

Figure 1.4.5a: Location map of Key Development Site 1

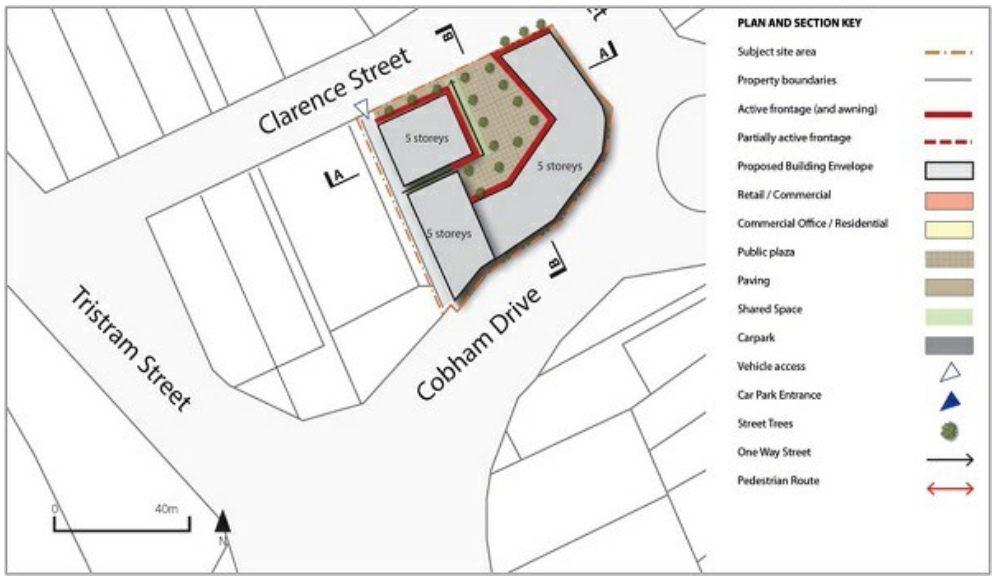
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Figure 1.4.5b: Existing situation on Key Development Site 1 (2014)



Figure 1.4.5c Indicative concept plan for Key Development Site 1 – long term vision



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Figure 1.4.5d: Indicative concept cross section A-A for Key Development Site 1

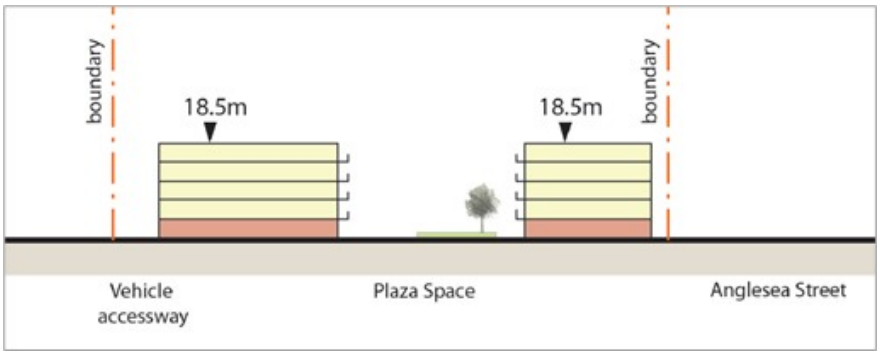


Figure 1.4.5e: Indicative concept cross section B-B for Key Development Site 1

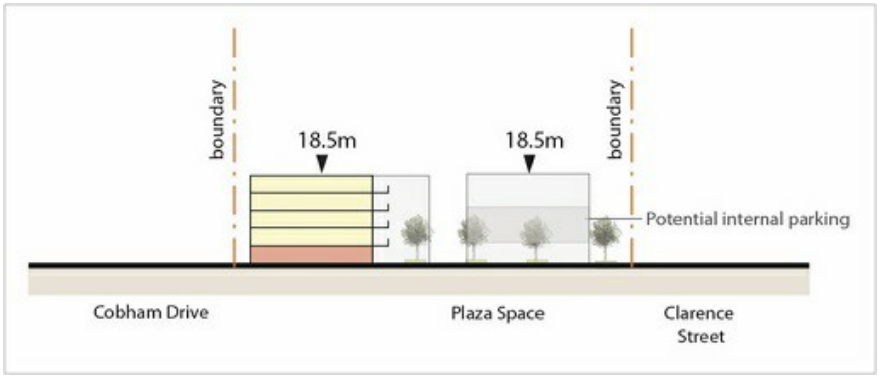


Figure 1.4.5f: Future development preference – indicative visualisation of potential future development showing active ground level, courtyards, streetscape improvements and five to six storey development emphasizing the gateway location



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Figure 1.4.5g: Future development preference – architecture that responds to the site and its gateway location



Figure 1.4.5h: Future development preference – five storey commercial/mixed use with activate frontages along Clarence Street



Figure 1.4.5i: Future development preference – plaza space within the site



1.4.5.4 Key Development Site 2 – Corner of Alexandra and Hood Streets

Located in the Downtown Precinct, bounded by Alexandra, Hood and Anglesea Streets (refer to Figure 1.4.5j).

a. Site Characteristics

i. Flat, Central City site, 10,300m^2.

ii. Large block pattern.

iii. Currently dominated by car and service yards, and low density commercial uses (refer to Figure 1.4.5k).

iv. Located adjacent to an existing car parking building in close vicinity to Garden place and Victoria Street.

b. Key Design Principles

i. Maximise commercial development potential of the site, providing high quality offices with shared open space.

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ii. Provide active frontages at ground level through appropriate commercial retail activities; increase public realm by requiring a 2m setback on Anglesea Street.

iii. Provide ongoing opportunity for existing uses including car sales, albeit in a higher amenity environment.

iv. Provide for through site links to assist in breaking up blocks, building upon wider proposals for future pedestrian connections.

v. Provide for underground parking where required.

c. Short term priority outcomes

i. Upgrade of Alexandra and western Hood Streets.

d. Medium to long term priority outcomes

i. Comprehensive development of sites, including provision of shared private public space and a pedestrian through link at mid block, between Anglesea and Alexandra Streets.

e. Proposed mix of uses on site

i. Net retail and commercial approx. 21,800m^2 (approximately 870 employees).

ii. No residential component is envisaged.

Figures 1.4.5l to 1.4.5r show indicative concepts and future development preferences that are consistent with the design principles for this site.

Figure 1.4.5j: Location map of Key Development Site 2



Figure 1.4.5k: Existing situation on Key Development Site 2 (2011)

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Figure 1.4.5l: Indicative concept plan for Key Development Site 2 – long term vision

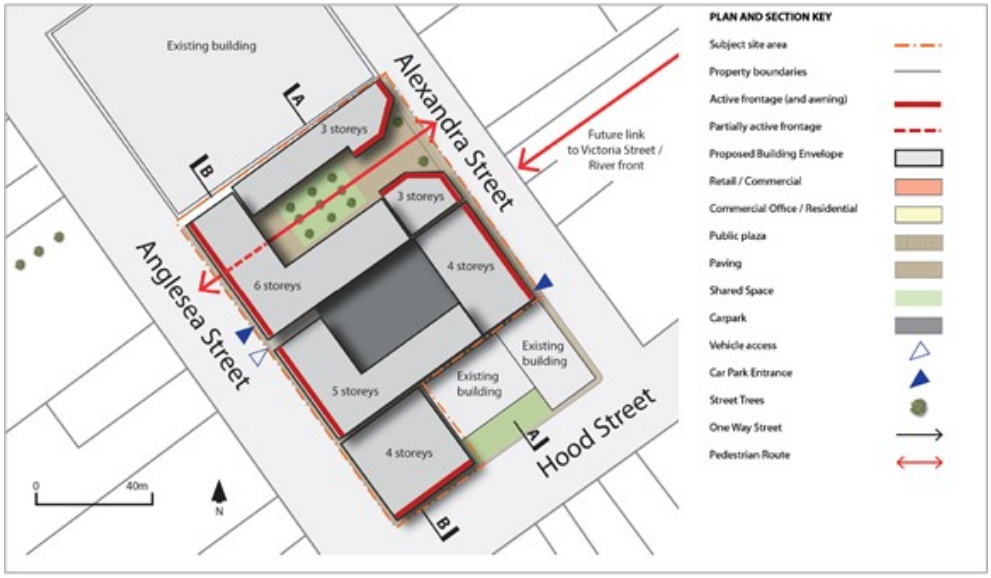


Figure 1.4.5m: Indicative concept cross section A-A for Key Development Site 1

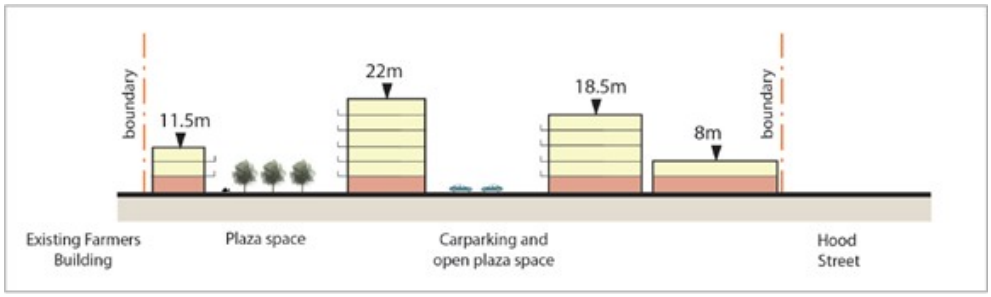


Figure 1.4.5n: Indicative concept cross section B-B for Key Development Site 1

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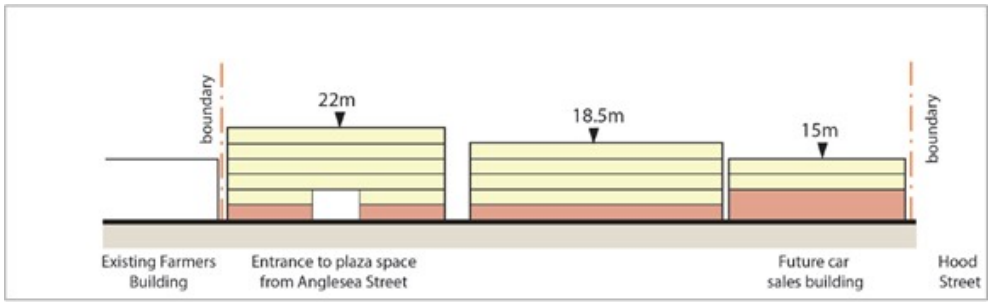


Figure 1.4.5o: Future development preference – Indicative visualisation of potential future development showing through-site links, active ground floor uses, improved streetscape, increased landscape amenity and high quality built form



Figure 1.4.5p: Future development preference – high quality, car showroom with offices above



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Figure 1.4.5q: Future development preference – 3D model showing potential built form, with through-site links, internal courtyards and veranda cover



Figure 1.4.5r: Future development preference – internal public courtyard



1.4.5.5 Key Development Site 3 – Victoria on the River

Located in the Downtown Precinct, on Victoria Street (refer to Figure 1.4.5s).

a. Site Characteristics

i. Flat, riverside site, approximately 3,800 m^2.

ii. Located on Victoria Street, within the restaurant and cafe hub of the city

iii. Located adjacent to and with good views over the river; currently underutilised (predominantly parking) in relation to its strategic position within the city (refer to Figures 1.4.5t and 1.4.5u).

iv. Potential to contribute to the revitalisation of the city centre and, in particular, enhance the relationship with the Waikato River.

b. Key Design Principles and Priority Outcomes

i. Maximise development potential of the site: provide for restaurant, cafe, small scale offices and similar uses at ground level, and for commercial and residential living at upper levels.

ii. Provide for a Riverfront promenade as outlined below in the indicative concept plan Figure 1.4.5v and in Figure 1.4.6b: Future Vision (2021).

iii. Provide north-south pedestrian access along the river's edge (through building setbacks), implemented over time with adjoining sites.

iv. Respect the existing built form pattern along Victoria Street through appropriate scale.

v. Residential and commercial units to have access to high amenity outdoor space.

vi. Provide access from Victoria Street through to public open space, adjacent to the river's edge.

vii. Provide for vehicle parking away from Victoria Street preferably underground, undercroft (sleeved) or at upper levels (subject to viability).

c. Short term priority outcomes

i. Masterplanning and redevelopment of site as a comprehensive development; access to public open space adjacent to rivers edge.

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d. Medium to long term priority outcomes

i. Provision of access to lower river walkway, continued access along adjacent sites.

ii. Access to construction of, a pedestrian bridge across the river.

e. Proposed mix of uses on site

i. The site has the possibility to provide for up to approximately 10,000m^2 of gross floor space.

ii. Land use at ground level should be limited to retail and small scale office activities.

iii. Land use at upper levels may be commercial and/or residential.

Figures 1.4.5v to 1.4.5cc show indicative concepts and future development preferences that are consistent with the design principles for this site.

Figure 1.4.5s: Location map of Key Development Site 3



Figure 1.4.5t: Existing situation on Key Development Site 3 (2011)



Figure 1.4.5u: Existing situation on Key Development Site 3 (2011)



Figure 1.4.5v: Indicative concept plan for Key Development Site 3 – long term vision

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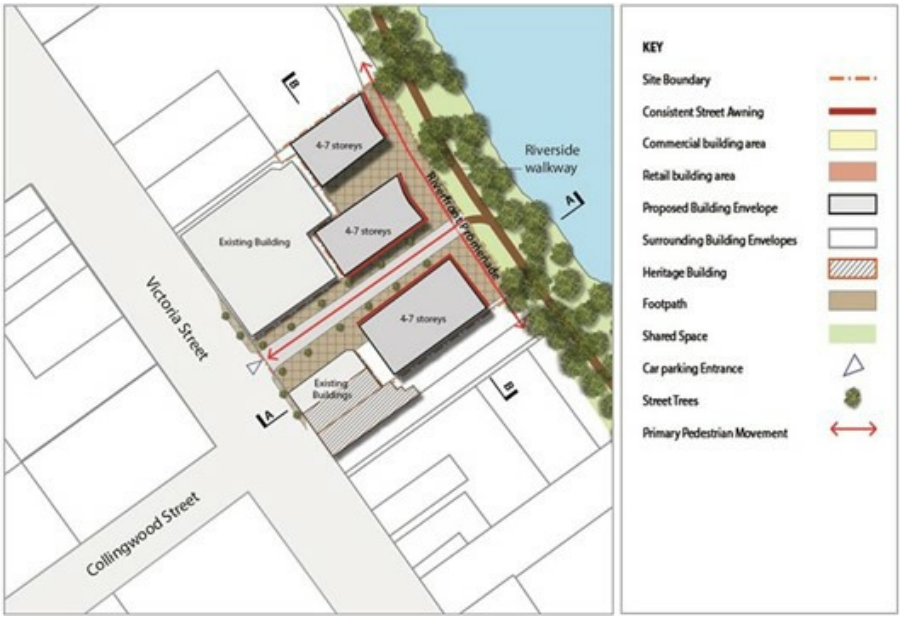


Figure 1.4.5w: Indicative concept cross section A-A for Key Development Site 3

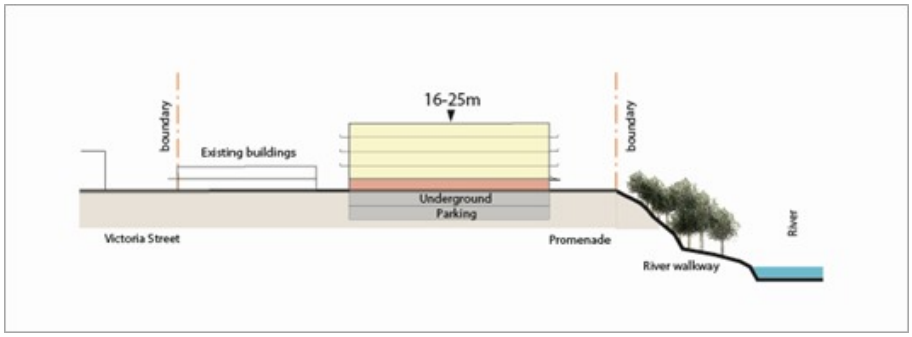


Figure 1.4.5x: Indicative concept cross section B-B for Key Development Site 3

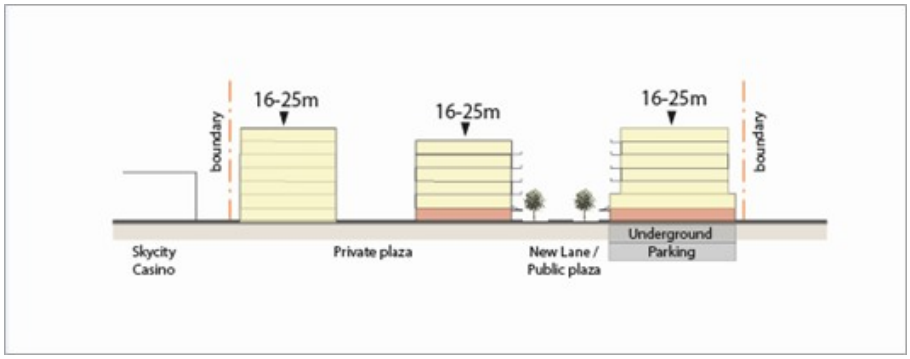


Figure 1.4.5y: Future development preference – upper level riverfront promenade and recreation space

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Figure 1.4.5z: Future development preference – internal laneway/shared lane with active frontages

Figure 1.4.5aa: Future development preference – courtyard dining along an internal laneway with active frontages





Figure 1.4.5bb: Future development preference – Indicative visualisation of potential development showing a high quality through-site link connecting Victoria Street with the riverfront, active ground floor frontages, veranda cover and landscaping



Figure 1.4.5cc: Future development preference – indicative visualisation of future promenade along Victoria on the River, with access down to the river walkway and to a future river crossing

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1.4.5.6 Key Development Site 4 – Warehouse/Kmart/Transport Centre Site

Located in the Downtown Precinct, bounded by Anglesea, Ward and Tristram Streets (refer to Figure 1.4.5dd).

a. Site Characteristics

i. Flat Central City site, 46,160m^2.

ii. Currently dominated by low density, large format, commercial use with little or no relationship to the surrounding public realm (refer to Figures 1.4.5ee and 1.4.5ff).

b. Key Design Principles

i. Maximise development potential of the site, providing flexibility and ensuring a high quality public realm is delivered, particularly along Ward and Bryce Streets.

Practice Note: Make full use of development potential, include a mix of uses and focus on the contribution of the building to the public realm.

ii. Provide frontages which promote activity and passive surveillance to provide for good pedestrian amenity on high pedestrian routes.

Practice Note: Provide active frontages to Key Development Site 4 where:

1. *The buildings with public road frontage and frontage onto a through site link shall:*
   - *Provide at least 75% of the primary active frontage, and at least 50% of the secondary active frontage or through site link, as clear glazing (or equivalent) at ground floor level.*
   - *Be capable of use for displaying goods and services to passing pedestrians.*
   - *Not have painted, covered or otherwise altered glazed areas so as to render them ineffective in achieving the purpose of this rule.*
2. *Vehicular access across active frontages shall not use any more than 10% of the defined frontage.*
3. *The principle public entrance to a building shall be provided from the active frontage.*

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4. *All storage areas should be situated within or to the rear of the buildings.*

iii. Provide for a north-south pedestrian through site link between Bryce Street and Ward Street through Key Development Site 4.

Practice Note: Enable a legible pedestrian connection and through site link that responds to or enhances pedestrian permeability, between street Ward Street and Bryce Street, taking into consideration the Transport Centre, traffic movements and potential pedestrian crossing points along those streets.

iv. Enhance crossing points between north and south blocks over Bryce Street while enabling traffic flows and access to parking along Bryce Street.

v. Provide appropriate built form to create a gateway to the Downtown Precinct.

Practice Note: The built form on the corner of Tristram and Ward Streets should reinforce the gateway function through appropriate height, architectural form and detailing.

vi. Protect the public transport function of the Transport Centre.

Practice Note: Maintain vehicle access points for the safe and efficient movement of the public transport vehicles to and from the transport centre.

c. Short term priority outcomes

i. Upgrade of Anglesea and Ward Streets.

d. Medium to long term priority outcomes

i. Comprehensive development of sites, to deliver a gateway building and attractive, safe streets and pedestrian spaces (including through site connectivity) which connect to the wider movement network.

e. Proposed mix of uses on site

i. A wide range of activities are appropriate for the site including retail, commercial office, cafes and restaurants, education, car parking buildings, residential apartments and other uses that add to the vitality of the city centre.

Figure 1.4.5dd: Location map of Key Development Site 4

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Figure 1.4.5ee: Existing situation on Key Development Site 4 (2011)



Figure 1.4.5ff: Existing situation on Key Development Site 4 (2011)



Figures 1.4.5gg to 1.4.5kk show indicative concepts and future development preferences that are consistent with the design principles for this site.

Figure 1.4.5gg: Indicative concept plan for Key Development Site 4 – long term vision

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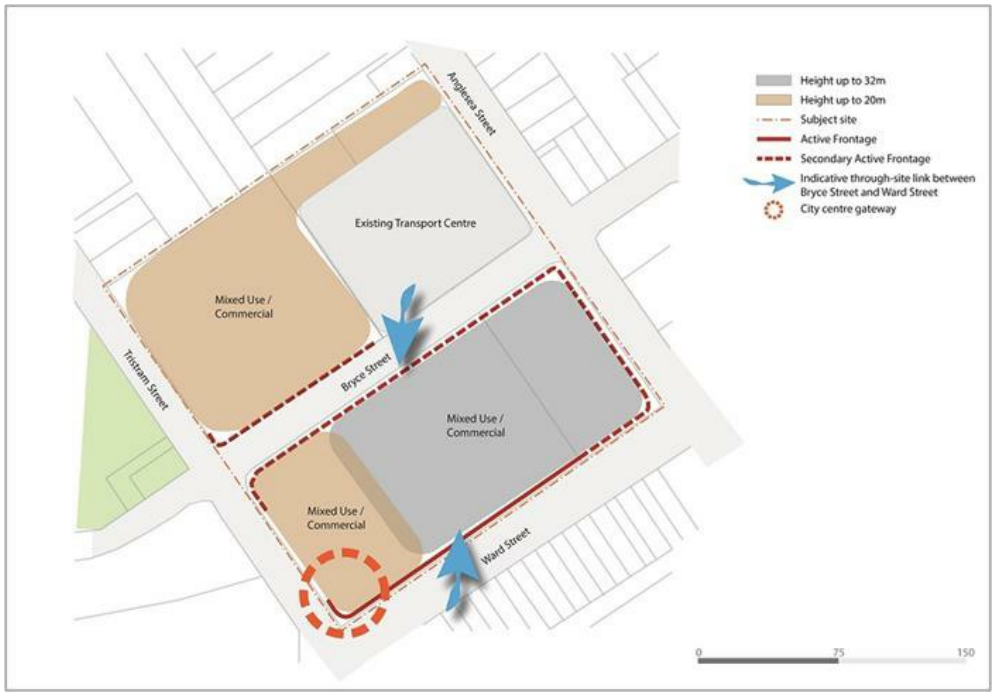


Figure 1.4.5hh : Future development preference – indicative visualisation of potential development showing an improved streetscape with increased pedestrian priority, active ground floor uses, enhanced landscaping and high quality built form contributing to a 'human scale' along the street.



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Figure 1.4.5ii : Future development preference – activated through site link, human scale development



Figure 1.4.5jj : Future development preference – high quality built form, improved streetscape and landscaping



Figure 1.4.5kk : Future development preference – local dining along street edge/laneway



1.4.5.7 Key Development Site 5 – Countdown Site, Anglesea North

Located in City Living Precinct, bounded by Anglesea, Vialou and Liverpool Streets (refer to Figure 1.4.5ll).

a. Site Characteristics

i. Flat Central City fringe site, 15,600m^2.

ii. Site is occupied by large format food retail with a service station on the corner (refer to Figure 1.4.5mm)

iii. Located on a prominent entry corner and potential future gateway to Hamilton's Central City.

iv. Site design and surrounding street radii based on vehicle access.

v. One block away from significant open space (west of Tristram Street).

vi. Building is set back from the street with carparking in front.

b. Key Design Principles

i. Continue to support the existing supermarket activities on site, as a building block for future high density residential living within the northern city area.

Practice Note: Supermarket activities have the potential to support future residential development on and around the subject site and are therefore encouraged (although not

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essential), either in their current form, or within an alternative more compact form in the future.

ii. Provide for high amenity pedestrian routes around and through the site.

Practice Note: Where practicable, pedestrian routes through the site be provided to increase permeability. These routes should be free of conflict with vehicles, have good CPTED qualities, high landscape amenity, visual interest and be well connected to a wider pedestrian network of desire lines.

iii. Comprehensive redevelopment of the site should support the gateway function of the site.

Practice Note: The built form of the corner of Anglesea and Liverpool Streets should reinforce the gateway function through appropriate height, architectural form and detailing.

iv. Provide building frontages which promote activity and passive surveillance to provide for good pedestrian amenity and support the shift to a mixed use area.

Practice Note: Building frontages, particularly at ground level, should provide for interest through the use of architectural features and textures. Passive surveillance of the street should be provided by active uses and glazing at ground level, pedestrian entry and exit points. Storage and services areas which detract from good building frontage should be placed internal to the site and away from the public street frontage.

c. Short term priority outcomes

i. Develop a public realm masterplan to establish Council led projects that will reinforce the change in land use and encourage different modes of travel – walking and cycling (refer to Figure 1.4.5nn).

d. Medium to long term priority outcomes

i. Continue to implement the public realm masterplan that has been developed, including the creation of a northern entry boulevard along Anglesea Street with pedestrian and cycling provision.

ii. Celebrate and mark the city entrance through development of an appropriate marker building at the corner of Anglesea and Liverpool Streets.

e. Proposed mix of uses on site

i. Retail, commercial office, education, and other uses that add vitality to the city centre.

Figure 1.4.5ll: Location map of Key Development Site 5

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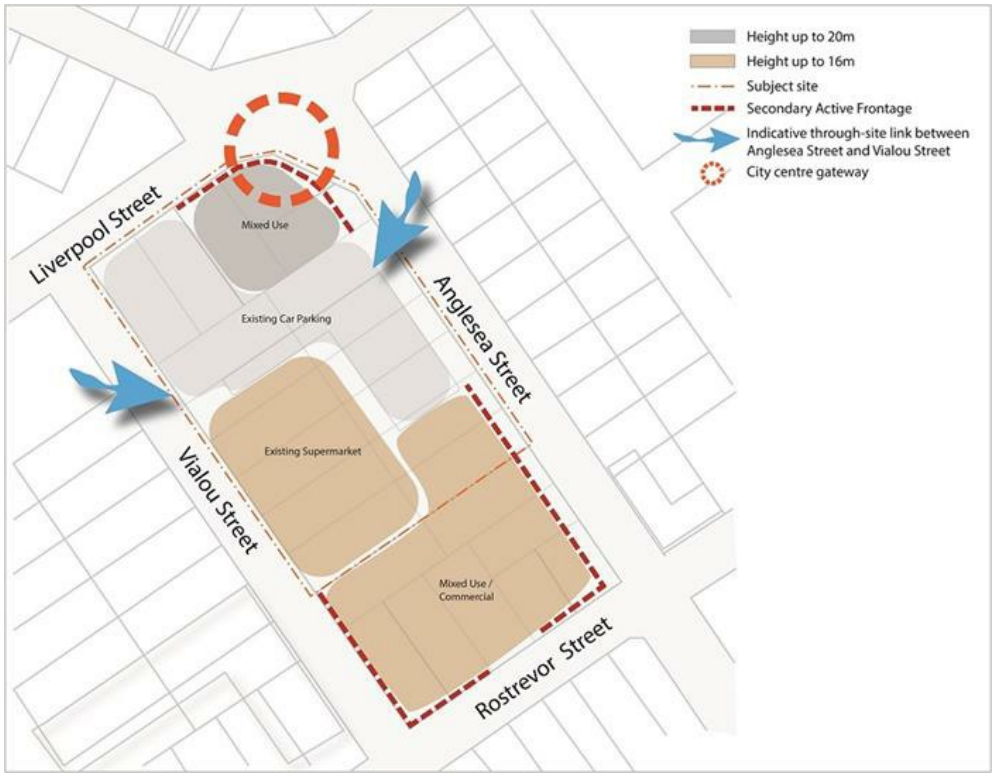
Figure 1.4.5mm: Existing situation on Key Development Site 5 (2014)



Figures 1.4.5nn to 1.4.5uu show indicative concepts and future development preferences that are consistent with the design principles for this site.

Figure 1.4.5nn: Indicative concept plan for Key Development Site 5 – long term vision

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Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Figure 1.4.5oo: Future development preference – integrated pedestrian and vehicle spaces



Figure 1.4.5pp: Future development preference – integrated pedestrian and vehicle spaces



Figure 1.4.5qq : Future development preference – high quality landscaping within carparks



Figure 1.4.5rr : Future development preference – improved pedestrian space/public realm providing opportunities for passive recreation



Figure 1.4.5ss: Future development preference – Indicative visualisation of potential development showing high quality built form, active frontages and sleeved carparking.



Figure 1.4.5tt: Future development preference – Indicative visualisation of potential development showing a gateway entrance to the Central City from the North, looking down Anglesea Street. High quality built form, improved streetscape and landscaping is promoted at gateway locations

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Figure 1.4.5uu: Future development preference – indicative visualisation of potential development including possibility for enhancing connections with surrounding pedestrian and cycle linkage



1.4.5.8 Key Development Site 6 – Sonning

Located in the Downtown Precinct on the eastern side of the Waikato River (refer to Figure 1.4.5ww)

a. Site Characteristics

i. Flat, Central City fringe site, 9,700m^2.

ii. Site is used for car parking and Sunday Farmers' Market.

iii. Located on a prominent entry point to Hamilton's Central City.

iv. Used as a pedestrian route between the Central City and Claudelands Event Centre.

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v. Western boundary adjoins the Waikato River margins and bank.

vi. Northern boundary adjoins existing residential development.

vii. Access off River Road on northern part of the Eastern Boundary. Significant portion of the eastern boundary adjoins the bridge buttressing for River Road crossing the railway line and Claudelands Road.

viii. Southern boundary adjoins the railway line. A pedestrian footbridge connects Sonning to Claudelands Bridge.

b. Key Design Principles

i. Development must maintain the amenity of the adjoining residential area to the north.

ii. Active ground floor use to attract people to visit the site and enhance the viability of development.

iii. Provide for safe and more clearly defined pedestrian and cycle paths through the site, along desire lines.

iv. Potential for a sleeved parking building serving the site and providing parking for Central City visitors.

c. Proposed mix of uses on site

i. Promote a mix of uses such as retail, offices, apartments and/or visitor accommodation.

Figures 1.4.5xx and 1.4.5yy show indicative concepts and future development preferences that are consistent with the design principles for this site.

Figure 1.4.5ww: Location map of Key Development Site 6



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Figure 1.4.5xx: Indicative concept plan for Key Development Site 6

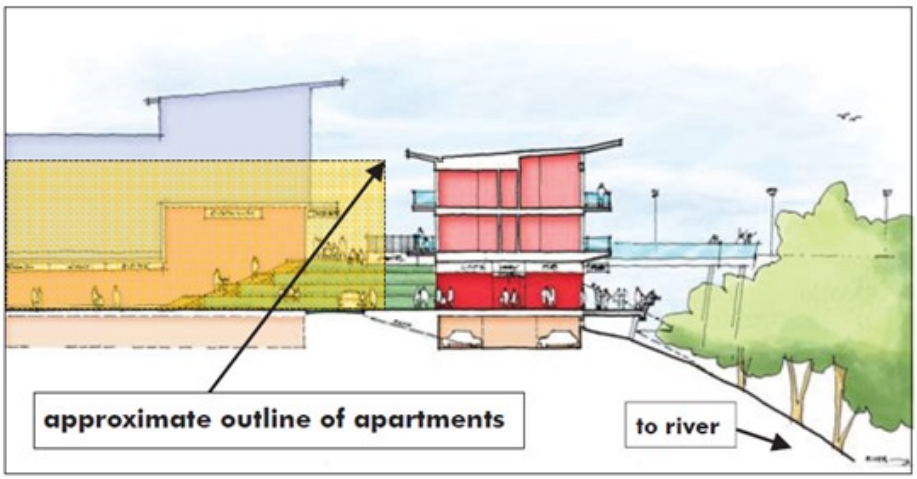
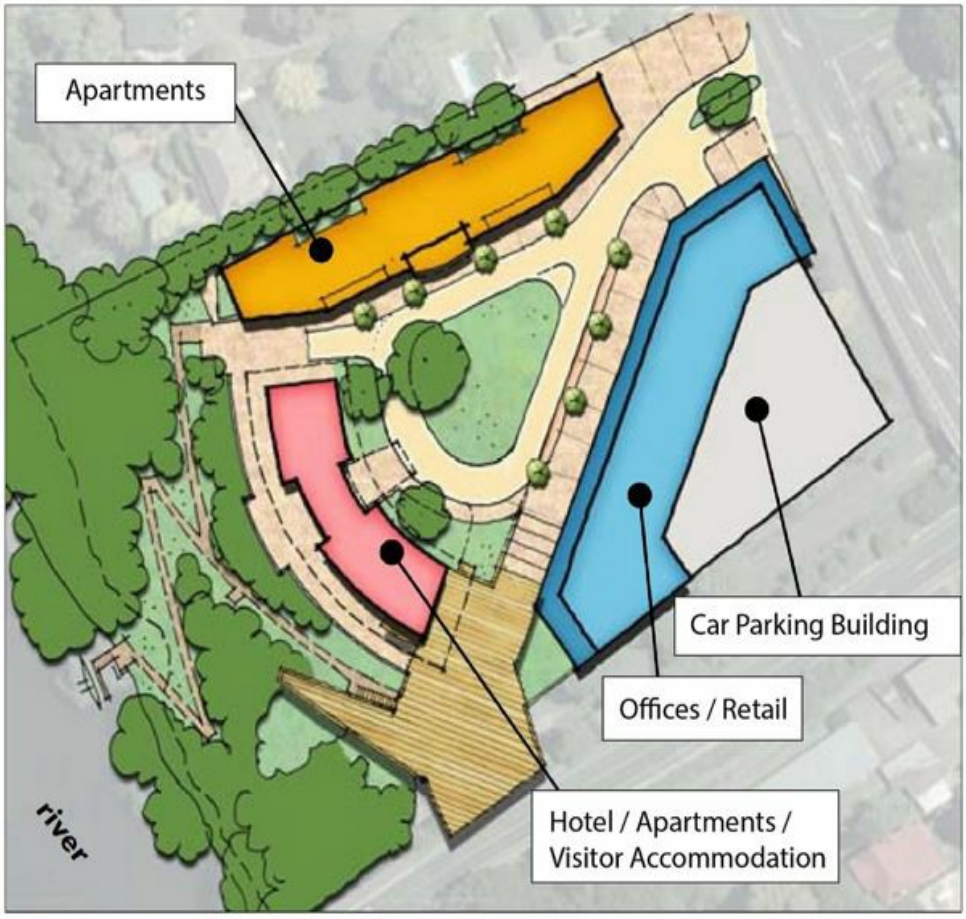


Figure 1.4.5yy: Indicative concept plan for Key Development Site 6



1.4.6 Riverfront Development Design Guide

1.4.6.1 Purpose

These design guidelines are developed to assist groups, landowners, developers, professionals and

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Council to prepare and assess applications for development within the Riverfront Overlay area as shown in Appendix 5 Figure 5-1.

This design guide applies to development within the Riverfront Overlay area, as shown in Appendix 5 Figure 5-1, and demonstrates how the area can evolve in a way which embraces the Waikato River as part of the Central City.

The existing river frontage in Hamilton is hidden from the Central City. There are a number of obvious connections between Victoria Street and the river's edge and existing built form turns its back on the river. To encourage the establishment of such connections in the public's favour, Council will, in line with the provisions for the Central City, provide incentives through additional height.

This area presents a major opportunity for Hamilton to create a premier public open space along the river's edge, supported by safe and legible connections and attractive and sustainable built form.

1.4.6.2 How to use the Design Guide

Applications for new buildings, including alterations and additions to existing buildings, within the Riverfront Overlay area as shown in Appendix 5 Figure 5-1 should provide an assessment against the guidance outlined within this Appendix. In particular, it is expected that the proposed design will promote the key design principles, either as shown within the indicative development concepts, or in another manner that achieves a comparable outcome.

1.4.6.3 Background

a. Figure 1.4.6a illustrates the existing situation along the riverfront in Hamilton's Central City. This shows sparse built form and an abundance of 'dead space' along the river's edge, currently utilised for parking or 'back of house' services.

b. The existing open space along the river's edge, (Soldiers Memorial Park and Jesmond Park to the East and Grantham Reserve and the area surrounding the Rowing Club to the west) provide green 'book ends' framing the river and providing strong potential for improved connections along the river front itself and across the river from west to east.

c. There are several 'character' and heritage buildings located along Victoria Street, and these have been highlighted in the plan. It is recommended that heritage buildings be preserved and enhanced with adjacent buildings sympathetic in scale, form and colour.

d. Building height ranges from 3-4m to 30m along the river's edge, with higher buildings generally used as hotel and accommodation facilities. The form of the buildings ranges from small, narrow shop frontages to large format buildings such as the Casino.

e. There are several spaces between buildings (refer to Figure 1.4.6a) that could provide successful linkages from Victoria Street to the river's edge.

f. Activation of these spaces is fundamental to ensuring use and safety. Existing connections to the river are provided down Sapper Moore-Jones Place, the Riff Raff reserve connection and Alma Street.

1.4.6.4 Design Objectives

The following design objectives identify a future vision for Hamilton's Riverfront (refer to Appendix 5 Central City Zone, Figure 5-1 Central City Zone Precinct Plan).

A riverfront promenade will develop over time, with initial public space along the river's edge taking the form of 'pocket parks', as illustrated in Figure 1.4.6b.

Over time, new buildings will set back from the river's edge, and some areas will be built out in front of existing buildings to create a continuous riverside promenade, refer Figure 1.4.6c.

Design Objective

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

A Public Riverfront	a. The riverfront will be developed as Hamilton's premiere public space, providing opportunities for people to access and appreciate the Waikato River.
A Connected Riverfront	b. The riverfront will be safely and easily accessible from Victoria Street via streets and laneways. Additional pedestrian connections from the east side of the river will improve pedestrian connectivity not only to the river front, but also to the Central City.
An Active Riverfront	c. The riverfront will be an active public space, with buildings fronting on and opening out on to a riverside promenade. d. This area will be prime real estate, with high quality new development creating complete street blocks between the river and Victoria Street.
A Sustainable Riverfront	e. The riverfront will be sustainable. Built form will carefully consider daylighting principles to ensure that the buildings provide a pleasant environment both within the buildings themselves and also the public spaces which surround them and open out on to the river.
An Iconic Riverfront	f. The riverfront will be iconic – a destination within Hamilton, Waikato and New Zealand. A pedestrian bridge connecting west to east will be a feature, attracting people to the river's edge. The materials, lighting and landscaping along the promenade will be of a high quality, reflecting the significance and beauty of the Waikato River.

1.4.6.5 Design Principles

The following design principles provide guidance as to how the riverfront area should be developed over time to achieve the objectives listed above and the 2021 and 2041 vision (refer to 1.4.6b and 1.4.6c).

These design principles have informed District Plan rules and ensure riverfront development is appropriate and will not degrade or detract from this area of natural amenity.

Design Principles	
Promenade and open space	a. As part of the development or redevelopment of any site adjoining the Waikato Riverbank area between London Street and Sapper Moore-Jones Place, provision shall be made for a continuous pedestrian promenade. b. The minimum width of the promenade is 5m, providing adequate space for pedestrian and cycle access. c. Open space in key locations (i.e. those identified within the medium and long term visions for the Riverfront) shall be provided with minimum dimensions of 15m in width alongside the promenade, to provide room for outdoor dining and other activities. Such space shall be accessible and appropriately designed and landscaped to achieve safe, attractive, comfortable space for use by patrons of restaurants, cafes and the general public. d. All public space, including the promenade, shall be designed in accordance with best practice CPTED principles.
Height	e. Height allowance will be in relation to provision of public space. Where significant public space is provided (in the form of promenade, public open space or similar, either connecting between Victoria Street and the Riverfront, or along the Riverfront) and gateway locations, additional height shall be provided for. Importantly, height will assist and enable the reading of the cityscape such that taller buildings will be associated with greater public accessibility to the Riverfront.

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Built form	f. Building setbacks, in addition to preserving general amenity values, will assist to preserve daylighting, human scale and openness of the proposed promenade (and reduce wind tunnelling effects). Buildings with boundaries adjoining the Riverbank will be required to have a minimum setback of 5m. g. In relation to the setbacks from internal boundaries at upper levels (i.e. fourth level and above), assessment criteria will facilitate a more enabling approach to guide whether the proposal minimises shadowing and loss of natural light on existing adjacent buildings by providing adequate separation between the proposed and existing development. h. Importantly, additional height allowance will be provided for where setbacks from boundaries provide for through-site links and public open space along the riverfront (refer to Figure 1.4.6d). i. Based on the height and built form principles, the preferred built form will be one of narrow buildings running perpendicular to the riverfront, providing for through-site links to the riverfront.

1.4.6.6 Design Interventions

Figures 1.4.6b and 1.4.6c identify six medium-term interventions for key areas or catalyst sites key to realising the design objectives for the Riverfront Area.

Area/Site Reference Refer to Figures 1.4.6b and 1.4.6c	Design Interventions
1	Promote events and temporary activities within this space, drawing people to the river's edge and keeping people engaged through its evolving and temporary nature.
2	Encourage the formalisation of laneways and through-site links into public spaces. Activate laneways through ground-floor activities, such as 'hole-in-the-wall' cafes and encourage upper levels to overlook these spaces to promote safety and CPTED principles.
3	Key Development Site 3 – Victoria on the River (refer to 1.4.5.5).
4	Use streets connecting Victoria Street to the river's edge as key pedestrian links and areas of public space. Open out views to the river at the end of these streets, where possible, and connect the end of the street with the upper-level promenade. Encourage active, ground-floor uses with buildings fronting on to these streets.
5	Encourage the development of the 'Art Post' site in line with some of the initiatives outlined as part of the City Heart project, with additional built form complementing the Waikato Museum and better embracing its riverfront location.
6	Encourage the continuation of an upper-level riverside promenade along the western river bank through walkways, built out from the river bank where necessary to connect 'pocket parks' or areas of public space along the riverfront.
7	Provide at least eight pocket parks at regular intervals along the upper level promenade, terminating at major through-links, to act as activity nodes along the promenade that will support and encourage walking and enjoyment of the river environment.

Figure 1.4.6a: Existing Situation (2011) – An analysis of the existing riverfront, illustrating areas of vacant or underutilised space, age of buildings and potential connections

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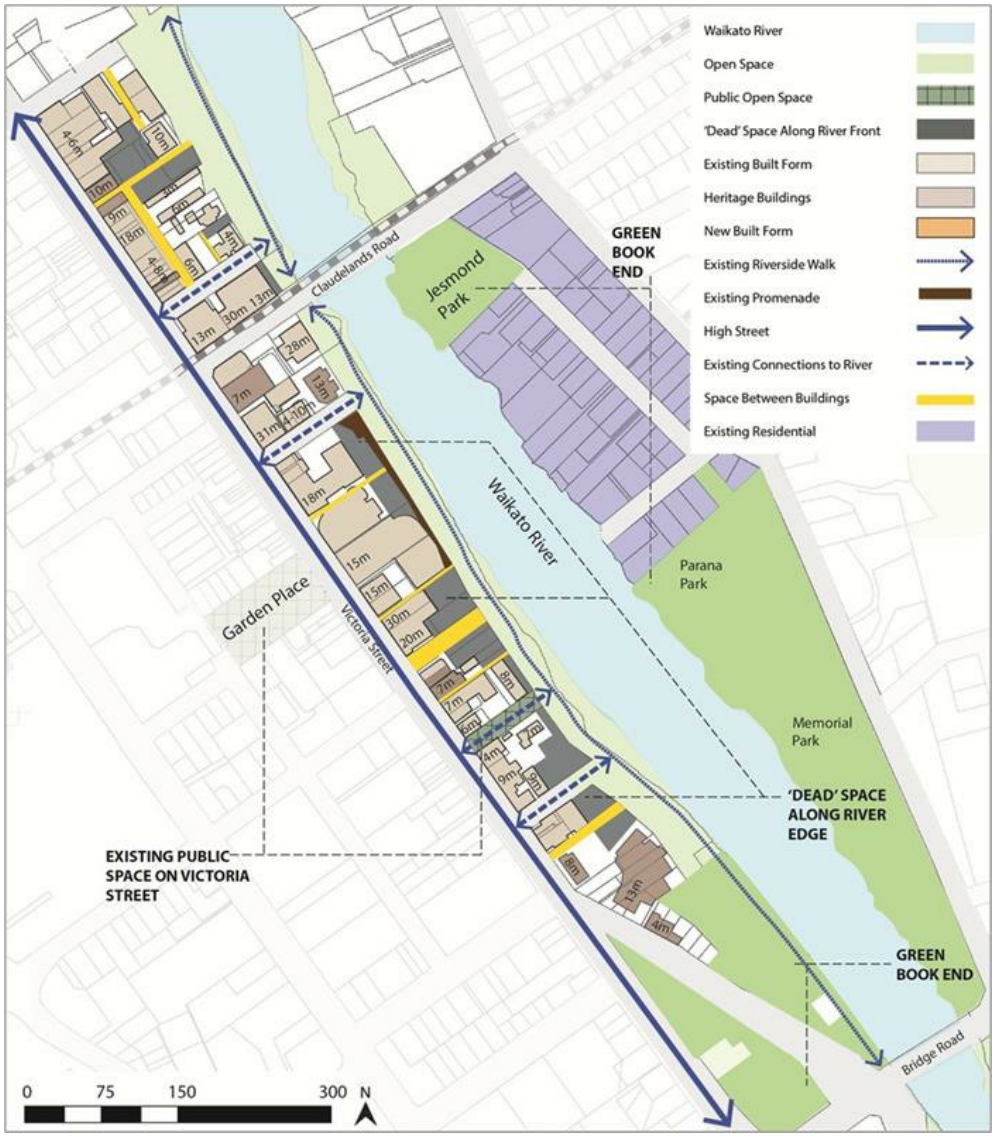


Figure 1.4.6b: Future Vision (2021) – Visual representation showing potential development along the riverfront at 2021, beginning with pockets of public spaces

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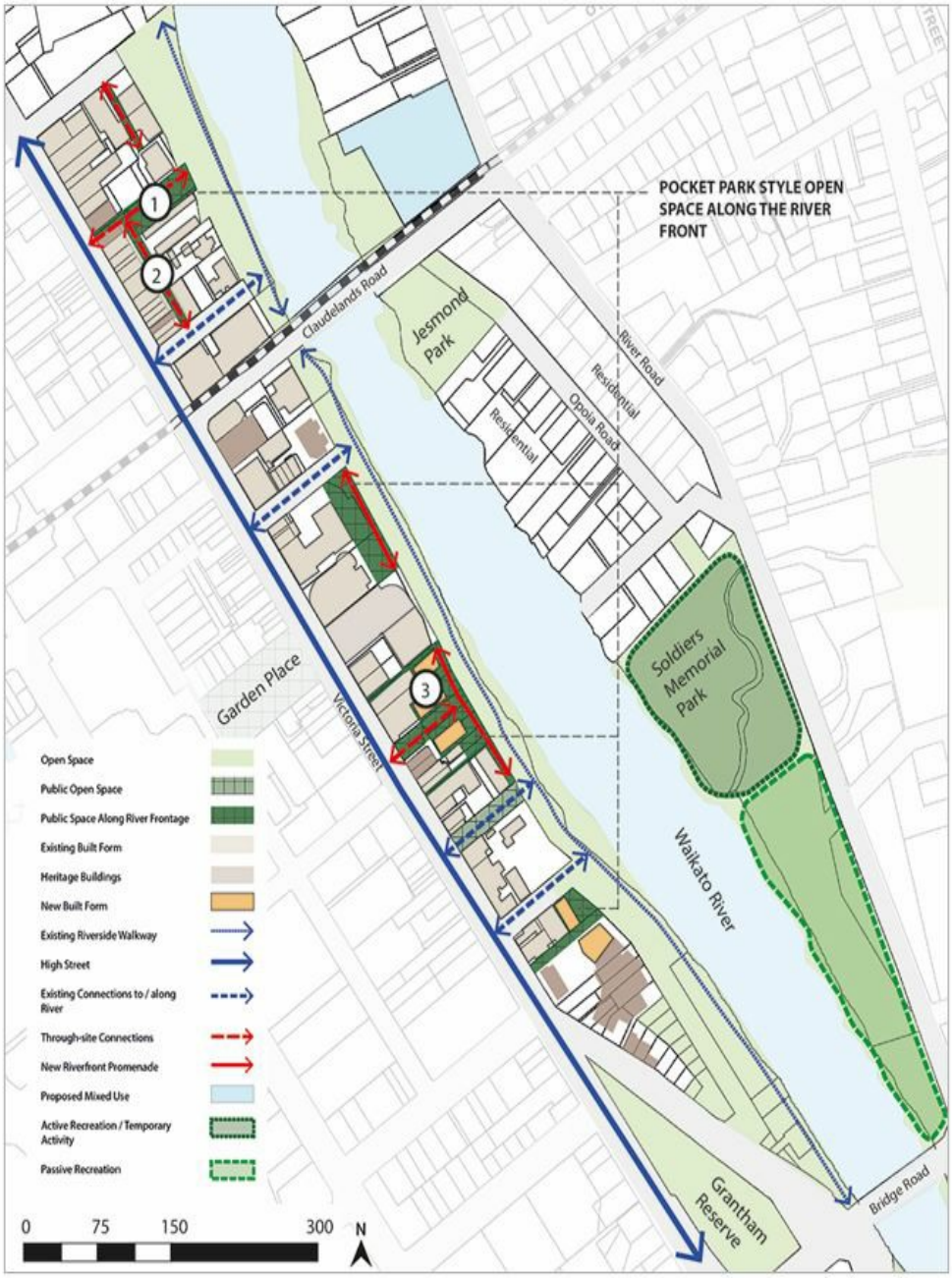


Figure 1.4.6c: Future Vision (2041) – Visual representation showing potential development along the riverfront (including indicative development within Opoia) and a continuous pedestrian promenade

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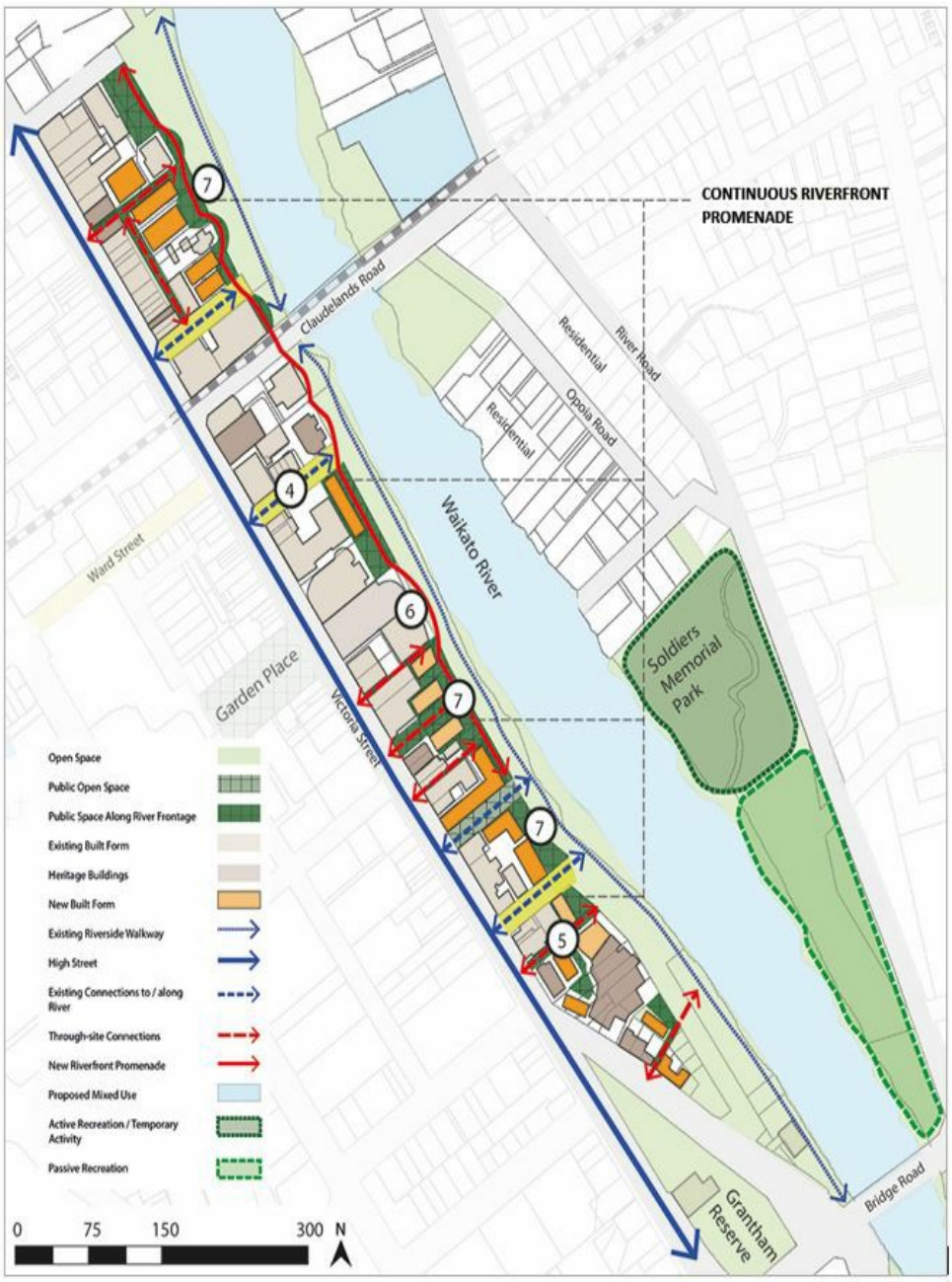
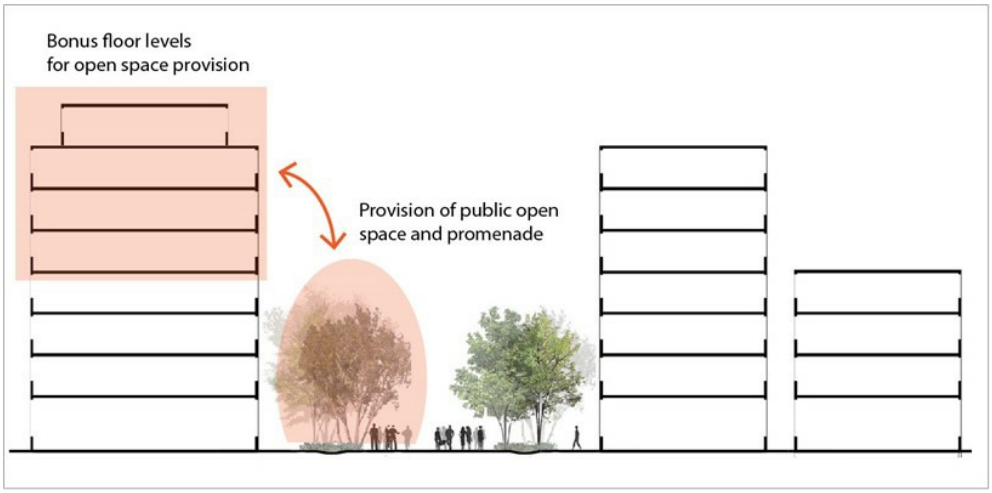


Figure 1.4.6d: Illustrating potential bonus height allowances when through-site linkages and public spaces are provided by development proposals along the riverfront

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1.4.7 Lake Waiwhakareke Landscape Character Area Design Guide

1.4.7.1 Purpose

The Rotokauri Structure Plan, the Special Natural Zone and the Rotokauri – Lake Waiwhakareke Landscape Character Area identify the need to protect and enhance the special character of the Lake Waiwhakareke area. The District Plan's rules regarding development and subdivision provide controls that will enable a sensitive response to this character.

Where these rules provide for an element of discretion through the ability of Council to impose conditions on, this guide provides further description and amplification of the area's particular character. This will assist with consistent interpretation and provide more certainty to the development industry.

The Guide recognises Council's commitment to the adaption of best practice urban design techniques as expressed in its urban design guide, *Vista*.

1.4.7.2 How to Use This Guide

Applications for development within the Rotokauri - Lake Waiwhakareke Landscape Character Area as shown on the planning maps provide for an assessment against the guidance outlined within this Appendix.

Within each element, the design guidelines are organised as follows.

Explanation

Rationale for that particular design element and how it contributes to the development of a sustainable neighbourhood.

Design consideration

Consideration to guide development outlining how a proposal should respond to particular elements of character.

Design guideline

Representative of good design solutions which help achieve the design consideration. They do not however preclude other ways of achieving good design.

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1.4.7.3 Background

The Lake Waiwhakareke Landscape Character Area represents a distinctive landscape unit which is defined by Rotokauri Road to the east and north, Brymer Road to the west and Baverstock Road to the south. The characteristics of the Lake Waiwhakareke Landscape Character Area are described in the operative Waiwhakareke Natural Heritage Park Management Plan 2011 and summarised in this guide. This character is derived from the unique combination of natural, cultural and recreational values present in and around the lake and the Natural Heritage Park. Together the lake and Natural Heritage Park create a focal point for adjoining development and provide very significant and cultural opportunities that need to be recognised and reflected through future development.

The lake and the extensive natural areas provided within the Natural Heritage Park, combined with the sharply undulating topography that frame them, clearly sets this part of the Rotokauri Structure Plan area apart from the area to the north of Rotokauri Road.

The following character elements have influenced how the Rotokauri Structure Plan and Special Natural Zone seeks to manage development in this area.

- The sharply undulating topography of the area and the way in which it provides a point of difference in the landscape
- The native ecology of and the recreational resource presented by the Natural Heritage Park (including its value as an educational resource)
- The lake itself and its role in providing a strong focal point for the area
- The natural drainage pattern of the area
- The historic and cultural values associated with the area.

1.4.7.4 Understanding the Context

a. Explanation

The Lake Waiwhakareke Landscape Character Area is located at the southern end of the Rotokauri Structure Plan, in close proximity to existing urban development along Baverstock Road and to a lesser extent along Rotokauri Road. It will be dominated by the 50ha Natural Heritage Park that is ultimately intended to become a self-sustaining habitat sanctuary surrounding Lake Waiwhakareke and representative of the original ecosystem diversity of the Hamilton Basin.

The Natural Heritage Park will be managed by the operative Waiwhakareke Natural Heritage Park Management Plan 2011. This provides a framework for the future management of the Park and identifies some key concepts to consider during development of the Lake Waiwhakareke Landscape Character Area. The importance of the location of the entrances to the Park, treatment of the park edges, the planting scheme, the community parks and proposed street furniture design for the residential area are explained within this guide.

The context for development in the surrounding area is established by the Rotokauri Structure Plan. The key locational relationships to note are the presence of Hamilton Zoo adjacent to the southwestern corner of the Heritage Park, the neighbourhood centre proposed to the northeast, the proximity of the Wintec Rotokauri Campus and Nga Taiatea Wharekura School, the green corridor running from Lake Waiwhakareke and the importance of Rotokauri Road as a public transport corridor.

In order to design a development that respects the unique characteristics of a particular location, it is necessary to conduct the following:

- Context analysis
- Site analysis

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b. Context analysis – Design consideration

Proposals should demonstrate an understanding of the context of the site, its relationship to the natural and surrounding built environment and the impact that has on the design of the site.

Design guideline

Prepare plans, diagrams and maps that illustrate the location of the site and its characteristics in relation to:

- Proximity to nearby services – shops, transport, schools, other services or recreation facilities
- Immediate surrounds – natural landscape, significant vegetation or waterways, buildings and land uses
- Adjoining infrastructure – roads, open spaces, public transport services

c. Site analysis – Design consideration

Proposals should demonstrate an understanding of the particular features of the site itself, both its natural features and character of the adjacent built up area.

Design guideline

Prepare plans, diagrams and maps that illustrate the characteristics of the site particularly in relation to:

- Natural features – slope, topography, vegetation, waterways, geotechnical considerations
- Orientation – prevailing winds, sun and shading (winter and summer), views, overlooking (to and from neighbours)
- Movement – desire lines, missing links to surrounding neighbourhoods (e.g. from Neighbourhood Centre and Wintec Rotokauri Campus through to Heritage Park and to Hamilton Zoo)
- Other features that may influence site layout – e.g. nearby open spaces, arterial roads

1.4.7.5 Designing for Topography

a. Explanation

The Lake Waiwhakareke area derives a major element of its character from topography. This is sharply undulating in its form with prominent east-west orientated ridgelines that give detail to the area, and provide a point of difference in the landscape.

The ridges and slopes act as local landmarks and enable long distance views to be gained both north to the Hakarimata Ranges and south to Lake Waiwhakareke. Utilising these opportunities will help create a sense of place and a stronger connection to the surrounding landscape.

Retaining the underlying landform is an important part of ensuring that the area's character is preserved once development occurs (refer Figure 1.4.7a). Particular consideration should therefore be given to:

- Designing for slope
- Alternating slope and landform
- Orientation and outlook

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b. Designing for slope – Design consideration

Proposals should avoid unnecessary loss of underlying landform, to reflect the character of the site and surroundings and retain the significant features of the site.

Design guideline

- Minimise need for major engineering intervention
- Use existing topography and land features to define the structure of the subdivision – street layouts, open space, view shafts and building platforms (Refer Figures 1.4.7a, 1.4.7b and 1.4.7c)

Figure 1.4.7a: Design with existing features – landform, vegetation, waterways

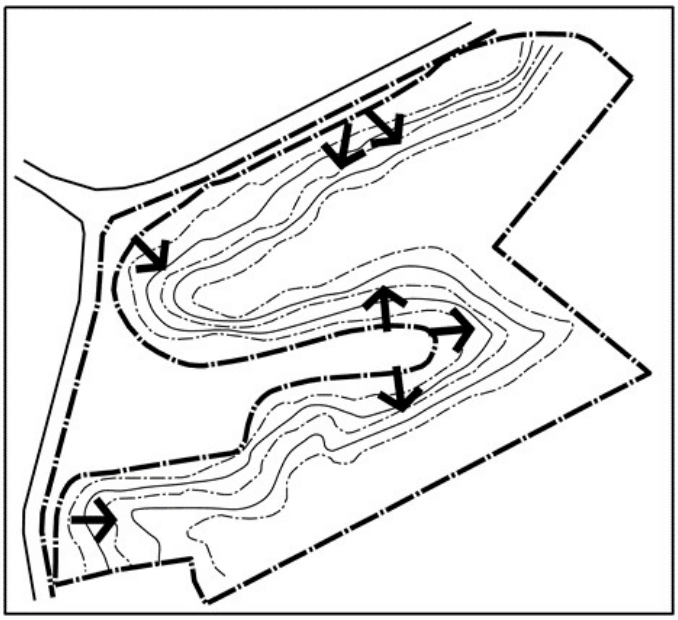
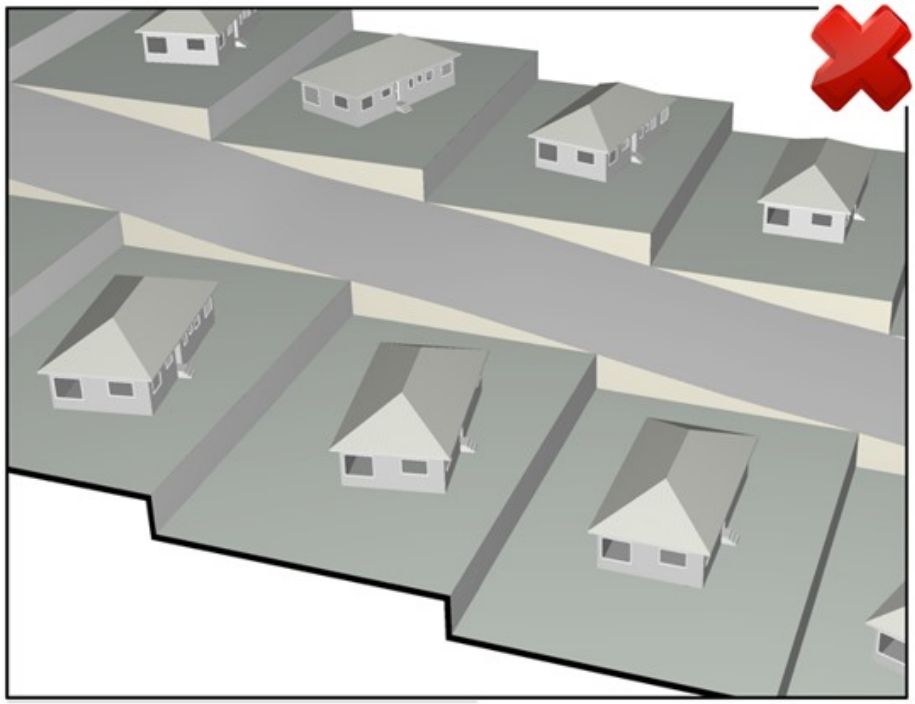


Figure 1.4.7b: Design that has worked with existing features – landform, vegetation, waterways

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
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Figure 1.4.7c: Design that has not worked with existing features – landform, vegetation, waterways



c. Altering slope and landform – Design consideration

Where it is necessary to re-contour land to allow for access and building platforms, the intervention should not be large scale or visually obvious once planting has matured.

Design guideline

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Site contouring and retention should be on a site-by-site basis to allow building platforms to be formed. House designs should be customised to reflect the slope and orientation of the site, discouraging single platform for each site on sloping terrain.

Use of retaining walls should be minimised by terracing and planting to mimic the natural features, particularly when viewed from the transport corridor.

d. Orientation and outlook – Design consideration

Proposals should take advantage of the sloping terrain to maximise the views available from both individual properties and the public realm (transport corridors and open spaces).

Design guideline

Consider long and short views when aligning transport corridors, open spaces and walkways to provide glimpses of the surrounding landscape and natural features.

1.4.7.6 Reinforcing Local Character

a. Explanation

The Natural Heritage Park will be a defining element of this area's character and surrounding development will establish both a physical and a natural relationship with it.

Residents will have the advantage of a large public space on their doorstep, notwithstanding that access to the Park will be limited and controlled. The Natural Heritage Park will incorporate small community parks at its entrances and these will serve as local purpose reserves.

The way in which landscaping treatments are handled within the developed areas can reinforce the natural settings of the Natural Heritage Park and provide a stronger sense of place and character for the neighbourhoods created around it.

The overall goal for the Natural Heritage Park is to create a self sustaining habitat sanctuary that represents the original ecosystem for this part of Hamilton. The Heritage Park Management Plan identifies the vegetative species appropriate for the differing terrain encountered within the area, such as ridge tops and hill slopes.

Important considerations are therefore:

- Physical and visual relationship to the Natural Heritage Park
- Links to and between existing habitats and features
- Species and planting combinations

b. Physical and visual relationship to Heritage Park – Design consideration

Surrounding development should provide an edge to the Natural Heritage Park, both to increase public surveillance and to offer an opportunity for people to circumnavigate the park and enjoy views into and beyond it.

Design guideline

Buildings along the northern boundary of the Natural Heritage Park should be of sufficient height and orientated towards the park in order to provide surveillance of the road, park or walkway.

Public access should preferably be along a perimeter street, open to cars as well as pedestrians, to provide surveillance from passing traffic and greater safety after dark.

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If the site is only appropriate for a pedestrian walkway at the perimeter of the Natural Heritage Park, such as the fence of the hill slope, it should be connected to the street system and of sufficient width to provide long views allowing for curves and changes in topography. This will ensure some surveillance of pedestrians using the walkway.

Fencing adjacent to the walkway should be transparent enough to allow observation from neighbouring houses.

If the topography demands that some lots are side or rear-facing, fencing should be low and transparent and at least one main room should overlook the park edge (refer Figure 1.4.7d).

c. Link to existing habitats – Design consideration

Public and private spaces within the Lake Waiwhakareke Landscape Character Area should reflect ecosystems within the Natural Heritage Park and provide an extension of the parks habitat. This will create a network of indigenous flora and fauna, and reduce the risk of pest plant invasions of the park.

Design guideline

Identify opportunities to extend habitats which are favourable to flora and fauna beyond the extent of the Natural Heritage Park. While the network does not need to be continuous, it does need to take into account the preferred habitat and travel patterns of the particular species it is intended to encourage.

d. Species and planting combinations – Design consideration

The Natural Heritage Park Management Plan identifies a programme of weeds and predator eradication, and replanting of more appropriate species to encourage indigenous flora and fauna. Identifying and replicating those successful plant combinations both extends heritage plant character beyond its boundaries and creates a low maintenance landscape regime that adds to a sense of place in the surrounding development.

Design guideline

Based on the Heritage Park Management Plan, identify a plant palette and planting scheme which reflects the underlying indigenous combinations and avoids re-infestation of the Heritage Park by weeds. Refer Figure 1.4.7d.

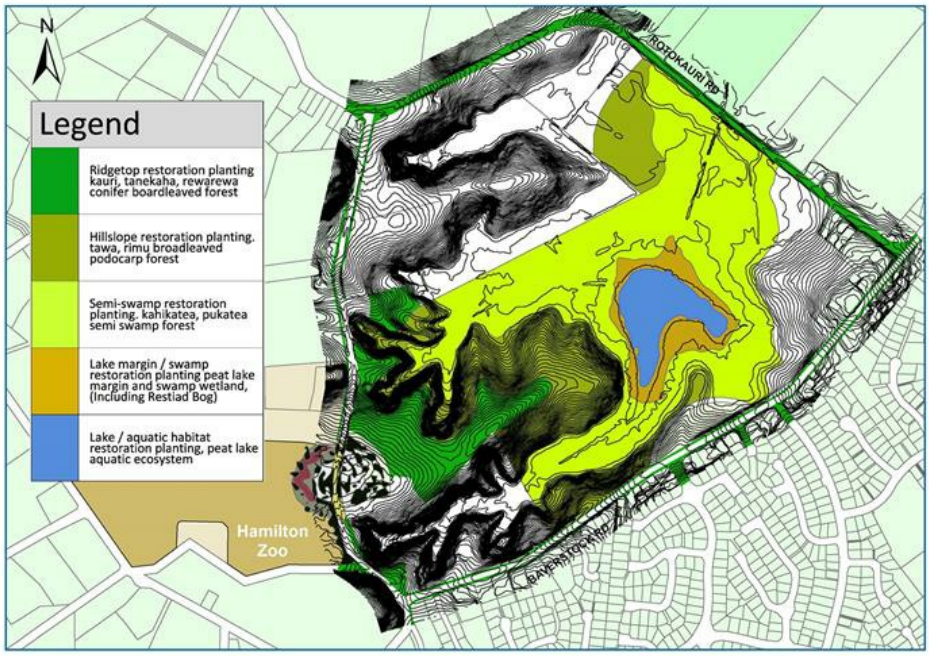
Provide future residents with suggestions for selecting and maintaining planting schemes which extend the philosophy of the Heritage Park.

Any species planted should be eco-sourced.

Refer to *Plant Me Instead: Waikato Region* and *Gully Restoration Guide: A guide to assist in the ecological restoration of Hamilton's gully systems*.

Figure 1.4.7d: Topography and vegetation types at Waiwhakareke Natural Heritage Park

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Note
Diagram shows proposed vegetation scheme inside the Natural Heritage Park. This concept should be extended into the surrounding Waiwhakareke Landscape Character Area through the introduction of a range of methods and eco-sourced plants.

1.4.7.7 Connectivity

a. Explanation

Topographical constraints present a number of challenges in terms of achieving high levels of connectivity for movements within and beyond the Lake Waiwhakareke Landscape Character Area. This is true for pedestrian and cyclists as well as motorised vehicles.

The alignment of roads in the area of land immediately north of the Natural Heritage Park is likely to be predominantly east-west in nature. However, in designing a network that encourages walking and cycling it is important to acknowledge that the elements of convenience, safety and amenity required by these users might differ from the needs of those driving cars.

With large parts of the Heritage Park likely to be enclosed by development, it is important that routes into and around the park are legible and provide a choice of routes reflecting desire lines.

Effective connectivity will therefore benefit from a consideration of the following.

- Walking
- Legibility
- Types of streets
- Additional links
- Street Furniture

b. Walking and cycling – Design consideration

Proposals should deliver a connected street network that provides a variety of direct routes for

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pedestrians and cyclists to nearby services such as the neighbourhood centre, Zoo and the closest entrance to the Natural Heritage Park.

Design guideline

The overall street network should be inter-connected, with block sizes that provide a choice of routes for pedestrians as directly as possible. Where possible, a street used by pedestrians and vehicles is preferable to provide the security of passing vehicles and avoid less used pedestrian-only links.

Given that vehicular traffic flows are expected to be low and slow moving, cyclists should be encouraged to use the street network. Connections to areas outside the Lake Waiwhakareke Landscape Character Area such as the neighbourhood centre may necessitate the provision of dedicated cycle lanes.

Block sizes will vary with topography and location, but ideally should not be longer than 120m between intersections.

c. Legibility – Design consideration

The street hierarchy should be legible for visitors and residents, and clearly signal the route to the park edge or entrances as distinct from more local access to residential blocks.

Design guideline

Identify the main routes to the edges and entrances to the park by the treatment of the street – width, landscape treatment, footpath width and location.

Visual signals, which may match the branding and arts programme proposed for the Waiwhakareke Natural Heritage Park can also act as subtle markers to identify the route to the park, such as colouring of street furniture and lights or distinctive markers along the route (refer Section 1.4.8).

On all streets, cyclists should be encouraged to use the street network. As the routes link to the main external circulation, additional measures such as dedicated cycle lanes may need to be considered.

d. Types of streets – Design consideration

The treatment of each street can vary depending on its location and role. In general it is assumed there will be three main types of streets with section dimensions and treatment to suit.

Local access streets – main circulation connecting sub-neighbourhoods and linking to the Natural Heritage Park.

Green Streets – smaller-scaled street adjacent to the Natural Heritage Park or local reserve.

Local Lane – smaller scaled cross-streets to serve blocks between local access streets.

Design guideline

The Rotokauri Structure Plan provides for low speed, green streets along the northern and south-eastern edges of the Natural Heritage Park in order to provide active frontages.

Minimising curb radii creates tight corners – forcing cars to slow and making it easier for pedestrians to cross.

Avoid roundabouts – these disadvantage pedestrians and cyclists and require more space at

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intersections (reducing the sense of enclosure and encouraging faster vehicle movement).

e. Additional links – Design consideration

Where streets are not appropriate, allow for safe alternative routes for pedestrians, with good surveillance (refer Figure 1.4.7e).

Design guideline

Pedestrian only routes should generally be not less than 2m wide, provide clear visibility from the main street footpath and contain no hidden spaces which could conceal people or activity from view of the main street.

Pedestrian routes should be overlooked by adjacent development with low or transparent fencing and preferably overlooked by main occupied rooms of the adjacent houses.

If the pedestrian routes are connecting two different levels, attempts should be made to keep the slope at 1:12 and where steps are necessary a handrail should be provided.

The above illustrations indicate an acceptable design for a given environment but should not be regarded as being a specific requirement or the only design solution that will be adopted.

f. Street furniture – Design consideration

Street furniture should cater for the safety and comfort of pedestrians and cyclists, including lighting, street trees and other planting, and items such as seats, rubbish bins and cycle parking racks.

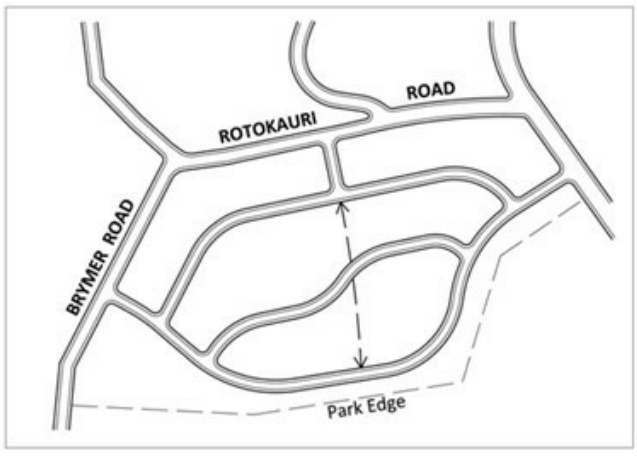
Design guideline

Street lighting should provide high quality, safe environments for pedestrians.

The suite of furniture, including street lights, should co-ordinate with the colours and branding adopted for the Waiwhakareke Natural Heritage Park (refer Section 1.4.8).

Street planting should take into account the need to reflect the native vegetation and planting combinations within the Natural Heritage Park.

Figure 1.4.7e: Layout allows for safe alternative routes for pedestrians, with good surveillance



1.4.7.8 The Layout of Development

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a. Explanation

The topography of the Lake Waiwhakareke Landscape Character Area presents significant opportunities and constraints for development. The sharply undulating terrain offers the possibility for residents to enjoy long distance views, but at the same time the orientation of the resulting street network may present challenges for maximising solar gain.

On flat land, rectangular or square locks represent the most efficient form of lot layouts. Sloping land however, requires a modified approach to be taken. It is also desirable that the size and shape of lots are configured to allow some flexibility in the types and density of housing that can be established.

The orientation of lots influences the amount of sun gained inside the house and in outdoor living areas. The layout of development should seek to maximise the proportion of dwellings receiving sun, particularly in the winter.

In planning the layout of development, the following issues need to be considered.

- Configuration of lots
- Solar orientation
- Front yard living

b. Configuration – Design consideration

Regardless of the density or housing type being built, the size and configuration of lots should allow for building platforms that provide good internal spaces and solar orientation as well as sunny and private outdoor areas (refer Figures 1.4.7f and 1.4.7g).

Design guideline

- The depth of the lots should allow for an efficient building platform and a distance of 20m back to back between buildings.

Figure 1.4.7f: Design for deeper back yards to allow sun in south-facing parts of the site, front setbacks of at least 3m allow for a front porch or deck

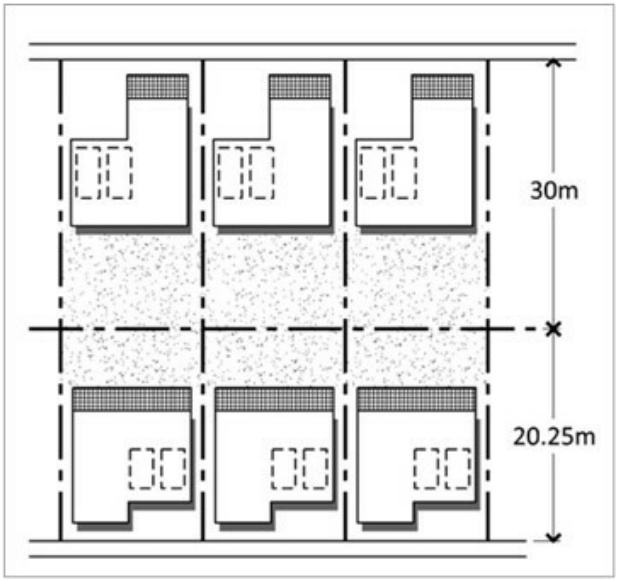
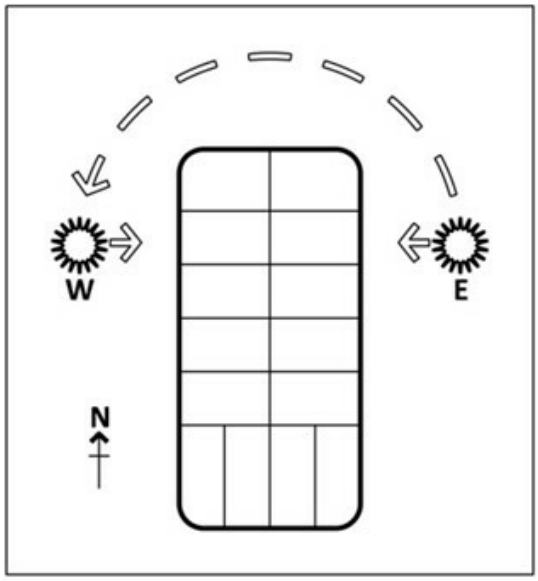


Figure 1.4.7g: Allotments oriented north-south or with north-facing back yards mean sun in front and

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rear setbacks most of the year



c. Solar orientation – Design consideration

Maximise opportunities for solar gain.

Design guideline

Maximise the number of lots with the long axis within range N200W to N300E or E200N to E300S.

Orientate houses to allow some living spaces setback from the northern boundary to gain northern sun in winter.

In a comprehensive development, zero lot lines can maximise useable outdoor space by setting houses to the southern boundary and locating service areas along that wall.

Vary the depth of north-south facing lots. Consider using the upper levels to create outdoor living platforms that receive some sunshine and may also pick up views over rooftops.

d. Front-yard living – Design consideration

Where the rear of the house may not receive sufficient sunshine, additional outdoor living space should be provided at the front of the house.

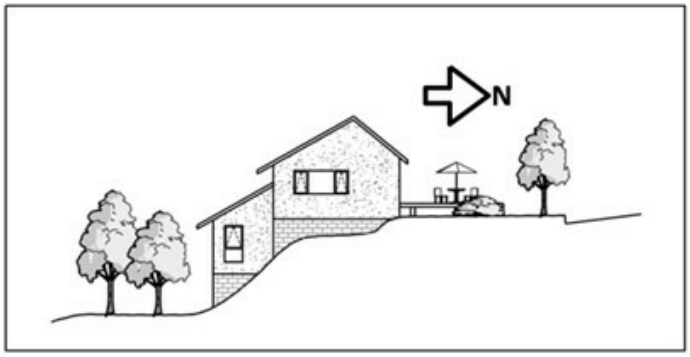
Design guideline

Where dwellings have a south-facing back yard, include some form of semi-private outdoor living space on the northern front of the house. Traditional verandas or decks can be treated to provide privacy for those using them but also providing ‘eyes on the street’ and an attractive frontage for passers-by (refer Figure 1.4.7h).

Upstairs balconies or bay windows also create sunny living spaces and enliven the frontage of a house.

Figure 1.4.7h: Terraces in the front yard allows sunny outdoor living on south-facing slopes

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1.4.7.9 Stormwater Management

a. Explanation

Hydrological processes account, in large measure, for many of the natural features present in the Lake area. They are also of special significance for tangata whenua.

Lake Waiwhakareke itself is a sensitive receiving environment and can be adversely affected by both the quality and quantity of stormwater arising from surrounding development.

The management of stormwater must therefore take account of local drainage conditions, which in parts of the area will include peat soils and correspondingly high ground water levels. There are likely, however, to be significant opportunities for incorporating management measures as part of the design of public spaces.

In formulating stormwater management systems, the following matters should be taken into account.

- The potential impact of development on Lake Waiwhakareke
- Retention of natural drainage patterns
- Treatment of streets
- Integration into open space

b. The potential impact of development on Lake Waiwhakareke

Development around Lake Waiwhakareke shall manage the quality and quantity of runoff that enters the Lake in order to avoid any adverse effects on Lake Waiwhakareke.

Design guide

Development should be informed by an approved Integrated Catchment Management Plan. The ICMP should be used to identify any issues that may impact on the water quality of Lake Waiwhakareke.

c. Retention of natural drainage patterns – Design consideration

The natural drainage pattern of the area should be maintained where possible.

Design guideline

Identify natural watercourses in the early site analysis so they can help inform the subdivision layout. Where possible they should be retained and enhanced with vegetation as part of the open

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space network.

The use of impermeable surfaces should be minimised wherever possible.

Naturally occurring fresh springs should not be piped or diverted.

d. Location and treatment of streets – Design consideration

The street network should take into account overland flow paths and may be designed as temporary flood ways during major storm events. Treatment of berms and kerb systems can absorb some stormwater or minimise flows during extreme events.

Design guideline

Streets adjacent to public open spaces or water courses may be designed as temporary floodways during major events, provided that vehicular access can be maintained (at slow speed) and that water flows do not become a hazard for motorists or adjacent residents.

Swales and rain gardens can be considered, either in the centre of the carriageway or side berms. A 'soft' edge adjacent to a park or open space serves the dual purpose of stormwater management and extending the visual amenity of the park to the edge of the carriageway.

Consider permeable paving on low trafficked streets (such as local lanes) or parking bays which are offset from the main carriageway.

e. Integration into open space network – Design consideration

In addition to creating an open space network around existing water courses or wetlands, permanent water features can be incorporated into open spaces and circulation networks to add amenity or recreational features as well as assist with stormwater or minimise flows during extreme events (refer Figure 1.4.7i).

Design guideline

Incorporate stormwater management into hard and soft landscape design for open spaces and streetscapes. Features such as ponds, wetlands and rain gardens can be considered.

Pedestrian paths between levels can incorporate hard or soft flow paths, creating amenity and stormwater treatment. Care must be taken to ensure paths are still safe and useable during storm events.

Figure 1.4.7i: Pedestrian link on steep slopes provides opportunity for informal watercourse – width provides space for amenity planting as well as surveillance (CPTED)

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1.4.8 Design Theme for Waiwhakareke Natural Heritage Park

1.4.8.1 Purpose

The Designation Open Space Zone near Lake Waiwhakareke in the Rotokauri Structure Plan is labelled the Waiwhakareke Natural Heritage Park on the planning maps. This Appendix provides guidance for development within the Park.

1.4.8.2 How to Use This Guide

Applications for development within the Rotokauri - Lake Waiwhakareke Landscape Character Area as shown on the planning maps provide for an assessment against the guidance outlined within this Appendix.

1.4.8.3 Background

Waiwhakareke Natural Heritage Park represents a rare opportunity for Hamilton City to integrate a significant ecological restoration project within its current environmental, promotional, planning and development strategies.

The design intent is to create a key ecological hub within the City. This will not only provide for the well being of the flora and fauna that will live within it, but also for the well being of the City's residents and visitors, through educational opportunities and amenity values it will provide.

Ecological viability and the need to meet the desires and aspirations of the community were key factors in the development of the overview concept for the park. This concept delivers both opportunities for recreation and community wellbeing by creating an accessible natural resource within the City. It also provides for the reintroduction of plants and animals that no longer inhabit the area.

1.4.8.4 Connections

There is an opportunity to create a significant link between the site and Hamilton Zoo. The entrances to the two facilities are located together to create a specific destination. This will allow integration between the facilities and permit efficient use of Council resources through shared use.

Specifically, the creation of a main entrance facility that would combine the entrance facilities of the park and zoo would mean that facilities such as administration, education and retail could be shared

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between the two amenities.

It is intended that facilities fundamental to the Heritage Park's development and operation are developed on the eastern side of Brymer Rd, and those fundamental to the Zoo's operation, or shared between the Heritage Park and Zoo, developed on the western side.

A number of important secondary nodes and potential access points have also been identified. These are located along Baverstock Road and Rotokauri Roads, indicating potential linkages for the community and Wintec. These nodes are important when considering the location requirements for community parks for Nawton and future communities that will establish as a result of the Rotokauri Structure planning process.

1.4.8.5 Design Overview

The Heritage Park concept involves the retirement and ecological restoration of approximately 50ha of farm land surrounding Waiwhakareke (Horseshoe Lake).

Key components of the concept include:

a. The creation of an eco-centre, in association with Hamilton Zoo, to act as the main entrance to the park, a tourist destination in its own right.

b. The reintroduction of indigenous flora and fauna to the site made possible by the use of predator proof fencing to enclose the site.

c. The development of a publicly accessible walkway network within the site and a cycleway around the perimeter.

d. While not part of this proposal, two parks will also be created for the local community.

1.4.8.6 Buildings

a. Buildings will be of contemporary architectural design, reflecting the purpose and function of the park and the zoo.

b. Buildings will be open to nature, providing opportunities for multi-functional use.

c. Construction techniques, cladding and roofing materials will follow sustainable design principles, for example cladding buildings in a mixture of natural timbers.

d. Building design will reflect the ecological themes of the park, yet provide for modern contemporary facilities.

e. Significant areas of canopy will be incorporated into the building design in order to provide shade and shelter.

f. A large membrane canopy, covering a paved plaza, will provide a sheltered environment for planting day demonstrations and educational opportunities.

g. At the main entrance to the park, an integrated facilities building will be constructed.

h. This will house interpretive material, indoor and outdoor demonstration areas, toilet facilities and provide secure storage for maintenance equipment.

i. Where possible, sustainable building principles will be used e.g. solar hot water heating, composting toilets.

j. Building colours should reflect nature and be chosen so that the building blends into its surroundings (e.g. brown tones).

1.4.8.7 Parking

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a. The informal parkland at the main entrance between Brymer Road and the pest-proof fence can be used for overflow parking, and if required may be used for future car park extensions.

1.4.8.8 Main Entranceway

a. The Zoo and Park will be physically linked by a central pedestrian spine.

b. Entrance statements and traffic calming measures (decorative rumble strips along Brymer Road) will be used to slow traffic and create a sense of arrival.

c. Local iwi will be closely involved in the design and development so that recognition of this site and elements of pre-European Māori life are reflected in the park.

1.4.8.9 Furniture and Facilities

a. It is intended that any constructed elements within Waiwhakareke Natural Heritage Park be elegant and contemporary in nature, reflecting the processes and principles of the ecological design. All furniture should be designed specifically for the park and standard 'off the shelf' street furniture should be avoided.

b. Facilities and site furniture such as seating, rubbish bins, boardwalks and interpretation panels are to be contextually appropriate. This means that they appear linked to the overall concept of the design when seen within the context of the site. All design should be subtle and symbolic in nature. Literal interpretations should be avoided.

c. *Seats* – seats will resemble a stylised leaf shape and be constructed out of a renewable hardwood timber or recycled native timber, and a metal frame.

d. *Rubbish Bins* – rubbish bins will also resemble a stylised leaf shape, constructed out of sheet metal with profile cut and embossed patterns and textures that symbolise the indigenous flora and fauna of the Natural Heritage Park.

e. *Boardwalk* – the boardwalk network will be made of a renewable hardwood timber and detailed in areas of interpretation with the timber placed in a directional pattern (symbolising the patterns of a leaf).

f. *Interpretation panels* – the interpretation panels will be constructed of curvilinear sheet metal with profile cut and embossed images and text, and recycled native timber. The timber will incorporate Māori carvings.

g. *Balustrade (for viewing platforms)* – the balustrades will be constructed with curvilinear sheet metal uprights and steel rods in an overlapping stylised reed pattern.

1.4.9 Temple View Zone Urban Design Guide

1.4.9.1 Purpose of the Guide

The purpose of this guide is to give direction for further development in the Temple View area and assist in understanding the rationale behind the development of the five precincts and how they relate to the valued qualities and character of the Temple View Zone. It highlights urban issues that are specific to the Temple View Zone while assuming that general best practice urban design will be applied for any development. This will assist in ensuring that any development is consistent with the Zone and enhances the wider Temple View community. The District Plan's rules regarding development and subdivision provide controls that will enable a sensitive response to this character.

Where these rules provide for an element of discretion through the ability of Council to impose conditions, this guide provides further description and amplification of the area's particular character. This will assist with consistent interpretation and provide more certainty for future development. This guide responds to the broader scale urban design components of the Temple View Zone.

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The Guide recognises Council's commitment to the adoption of best practice urban design techniques as expressed in its urban design guide, Vista.

1.4.9.2 Background

The Temple View area came into Hamilton City Council's jurisdiction in 2004 following a Local Government Boundary Adjustment process. This area consisted of the narrow land connection between the Temple View settlement and Hamilton's boundary at Dinsdale to the east, through to Collins Road to the south where Collins and Tuhikaramea Roads intersect. The majority of the former college campus was brought into Hamilton, with the exception of approximately 14 hectares containing the sports fields, tennis courts and maintenance areas that remained in Waipa District. This was due to mesh block boundaries at that time.

In 2014, following another Local Government Commission process initiated by the Church of Jesus Christ of Latter-day Saints Trust Board and supported by both Hamilton City Council and Waipa District Council, this remaining land area was amalgamated with Hamilton.

The Temple View Zone identifies an area of Temple View which, through a combination of layout, building scale and materiality, colour, landscape treatment and maintenance, has a distinctive character. Much of this character is derived from the cultural influence of the Hamilton New Zealand Temple of the Church of Jesus Christ of Latter-day Saints (the Temple) and the former Associated Church College of New Zealand (CCNZ) Campus, reflecting the combination of planned and opportune incremental development that occurred over the initial construction period throughout the 1950s and 1960s.

This process involved the construction of a range of buildings, some specifically for or in support of the former CCNZ, while others formed part of the construction industry which developed on site during this period. These, often simple structures, provided both masonry product and processed timber to the former CCNZ site and wider afield to support the building of chapels in other parts of New Zealand. Over time, buildings were removed, re-purposed or modified, and others added as required. This resulted in a variety of building styles and forms that reflected the pragmatic and utilitarian requirements of the time. The continued management of the area by the Church, the application of a limited colour palette and the tended landscape provided a sense of consistency to what would otherwise have appeared markedly disparate elements.

At the closure of the CCNZ in 2009, many of the original structures, while appearing ostensibly sound, were over 50 years old and no longer met contemporary standards for building code compliance or structural integrity. With the closure, an opportunity to repurpose the former campus has provided for a mix of development to support the community. The application of this design guide, in combination with the restricted discretionary consent status for building demolition, will ensure that future development has reference to the original Temple View character.

Figure 1.4.9a: 2012 aerial photo showing the layout of the CCNZ campus prior to the site redevelopment

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Figure 1.4.9b: 2012 photograph showing the former CCNZ campus above Tuhikaramea Road and the original teacher housing that lay immediately on either side of Tuhikaramea Road

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Figure 1.4.9c: 2012 photograph showing the former CCNZ campus below Tuhikaramea Road and the original teacher housing that lay immediately on either side of Tuhikaramea Road



The Temple View Zone encompasses a broad area that includes the Temple and its immediate environs, the former CCNZ Campus, and the former Teacher Housing that lay on either side of Tuhikaramea Road. This Zone includes 6 heritage scheduled buildings, 3 stands of trees and 1 individual specimen tree that are protected through this Plan. (See Appendix 8 and 9.)

Figure 1.4.9d: 2012 photograph showing the Temple, former CCNZ Campus to the right of Tuhikaramea Road and the original Teacher Housing that lay on either side of Tuhikaramea Road, with

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residential development to the west.



Figure 1.4.9e: 2012 photograph showing the Temple



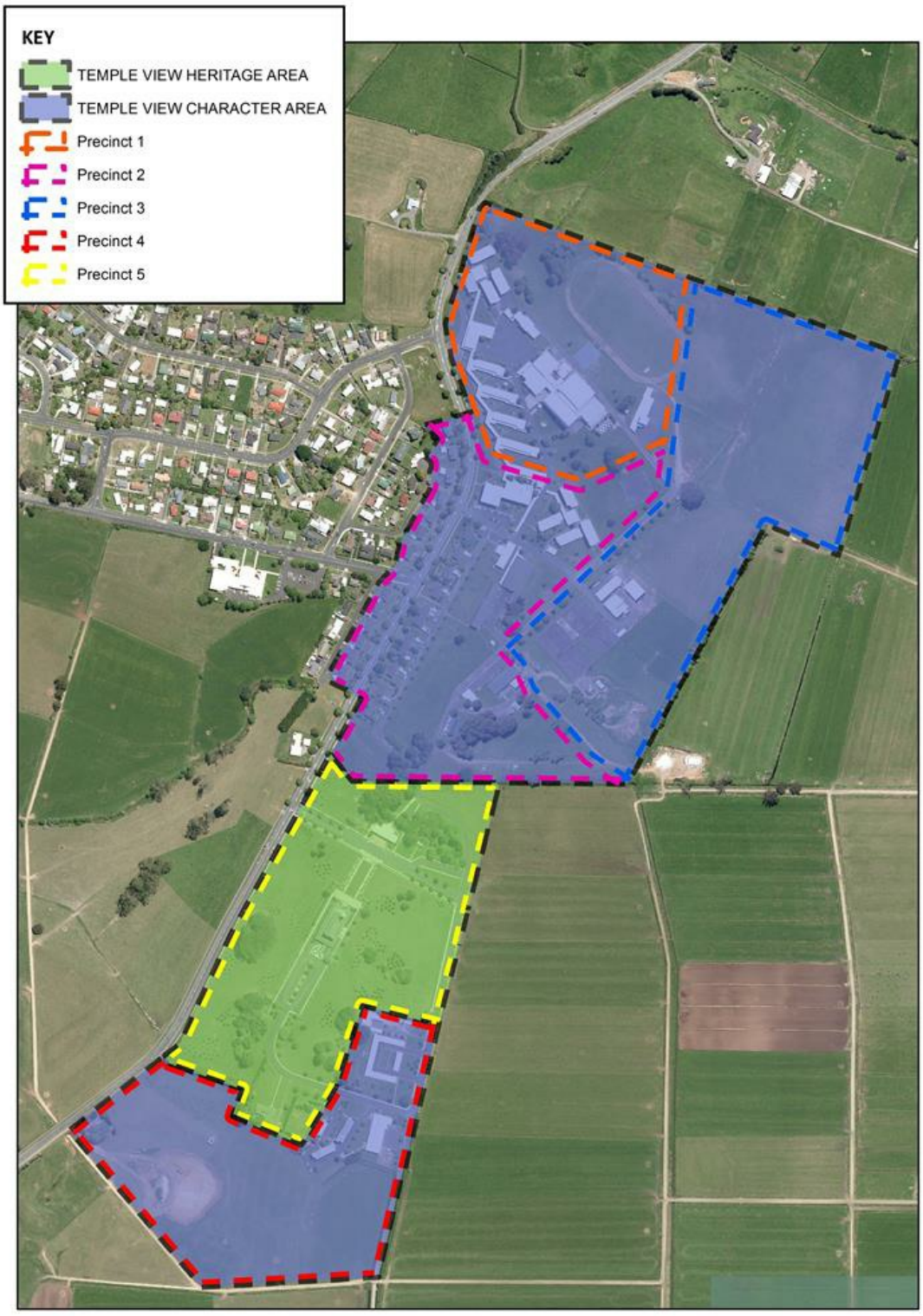
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The Temple View Zone has been divided into two distinct areas: the Temple View Heritage Area, including the Temple and its immediate surrounds (identified as Precinct 5); and the Temple View Character Area, including the former CCNZ buildings, open space areas, the residential development aligning Tuhikaramea Road and the area south of the Temple (identified as Precincts 1, 2, 3 & 4).

As the Temple View Character Area is more diverse in character and has a greater scope for development opportunities, it has been divided into four areas: Precinct 1 being the elevated land and sports field to the north, Precinct 2 being the flatter land to the south, Precinct 3 being the former sports fields, tennis courts and maintenance sheds, and Precinct 4 to the south of the Temple containing existing living and visitor accommodation.

Figure 1.4.9f: Temple View Precincts

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1.4.9.3 How to Use the Guide

Development of the precincts within the Temple View Zone will give form to the intended development and identity at a broad scale to the nature of the intended activities, their distribution and how they relate with the surrounding existing and proposed activities.

Development in the Temple View Character Area should reflect the activity mix for the four precincts. Similarly, development within the Temple View Heritage Area should reflect the activity mix within

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Precinct 5.

The design guidance below is split between the general design guidance that applies in the development of each precinct as well as identifying the locational specific design guidance for each.

1.4.9.4 Design Guidance

1.4.9.4.1 General Design Guidance

An application for an activitiy or activities within a precinct will need to address how the following outcomes will be achieved:

a. How the overall design of the Precinct achieves the intended aesthetic and architectural coherence and is of a design, scale, form and character appropriate to its precinct location.

b. How the arrangement of buildings, car parking, service areas and open spaces including provision for vehicular, cycle and pedestrian circulation will:

   i. Be safe and convenient and achieve high standards of amenity

   ii. Be functionally linked with and physically connected by walkways/cycleways to areas of open space within the Precinct

   iii. Will enable safe pedestrian and cycle linkages to be created to the existing Temple View community

   iv. Be aesthetically coherent and reinforce good urban design, particularly the orientation of buildings to outdoor public spaces, roads and utilising a variety of architectural elements consistent with the Temple View character

   v. Give consideration to the identified heritage values of items listed within the District Plan.

c. How the design and layout of roads will:

   i. Ensure appropriate connections to existing and future roads

   ii. Respond to the site's existing landform, vegetation, views, water courses (for the purposes of stormwater runoff) and areas of public open space

   iii. Accommodate safe traffic speeds and sightlines for all road users (pedestrians, cyclists and motorists)

   iv. Provide sufficient width to safely accommodate all road users, parking, footpaths, cycle ways, amenity landscaping and compliance with Council's Infrastructure Technical Specifications

   v. Promote a consistent design theme to achieve high amenity values

   vi. Have regard to the future design relationship between the road, adjoining land and adjacent precincts.

d. How the location and size of future development sites have been identified in a manner that:

   i. Responds to the context within which the development site is to be located, including roads, open space, pedestrian linkages, views and natural features

   ii. Where they are for residential housing, is appropriate to the type and form of housing (medium density or high density) they will contain

   iii. Has regard to the relationship with existing grain and scale of developed areas

   iv. Gives consideration to the size, shape and aspect of the land, and its suitability for future

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development

v. Integrates the development of sites within the relevant precinct as a whole.

1.4.9.4.2 Local Character Specific Design Guidance

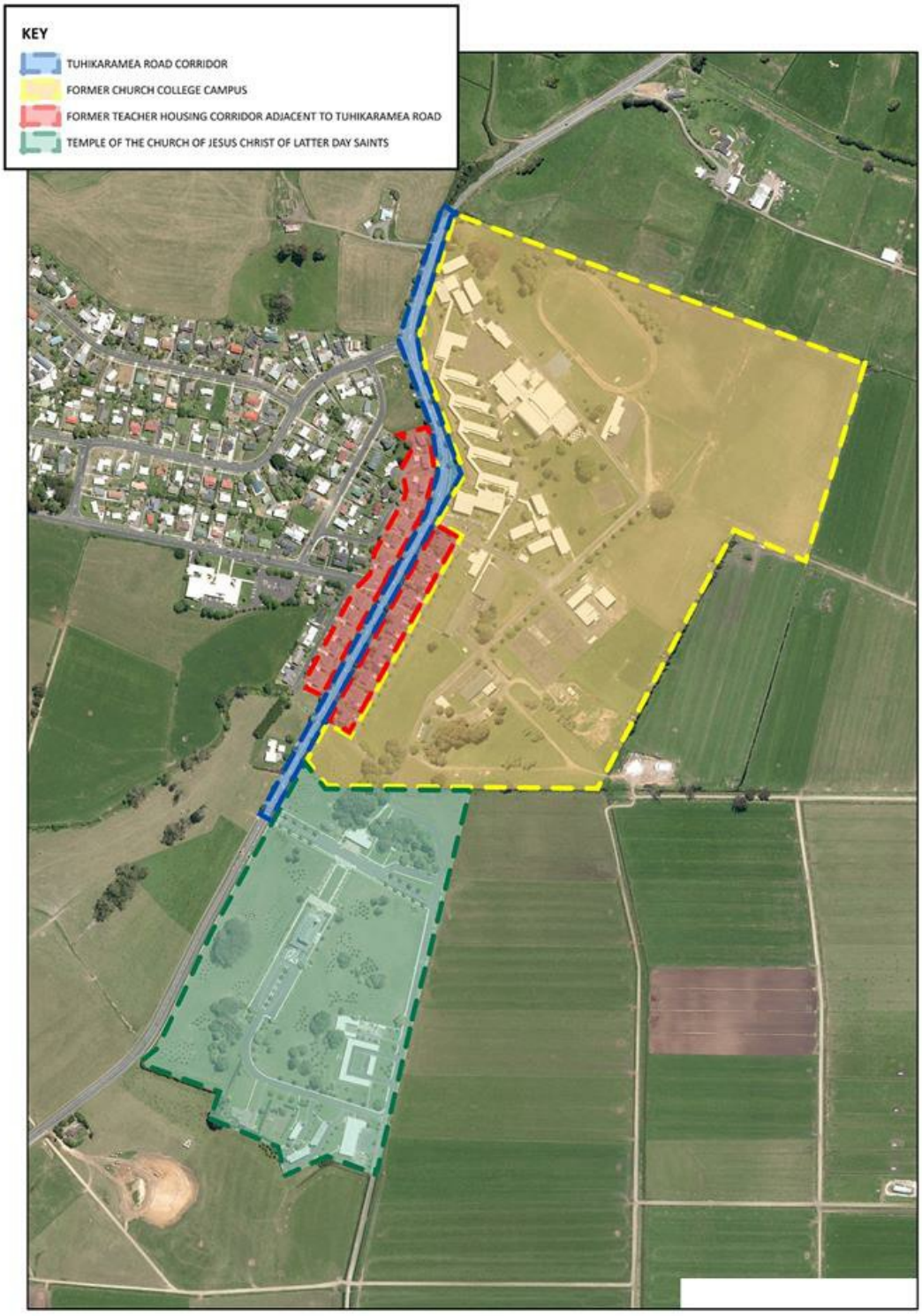
In order to evaluate the appropriateness of any development within a Precinct an understanding of the character of the area is required. Much of the character of the Temple View Zone is derived from the cultural influence of the Temple, the associated former CCNZ campus and the evolution of this area with a variable building vernacular since the 1950s. In 2012, these characteristics provided a collective character that gave the Temple View Zone a superficial consistency of appearance which allowed the diverse components to be perceived as a whole. This has been used as the basis of determining the four sections which contributed significantly to the character of the area (refer to Figure 1.4.9g):

1. The Tuhikaramea Road Corridor
2. The Former Teacher Housing adjacent to the Tuhikaramea Road Corridor
3. The former Church College Campus
4. The Temple of The Church of Jesus Christ of Latter-day Saints.

Each of these sections contains elements which mark it as distinct from the others and warrant specific consideration. The following sections outline the specific elements or combination of elements that contributed to this character and offer suggestions as to how future development can respond and maintain that character.

Figure 1.4.9g: Temple View Local Character Areas

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1. The Tuhikaramea Road Corridor

The original character of the Tuhikaramea Road Corridor was informed by the degree of consistency and repetition of the elements within a linear corridor when compared to a typical residential street. Although these elements were somewhat variable, typically the road corridor was defined by delineating elements such as a low masonry curtilage wall of uniform cream colour, metal balustrade atop a retaining wall or round timber bollards. These delineating elements typically contain some permutation of the simple combination of footpath, lawn, street trees and the road

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carriage way of Tuhikaramea Road.

At the northern entrance to Temple View, the sweeping driveway into the former CCNZ created an atypical entrance node with a broad swath of grass separating the development from the road corridor. This then returned to the more typical configuration of street trees, grass and footpath. The absence of a delineating element, combined with the curvature of the roadway, presented a less defined edge to the corridor. As a result a more expansive experience was obtained with the character being augmented by more lawn, palm trees and built form (the former privacy wall and covered walkway).

The original stature of street trees and extent of their canopy, when viewed from along the road alignment, formed an unbroken visual element, which reinforced the corridor experience. Elements to either side were partially visible beneath or above the canopy, but only readily seen when viewed perpendicular to the alignment of the street trees.

These are the characteristics that are to form the basis of all future developments.

Design Guidance:

- Where a low curtilage wall is proposed, it shall be similar to the original masonry materiality of Temple View and the standard tree and pathway berm configurations utilised along Tuhikaramea Road, especially within the former Teacher Housing Character Area.
- Where no curtilage wall is proposed, the standard berm configuration of trees, pathway and grass berm should be maintained where practical.
- Where no curtilage walls are utilised, any delineating elements, such as courtyard and walkway walls should allow visibility into and from the street. Where the delineating element is a building that building should address the street.
- Alternate design configurations may be considered where they maintain or enhance the spatial and visual integrity of the road corridor as it was in 2012 and provide best practice urban design solutions.
- The road alignment is to be maintained where possible so as to maintain the integrity of the visual corridor. Where, according to roading design best practice, improvements (such as roundabouts or traffic islands for traffic calming) are required, vertical deviations are preferred over horizontal deviations and any deviations should be contained as much as practicable within the existing road corridor.
- Encourage arrival features and/or gateway markers at key locations within the Tuhikaramea Road Corridor.

Figure 1.4.9h: 2012 photograph showing the Tuhikaramea Road Corridor

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Figure 1.4.9i: 2012 photograph showing the Tuhikaramea Road Corridor



2. Former Teacher Housing Corridor on Tuhikaramea Road

The character of the former Teacher Housing closely associated with the Tuhikaramea Road Corridor was informed by a level of spatial consistency and repetition of residential scale architecture, materiality and colour. In addition to a consistent architectural vernacular, albeit with a degree of variation in architectural form, the former Teacher Housing layout provided a regular manner relative to their setback from the Tuhikaramea Road corridor and their spacing in-between.

The buildings were relatively modest in size being mainly one storey, some with basements, but varying in configuration with both single dwelling and duplex configurations. The buildings were

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oriented toward the Tuhikaramea Road Corridor with modest gates and simple direct pathways leading from the street to the houses.

While pedestrian access was afforded from Tuhikaramea Road, no parking was available on Tuhikaramea Road; garages and vehicular access were obtained only from the rear of these properties. Demarcation between individual properties was very limited and for the most part achieved through soft landscaping of a residential character.

The former Teacher Housing Character Corridor contains one building listed as a Heritage Item under this Plan, being the First House /George Biesinger House (H133).

Design Guidance

- Development within this area should respond with appropriate scale and setback, in a similar manner to the former residential setback alignment. The development should address Tuhikaramea Road, where practical and contiguous grades allow, and present an attractive frontage for passers-by. It should also offer an appropriate response to any adjoining open space.
- Consideration should be given to strategies to reduce or ameliorate the discontiguous grades.
- Where discontiguous grades prevent a direct visual connection with the street, alternative configurations which provide attractive street frontage treatments consistent with good urban design may be considered.
- Consideration should be given to alternative dwelling orientations which respond to the wider area and may result in a better urban design outcome for the overall development.
- Vehicle parking should be provided on Tuhikaramea Road.
- Pedestrian access should be provided from Tuhikaramea Road, with garages and vehicular access provided at the rear of the development.
- In addition to the above, development along the western side of Tuhikaramea Road should respond to the residential scale and grain of development to which it is immediately adjacent.
- Materials and colour should be compatible with the Temple View Character area.
- Development should respond to existing heritage buildings and consider scale, materials and contextual cues.

Figure 1.4.9j: 2012 photograph showing the typology of the original Teacher housing on Tuhikaramea Road

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Figure 1.4.9k: 2012 photograph showing the typology of the original Teacher Housing on Tuhikaramea Road



3. The Former Church College of New Zealand Campus

The character of the former CCNZ Campus was informed by the distribution of built form over elevated topography within the wider park-like campus. The buildings were generally of similar institutional scale, one to two storey rectilinear form of a variety of construction materials. The majority of the built form reflected the combination of planned and opportune incremental development that occurred during the construction period (which spanned the 1950s till the late 1970s). This process involved the construction of a range of buildings, some specifically for or in support of the former CCNZ, while others formed part of a construction industry which developed on site during the initial construction period. Over time some of these buildings were removed, others re-purposed or modified, and others added. The application of a limited colour palette and tended landscape, provided a sense of consistency to disparate structures which might otherwise have appeared markedly different.

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The distribution of the former CCNZ buildings followed either Tuhikaramea Road or the elevated terrace overlooking the campus sport fields, with the orientation of the buildings predominately to the north. Only the Matthew Cowley Administration building (now demolished) and the repurposed Wendell B Mendenhall Library addressed Tuhikaramea Road. These buildings and the now demolished privacy wall and covered walkway, when viewed from Tuhikaramea Road, conveyed the character of an institutional but introverted development.

When approaching Temple View from the north, the former CCNZ campus appeared as a cluster of large buildings that dominated the ridgeline with groups of specimen trees in the fore ground. The largest of these buildings was the now demolished David O McKay building. This building was flanked by an ordered array of similar coloured single and double~~-storyed~~-storey buildings. Although the buildings addressed the open space, with the playing field in the foreground providing a balance to the bulk of the buildings, the elevated position, limited windows and the expanse of surrounding open space conveyed a sense of introversion.

During the life of the former CCNZ Campus there was a consistent quality of maintenance of the surrounding landscape, with tidy groomed planting and specimen trees and stands of trees contained within a wider matrix of manicured lawn. In combination, the application of a limited colour palette and tended landscape provided a sense of coherence to the disparate structures. ~~Overall~~Over all the former CCNZ campus conveyed a coherent albeit introverted character in spite of the differences in architectural form.

The Character Area contains 5 buildings listed as a Heritage Item under this Plan being the GRB Building (H107), The Wendell B Mendenhall Library (H109), Kai Hall (H134), the Block Plant (H135) and the First House (H133). These buildings are valued because of their association with the former CCNZ and the missionaries involved in their construction. (See Appendix 8.)

This area also contains three stands of ~~significant~~notable trees, which extends into the Heritage Area (being T62, T63 and part of T64). These stands are predominantly Kahikatea with some Titoki. These trees are scheduled under this Plan (see Appendix 9).

Design Guidance:

- Development within this area should contain either larger scale elements or clusters of buildings particularly along the northern ridgeline and Tuhikaramea Road frontages.
- Developments within this area should address the street by providing an active edge and “eyes on the street” with an attractive frontage for passers-by. This should be particularly emphasised for development on Tuhikaramea Road frontages.
- Garages and parking should be located such that they do not dominate the street frontage.
- Development should offer an appropriate response to any adjoining open space.
- Development should respond to existing heritage buildings and consider scale, materials and contextual cues.

Figure1.4.9l: 2012 photograph showing the former Church College of New Zealand campus

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Figure 1.4.9m: 2012 photograph showing the former Church College of New Zealand campus



4. The Temple of the Church of Jesus Christ of Latter-day Saints

The Hamilton New Zealand Temple of the Church of Jesus Christ of Latter-day Saints (H108) is listed as a Heritage Item under this Plan. This building has not been ranked by Heritage New Zealand Pouhere Taonga but is valued because of its historic, cultural and architectural qualities.

The heritage values of this area are derived from the combination of the built and landscaped environment immediately surrounding the Temple, and the significant role the church has played in the physical, spiritual and social development of the local community and further afield. The Temple itself was the first in the southern hemisphere and is the focal point of the Church of Jesus Christ of Latter-day Saints in New Zealand.

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The siting, design and landscape treatment of the Temple emphasise the vertical proportions of the building and create an impression of a monument. Other buildings within the area include the Visitors Centre, which has a strong visual relationship with the north elevation of the Temple and the central parking area, the Temple President's House which is visually connected by the walled car parking area to the south of the Temple, and the dormitory accommodation on the eastern side. Much of the character of this area is due to the relative absence of other buildings particularly when viewed from Tuhikaramea Road. Consequently, landscaping and the tree planting emphasise the dramatic and dominant position of the Temple in the local landscape. This tree planting includes trees that mark periods of occupation and development of the site by the Church.

This area contains part of a stand of ~~significant~~notable trees, predominantly Kahikatea with some Titoki, which extend from the former CCNZ Character Area (being part of T64). In addition, it contains one Bunya-bunya tree (T65). These trees are scheduled under this Plan as significant.

Design Guidance:

- Development shall maintain the primacy of the Temple as the key focus of the area.
- Existing view shafts to the temple shall be maintained with respect to siting of buildings and landscape elements. Consideration may be given to developments and landscape elements within these view shafts which improve the overall amenity of the area with respect to the temple setting.
- Any development should consider and relate to the grain and distribution of development within the immediate area.
- Development should respond to existing heritage building and consider the scale, materials and contextual cues presented by this building.

Figure 1.4.9n: 2012 photographs showing the Temple of the Church of Jesus Christ of Latter-day Saints



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Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
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Appendix 8: Heritage

8-1 Assessment of Historic Buildings and Structures

8-1.1 Rankings of Significance

Rankings for historic buildings and structures listed in {Link, 10178,Schedule 8A have been established as follows.

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to one or more of the criteria and are considered to be of outstanding or high heritage value locally, regionally or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to one or more of the heritage criteria and are considered to be of value locally or regionally.

The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

8-1.2 Heritage Assessment Criteria

a. Historic Qualities

i. Associative value: The historic place has a direct association with or relationship to, a person, group, institution, event or activity that is of historical significance to Hamilton, the Waikato or New Zealand.

A person, group, institution, event or activity that is of great historical significance regionally or nationally is closely associated with the place	*Outstanding*
A person, group, institution, event or activity that is of great historical significance locally, regionally or nationally is closely associated with the place	*High*
A person, group, institution, event or activity that is of historical significance to the local area, or region is associated with the place	*Moderate*

ii. Historical pattern: The historic place is associated with important patterns of local, regional or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.

Historic themes or patterns of national, regional or local importance are strongly represented by the place	*High*
Historic themes or patterns important to the local area or region	*Moderate*

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are represented by the place

b. Physical /Aesthetic/Architectural Qualities

i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.

Notable local, regional or national example in terms of its aesthetic and architectural qualities, or rare or important surviving local, regional or national example of a building type associated with a significant activity	*High*
Good representative example locally or regionally in terms of its aesthetic and architectural qualities	*Moderate*

ii. Designer or Builder: The architect, designer, engineer or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.

Designer or builder whose achievements are of great importance to the history of the community, region or nation	*High*
Designer or builder whose achievements are of considerable importance to the history of the community, region or nation	*Moderate*

iii. Rarity: The place or elements of it are unique, uncommon or rare at a local, regional or national level, or in relation to particular historic themes**.** (Research information explains why the place or elements of it are unique, uncommon or rare.)

iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.

The place retains significant features from the time of its construction with limited change, or changes made are associated with significant phases in the history of the place	*High*
The place retains significant features from the time of its construction, and modifications and alterations made are not associated with significant phases in the history of the place	*Moderate*

c. Context or Group Qualities

i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.

The place remains on its original site, the physical and visual character of the setting reinforce an understanding of the heritage values and historic development of the place, and built or natural features within the setting are original or relate to significant periods in the historic development of the place	*High/ Moderate*

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The place has been relocated, but its new setting is compatible with heritage values	*Low*

ii. Landmark: The historic place is an important visual landmark or feature.

The historic place is a conspicuous, recognisable and memorable landmark in the city	*High*
The historic place is a conspicuous, familiar and recognisable landmark in the context of the streetscape or neighbourhood	*Moderate*

iii. Continuity

The historic place makes a notable contribution to the continuity or character of the street, neighbourhood, area or landscape	*High*
The historic place makes a moderate contribution to the continuity or character of the street, neighbourhood, area or landscape	*Moderate*

iv. The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.

The historic place makes a very important contribution to the collective values of a group or collection of places	*High*
The historic places contribute to the collective values of a group	*Moderate*

d. Technological Qualities

i. The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.

Regionally or nationally important example	*High*
Locally important example	*Moderate/ Considerable*

e. Archaeological Qualities

i. The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.
ii. The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an ‘archaeological site’ as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

f. Cultural Qualities

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i. The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events. (Research information explains how the place is a focus for cultural sentiment, is held in public esteem, contributes to identity or continuity, has symbolic or commemorative value or has interpretive potential.)

g. Scientific Qualities

i. The potential for the historic place to contribute information about a historic figure, event, phase or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality or representativeness of the data involved.

The potential for the place to contribute further information that may provide knowledge of New Zealand history.

8-2 Accidental Discovery Protocol (ADP): Archaeological Sites, Archaeological Areas, Historic Areas or Waahi Tapu

Where, during earthworks on any site, any archaeological feature, artefact or human remains are accidentally discovered or are suspected to have been discovered, the following protocol shall be followed:

i. All work on the site will cease immediately. The contractor/works supervisor will shut down all equipment and activity.

ii. The area shall be secured and the consent holder or proponent and Council must be advised of the discovery.

iii. Heritage New Zealand Pouhere Taonga must be notified by the consent holder or proponent so that the appropriate consent procedure can be initiated.

iv. The consent holder or proponent must ~~consult~~engage with a representative of ~~the appropriate iwi~~Mana Whenua to ~~determine what further actions~~ensure cultural protocols are ~~appropriate~~adhered to ~~safeguard~~and decisions made are culturally appropriate. Either contact Council or the ~~site of its contents~~Heritage New Zealand Pouhere Taonga for the relevant contact information for Mana Whenua.

In the case where human remains have accidentally been discovered or are suspected to have been discovered the following will also be required:

v. The area must be immediately secured by the contractor in a way which ensures human remains are not further disturbed. The consent holder or proponent must be advised of the steps taken.

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vi. The Police shall be notified of the suspected human remains as soon as practicably possible after the remains have been disturbed. The consent holder or proponent shall notify the appropriate iwi, Heritage New Zealand Pouhere Taonga and Council within 12 hours of the suspected human remains being disturbed, or otherwise as soon as practically possible.

vii. Excavation of the site shall not resume until the Police, Heritage New Zealand Pouhere Taonga and the relevant iwi have each given the necessary approvals for excavation to proceed.

Note
If any land use activity (such as earthworks, fencing or landscaping is likely to modify, damage or destroy any archaeological site (whether recorded or unrecorded) an "authority" consent from Heritage New Zealand Pouhere Taonga must also be obtained for the work to lawfully proceed.

8-3 Assessment of Historic Heritage Areas

8-3.1 Heritage Themes that Historic Heritage Significance to the City

There are three development periods (1860s - 1920s; 1930s - 1950s; and 1960s - 1970s) that hold significant heritage value representing the growth and evolution of Hamilton's urban form.
Within these three period, a total of five heritage themes have been identified as they collectively and individually hold a significant historic heritage value to the development history of Hamilton City as below:

- Early establishment of a service town
- Railway workers suburbs
- Comprehensive state housing schemes and control by the State Advances Corporation
- The construction company era
- The dominance of the private car and changing suburban form

8-3.2 Historic Heritage Area Assessment Criteria

Heritage criteria at street, group of streets or block level as appropriate. The heritage value of Historic Heritage Areas has been assessed based on evaluation against the following individual

1. Representative of a Heritage Theme

That the area is representative of a Heritage Theme which has historic heritage significance to the development of the city including:

- Early establishment of a service town
- Railway workers suburbs

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- Comprehensive state housing schemes and control by the State Advances Corporation
- The construction company era
- The dominance of the private car and changing suburban form

2. Consistency in Physical and Visual Qualities

The area displays consistency in physical and visual qualities that are representative of their identified Heritage Theme and assessed as being at least moderate value in relation to the majority of the consistency criteria:

- A consistent Street/Block Layout which makes a positive contribution to the heritage significance and quality of the area.
- Consistent Street Design, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the heritage significance and quality of the area.
- Consistency in Lot Size, Dimensions and Development Density, including shape and size of lots which makes a positive contribution to the heritage significance and quality of the area.
- Consistent Lot Layout, including position of buildings on lots, dominance of car parking, and landscape and tree planting within the lot which makes a positive contribution to the heritage significance and quality of the area.
- Whether the overall Topography and natural environment of the area makes a positive contribution to the heritage significance and quality of the area.
- Consistency of styles of Architecture and Building Typologies, including overall shape, form and material, and whether these factors make a positive contribution to the heritage significance and quality of the area.
- Consistency in Street Frontage Treatments, such as walls, fences and planting, and whether these make a positive contribution to the heritage significance and quality of the area.

8-3.3 Historic Heritage Area Assessment

To be recommended for inclusion in a future HHA, any street must be:

- Of representative of one of the Heritage Themes which has historic heritage significance in the development of the city; and
- Achieves an overall score of 5 to 7 against the consistency criterion

1. Representativeness - whether the area is representative of one of the Heritage Themes which has historic heritage significance in the development of the city.

The assessment of this criterion can be directly influenced by the assessment against the ‘consistency’ criteria; if an area is assessed as being not consistent it cannot be considered to be representative.

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The assessment for this criterion is scored as following:

- Green if the area is representative with no or very little change.
- Orange if it is partly representative but has seen some change.
- Red where the area is not representative, whether as originally built or currently existing due to change.

2. Consistency Criteria – whether the area displays consistency in physical and visual qualities that are representative of their identified Heritage Theme.

Each of the physical and visual qualities is considered in turn and scored as following:

- Green with 1 point if the area shows the consistency of the criteria.
- Orange with 0.5 point if the area shows no consistency on the criteira or there has been some change in the area which has affected its consistency of the criteria.
- Red with zero point if the area shows no consistent on the criteria

3. Comment – a short comment is provided for each street, generally relating to the consistency criteria.

4. Conclusion Consistency Criteria – an overall score is provided for each street based upon the sum of the scores for each consistency criterion.

Schedule 8A: Built Heritage (structures, buildings and associated sites)

Note
Reference needs to be made to assessment reports prepared for individual heritage items and sites to determine their heritage values. ~~(Hamilton~~(H1 – H137: Hamilton City Council Built Heritage Inventory Records – 2012~~)~~ and H138 – H319 Hamilton City Built Heritage Inventories - 2022

ID#	Heritage Item	Address	Legal Description	Plan Ranking	Key Heritage Criteria	HNZPT List classifi-cation	Planning Map No.
H1	Beale Cottage	11 Beale St	Lot 4 DPS 12448	A	a b c d e f g	I (769)	46B
H2	Frankton Junction Railway House Factory	Rifle Range Rd	Lot 9 DP 345440	A	a b c d f	I (4946)	43B
H3	Fairfield Bridge	Victoria St	Road reserve	A	a b c d e f g	I (4161)	36B
H4	St Peter's	51 Victoria	Part of	A	a b c d e	II (4206)	45B

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	Anglican Cathedral	St	Allotment 407 Town of Hamilton West Part of Allotment 59A Town of Hamilton West		f		
H5	Former Bank of New Zealand	117 Victoria St	Lot 1 DPS 65131	A	a b c d f	I (768) (NZHPT Heritage Order)	45B
H6	Greenslade House	1 Wellington St	Lot 1 DP 27295 and Sec 3 SO60256	A	a b c f	I (4163)	45B
H7	Hamilton Courthouse	116 Anglesea St	Pt Allotment 407 Town of Hamilton West and Pt Allotment 407B Town of Hamilton West	A	a b c d f	II (4207)	45B
H8	Victoria Bridge	Bridge St	Road reserve	A	a b c d e f g	I (722)	45B
H9	Claudelands Bridge (Former Hamilton Railway Bridge)	Claudelands Rd	Road reserve 34332-Bridge No.6 ECMT over Waikato River LO 28971/2	A	a b c d f g	II (4201)	45B
H10	St Mary's Convent Chapel	47 Clyde St	Lot 1 DP 313799; Lot 2 DP 316850 and part of Lot 1 DP 316850	A	a b c f	II (5460)	46B
H11	Oddfellows Hall	7 Cook St	Lot 4 DP 11858	A	a b c d f	II (4456)	46B
H12	Band Rotunda	Grantham St	Pt Lot 443A Town of Hamilton	A	a b c f	II (4208)	45B

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			West				
H13	Hamilton Club	Grantham St	Allotments 414, 415, 429 and 430 Town of Hamilton West	A	a b c e f	II (773)	45B
H14	Former Police House	160 Grey St	Pt Allotments 301A Town of Hamilton East	A	a b c f	II (4196)	46B
H15	Hamilton East Masonic Centre	285 Grey St	Lots 1 and 2 DPS 80758, PT ALLT 78 Twn Hamilton East	A	a b c d f	-	46B
H16	Claudelands Grandstand	800 Heaphy Tce	Lot 2 DP 386843	A	a b c d f	II (4198)	37B
H17	Frankton Hotel	40 High St	Part of Allot 1 Te Rapa Parish	A	a b c f	II (4211)	44B
H18	Petals Flower Shop/ Kaiapoi House	17 Hood St	Lot 1 DPS 80988	A	a b c d f	II (2702)	45B
H19	Grand Central Hotel	27 Hood St	Part of Allot 81 Town of Hamilton West	A	a b c f	II (5310)	45B
H20	Stationmaster's House	Hungerford Cres	Part of Sec 28 Hamilton East Town Belt	A	a b f	II (previously 775)	56B
H21	Lake House	102 Lake Cres	Lot 3 DPS 6302	A	a b c d e f	II (2701)	54B
H22	PS Rangiriri	Memorial Park	Riverbank adjacent to Allotment 417 Town of Hamilton East	A	a b c d e f g	-	45B
H23	Nickisson	156 Nixon	Lot 1 DPS	A	a b c d f	II (2700)	46B

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	House	St	68819				
H24	Jolly House (Chateau Windermere)	39 Queens Ave	Lots 2, 3 & 5 DPS 8264 and lot 1 DP 396521	A	a b c d	II (5300)	44B
H25	Frankton Railway House Factory Kiln	Rifle Range Rd	Lot 1 DPS 70366	A	a b c d f g	-	43B
H26	Farrer Homestead (also known as Bankwood House)	660 River Rd	Lot 3 DPS 54638	A	a b c f	II (771)	27B
H27	Water Tower	Ruakiwi Rd	Lot 2 DP 16167	A	a b c d f	II (4210)	45B
H28	Hockin House	15 Selwyn St	Lot 74 DP17643	A	a b c f	II (4209)	55B
H29	Silverdale Homestead	8 Sheridan St	Lot 15 DPS 9205	A	a b c f	II (4194)	48B
H30	Riverlea House	10 Silva Cres	Pt Lot 13 DPS 16455	A	a b c d f	II (4195)	57B
H31	St Andrew's Church	2 Te Aroha St	Lot 3, Lot 4, Lot 5 DP 7767	A	a b c d f	-	45B
H32	Frankton Signal Box	Tui Ave	(Minogue Park) Allot 413 Pukete Parish and Lot 3 DP 403296	A	a b c d f	II (4458)	35B
H33	St Peter's Hall	55 Victoria St	Allotment 449 and 450 Town of Hamilton West	A	a b c f	II (4205)	45B
H34	Barton and Ross Building	131-141 Victoria St	Lot 1 DPS 65131	A	a b c f	-	45B
H35	Former Post Office/Social Welfare	132 Victoria St	Allotment 55 Town of Hamilton West	A	a b c f	II (5299)	45B

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H36	Former Hamilton Hotel	170-186 Victoria St	Lot 1 DPS 32477	A	a b c f	II (4203)	45B
H37	Wesley Chambers	237 Victoria St	Pt Allotment 87 Town of Hamilton West	A	a b c d f	II (5301)	45B
H38	Commercial Hotel	287 Victoria St	Lot 2 DP 25984	A	a b c f	-	45B
H39	Central Post Office	346 Victoria St	Lot 2 DPS 82097	A	a b c d f	-	45B
H40	Pascoe's Building (also known as Frear's Building)	357 Victoria St	Lot 1 DPS 26347	A	a b c f	II (5298)	45B
H41	Cadman's Garage	596 Victoria St	Lot 5 DP 11019	A	a b c f	II (5302)	37B
H42	Public Trust Building	610 Victoria St	Lot 6 DP 11019	A	a b c e f	II (4944)	37B
H43	Former NZ Dairy Co-op Building	661 Victoria St	Lot 1 DPS 81052	A	a b c f	II (4199)	37B
H44	Frankton Junction NZ Railways Institute	21 Weka St	Lot 1 DPS 37471	A	a b c f	II (5297)	43B
H46	Knox Church Hall	50 Albert St	Allotment 301 Town of Hamilton East	B	a b c f	-	46B
H47	Old Hamilton Technical School – Block F	Anglesea St	Part of Section1 SO59086	A	a b c f	-	45B
H48	Former Waikato Brewery	14 Bridge St	Lot 2 DPS 68349	B	a b c f	-	45B
H49	F.E Smith house	129 Cambridge Rd	Lot 2 DPS 1551	B	a b c	-	47B
~~**H50**~~	~~Notre Dames des Missions~~	~~47 Clyde St~~	~~Lot 2 DP 316850~~	~~A~~	~~a b c f~~	~~-~~	~~46B~~

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H51	Frankton Cafe	119 Commerce St	Part of Lot 1 DEEDS 191	B	a b c	-	44B
H52	Hamilton East School Building (1)	7 Dawson St	Allotment 406 Town of Hamilton East	B	a b c d f	-	45B
H53	Hamilton East School Building (2)	7 Dawson St	Allotment 406 Town of Hamilton East	B	a b c d f	-	45B
H54	House	74 Firth St	PT ALLOT 260 Town of Hamilton East	B	a b c	-	46B
H55	House (Laurenson Settlement)	102 Forest Lake Rd	Lot 1 DPS 74198	B	a b c	II (9902)	35B
H56	House	104 Forest Lake Rd	Pt Lot 13 DP 7943	B	a b c	-	35B
H57	House (Laurenson Settlement)	126 Forest Lake Rd	Lot 22 DP 7943	B	a b c	II (9903)	35B
H58	House	128 Forest Lake Rd	Lot 23 DP 7943	B	a b c	-	35B
H59	Former Hamilton Railway Station	164 Hillcrest Rd	Pt Lot 10 DP 3733	A	a b c d f	II (2703)	47B
H60	Former Rogers House (Excluding the Cottage/ Studio)	2 London St	Lot 2 DPS 83224, Section 1 SO 61140 and Lot 1 DPS 75770	B	a b c	-	37B
~~**H61**~~	~~St Paul's Methodist Church~~	~~62 London St~~	~~Lot 1 DPS 7437~~	~~B~~	~~a b c f~~	~~-~~	~~37B~~
H62	NZ Dairy Co Building (1)	160 Norton Rd	Lot 2 DPS 44975	B	a b c d	-	35B
H63	Ingleholm house	11 O'Neill St	Lot 2 DP 11840 Lots 15 & Pt Lot 17 DP 4698	B	a b c d	-	37B

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H64	All Hallows Chapel, Southwell School	200 Peachgrove Rd	PT Lot 12 DP 4213 Lot 1 DPS 1478	B	a b c d f	-	38B
H65	House	10 Radnor St	Lot 1 DP 361752	B	a b c d	-	45B
H66	Diocesan School Dining Room	660 River Rd	Lot 3 DPS 54638	B	a d c f	-	27B
H67	Diocesan School Cherrington House	660 River Rd	Lot 3 DPS 54638	B	a b c f	-	27B
H68	Railway house	124 Tasman Rd	Lot 1 DPS 56891	B	a b c	-	15B
H69	Reid's Studio	55 Victoria St	Allotments 449 & 450 Town of Hamilton West	B	a b c f	-	45B
H70	George Smith House	65 Victoria St	Allotment 448 Town of Hamilton West	B	a b c	-	45B
H71	Howdens Jewellers	179 Victoria St	Pt Allotment 84 Town of Hamilton West	B	a b c f	-	45B
H72	Paul's Book Arcade	211 Victoria St	Lot 3 DPS 80796	A	a b c f	I (7438)	45B
H73	Alexandra Building	221 Victoria St	Allotment 86 Town of Hamilton West	B	a b c	-	45B
H74	Victoria Buildings	260 Victoria St	Lot 2 DP 19882	B	a b c	-	45B
H75	House	1319 Victoria St	Lot 11 DP 27570	B	a b c e f	-	36B
H76	House	1331 Victoria St	Lot 9 DP 27570	B	a b c e f	-	36B
H77	Hamilton Borough Municipal	18-20 Alma Street	Lot 5 DP 404902	B	a b c d f	-	45B

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	Offices						
H78	Former Triangle Petrol Station	45 Waterloo Street	Lot 1 DPS 12053	B	a b c f	-	43B
H79	Former Frankton Junction Supply Stores	245 Commerce St	Lot 1 DPS 78295	B	a b c f	-	44B
H80	Railway Signal	Commerce St	Road reserve adjacent to Lot 1 DPS 66749	B	a c d f	-	44B
H81	Old Telegraph Pole	Commerce St	Road Reserve adjacent to Lot 1 DPS 14955	B	a c d f	-	44B
H82	Former Waikato Hospital & Charitable Aid Society	17A and 17B Hood St	Pt Allotment 81 Town of Hamilton West	A	a b c f	II (9279)	45B
H84	St James Church and Hall	159, 161 and 163 Massey St	Lots 4,5 & 6 DP 5031	B	a b c f	-	43B
H85	NZ Dairy Co Building (2)	136 Norton Rd	Lot 5 DPS 44974	A	a b c d	-	35B
H86	Diocesan School Sunshine Classrooms	660 River Rd	Lot 2 DP 22471	B	a b c f	-	27B
H87	Hamilton Transformer Building	88 Seddon Rd	Sec 1 SO 57622 Hinemoa Park	B	a b c d	-	36B
H88	Municipal Baths	26 Victoria St	Pt Allotment 443A Town of Hamilton West	B	a b c d f	-	45B
H89	Hamilton Buildings	109 Victoria St	Pt Allotment 81 Town of Hamilton West	B	a b c	-	45B

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H90	Harker's Building	191 Victoria St	Pt Allot 85 Town of Hamilton West	B	a b c	-	45B
H91	Former Guthrie Bowron, (now known as Sahara Cafe building)	254 Victoria St	Lot 1 DP 19882	B	a b c	-	45B
H92	Grocotts Building	213-217 Victoria St	Pt Allotment 86 Town of Hamilton West and Lot 2 DPS 80796	B	a b c	-	45B
H93	H & J Court Ltd	303 Victoria St	Pt Lot 1 DPS 13296	B	a b c	-	45B
H95	Former Dalton's Building (Michael Hill Building)	1-5 Ward Street	Lot 1 DPS 15240	B	a b c	-	45B
H96	Kings Building	456 Victoria St	Lot 2 DPS 33324	B	a b c	-	45B
H97	Irvine's Chemist	595-601 Victoria St	Lot 6 DP 13844	B	a c	-	45B
H98	Former Housing NZ Building (Fine Arts Society Building)	803 Victoria St	Lot 2 DP 8153	B	a b c	-	37B
H99	Puna's Building	221–229 Commerce St	Lot 1 DPS 74774	B	a b c f	-	44B
H100	County Buildings	455 Grey St	Lot 2 DPS 86312	B	a b c d f	-	45B
H101	House	2 Kotahi Ave	Lot 2 DP 14611	B	a b c e	-	36B
H102	House	95 Pembroke St	Lot 1 DP 28890	B	b	-	45B
H104	House	31 Eton Dr	Lot 59 DP	B	a b c f	-	58B

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			7744				
H105	Oxford Chambers	530 Victoria St	Lot 8 DPS 10335	B	a b c	-	45B
H107	G. R. Biesinger Hall	Church College, Temple View	Part of Lot 1 DPS 88403	B	a b c f	-	60B
H108	The Hamilton New Zealand Temple of the Church of Jesus Christ of Latter day Saints	509 Tuhikaramea Rd, Temple View	Part of Allot 62 Tuhikaramea Parish, Part of Allot 371 Tuikaramea Parish	A	a b c d e f	-	60B
H109	Wendell B Mendenhall Library	Church College, Temple View	Part of Lot 1 DPS 88403	B	a b c d f	-	60B
H110	Star Flats	18 Frances Street (Units 1 - 12)	Lots 4, 5, 6 and 7 DPS 334	B	a b c	-	38B
H111	House	111 Peachgrove Rd	Lot 3 DP 8657	B	a b c	-	38B
H113	Former Morris Stores and Motor Services	116 Grey St	Lot 2 DP 13011 and Pt Lot 1 DP 13011	B	a b c f	-	46B
H114	House	33 Naylor St	Pt Allot 295 Town of Hamilton East	B	a b c	-	46B
H115	House	44 Brookfield St	Lot 1 DPS 14092	B	a b c	-	56B
H116	House	82 Grey St	Lot 7 DP 24023	B	a b c f	-	46B
H117	House	121 Grey St	Lot 1 DPS 34931	B	a b c	-	46B
H118	House	5 Albert St	Lot 5 DPS	B	b c	-	46B

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			13070				
H119	House	154 Galloway St	Lot 3 DP 34992	B	a b c	-	46B
H120	House	624 Grey St	Lot 1 DPS 89454	B	a b c d	-	45B
H129	House	9 Armagh St	Lot 1 DP 473450	B	a b c e	-	46B
H130	House	5 Armagh St	Lot 49 DP 11312	B	a b c	-	46B
H131	House	3 Armagh St	Lot 48 DP 11312	B	a b c		46B
H133	First House / George Biesinger House	Church College, Temple View	Part of Lot 1 DPS 88403	B	a b c f	-	60B
H134	Kai Hall	Church College, Temple View	Part of Lot 1 DPS 88403	B	a b c f	-	60B
~~**H135**~~	~~Block Plant~~	~~Church College, Temple View~~	~~Part of Lot 1 DPS 88403~~	~~B~~	~~a b c f~~	~~-~~	~~60B~~
H137	Bishopscourt and Episcopal Chapel (Former) Hamilton YWCA	28 Pembroke St, Corner Clarence St, Hamilton	Lot 2 DP 15499 (CT SA422/176) South Auckland Land District	B	a b c d f g	II	45B
H138	Huntly Brick Deco Single Building Cottage	39 Abbotsford Street	Lot 1 DPS 80534	B	a b c d g		
H139	Cottage	18A Albert Street	Lot 1 DPS 48798	B	a b c d g		
H140	Single Storey Bungalow	80 Albert Street	Lot 1 DP 23936	B	a b c d f g		
H141	Single Bay Villa	84 Albert Street	Lot 1 DPS 78649	B	a b c d g		
H142	Single Bay Villa	89 Albert Street	Lot 3 DP 355709	B	a b c d g		

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H143	Single Bay Villa	94 Albert Street	Lot 1 DPS 816	B	a b c d g		
H144	Corner Angle Double Bay Villa	110 Albert Street	Lot 5 DP 4815	B	a b c d g		
H145	Single Bay Villa	118 Albert Street	Lot 3 DP 7273	B	a b c d g		
H146	Single Storey Bungalow	131 Albert Street	PT Lots 7 & 8 DP 12817	B	a b c d f g		
H147	Former Reid's Furnishers/Fa Building	62 Alexandra Street	Lot 1 DP 28181	B	a b c d f g		
H148	Former National Insurance Company Building/Caro Building	137 Alexandra Street	Lot 15 DP 30210	B	a b c d f g		
H149	Two Storey Bungalow	18 Anglesea Street	Lot 1 DPS 32138	B	a b c d f g		
H150	Art Deco Dwelling	36 Anglesea Street	Lot 6 DPS 5117	B	a b c d f g		
H151	Third Hamilton City Council Building	260 Anglesea Street	Lot 1 DPS 64212	B	a b c d f g		
H152	Angelsea Street Retaining Wall	Anglesea Street	Road Reserve	B	a b c d f g		
H153	Police Station	12 Anzac Parade	Allot 69 TN OF Hamilton West	B	a b c d f g		
H154	Corner Bay Villa	3 Balloch Street	Lot 1 DP 368251	B	a b c d g		
H155	Two Storey Arts & Crafts English Cottage	17 Beale Street	Lot 2 DPS 11639	B	a b c d g		

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	Dwelling						
H156	Spanish Style Dwelling	15 Bell Street	Lot 13 DP 17156	B	a b c d g		
H157	Former United Evangelical Church	2 Bettina Road	Lot 1 DPS 60217	B	a b c d f g		
H158	Ruakura Homestead and Agricultural Research Station	10 Bisley Road	Section 3 SO 519316	A	a b c e f g		
H159	Unit 1, Art Deco Complex	1 Bledisloe Terrace	Lot 1 & Lot 2 DPS 77276	B	a b c d g		
H160	Unit 2, Art Deco Complex	3 Bledisloe Terrace	Lot 1 & Lot 2 DPS 77276	B	a b c d g		
H161	Single Square Front Villa	12 Bond Street	Lot 6 DP 4687	B	a b c d f g		
H162	Twin Front Gable Villa	14 Bond Street	Lot 8 DP 4687	B	a b c d f g		
H163	Single Bay Corner Villa	18 Bond Street	Lot 9 DP 4687	B	a b c d f g		
H164	Single Bay Villa	26 Bond Street	Lot 13 DP 4687	B	a b c d f g		
H165	Curved Bay Art Deco Dwelling	30 Bond Street	Lot 1 DP 401098	B	a b c d f g		
H166	Single Bay Villa	32 Bond Street	Lot 16 DP 4687	B	a b c d f g		
H167	Transitional Villa-Bungalow	10 Boundary Road	Lot 73 DP 6695	B	a b c d g		
H168	Modern Dwelling	65 Braid Road	Lot 37 DP 10965	B	a b c d f g		
H169	Twin Bay Transitional Villa	38 Brookfield Street	Lot 1 DP 34797	B	a b c d g		
H170	Brick Bungalow	88 Brookfield	Lot 4 DP 32959	B	a b c d g		

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	and matching garage	Street					
H171	Art Deco Dwelling	13 Cardrona Road	Lot 13 DP 28418	B	a b c d f g		
H172	Telephone Exchange	7 Caro Street	Lots 19, 20 & 21 DP 30210	B	a b c d f g		
H173	St Joseph's Fairfield Chapel and Spire	86-88 Clarkin Road	Lot 4 DP 4296	B	a b c d f g		
H174	Fairfield Primary School	260 Clarkin Road	Lot 3 DPS 2417	B	a b c d f g		
H175	Villa	10 Claude Street	Lot 38 DP 5045	B	a b c d g		
H176	Art Deco Dwelling	53 Claude Street	Lot 15 DP 27856	B	a b c d g		
H177	Corner Bay Villa	6 Claudelands Road	Lot 6 DP 3726	B	a b c d f g		
H178	Corner Bay Villa	28 Claudelands Road	Lot 5 DP 7798	B	a b c d g		
H179	Two Storey Arts and Crafts Dwelling	2 Clifton Road	Lot 2 DPS 17287	B	a b c d g		
H180	Brick Bungalow	110 Clyde Street	Lot 2 DP 35296	B	a b c d g		
H181	Square Front Villa	134 Clyde Street	Lot 2 DPS 8418	B	a b c d f g		
H182	Single Storey Commercial Building	101-105 Collingwood Street	Lot 4 DP 3406	B	a b c d f g		
H183	Art Deco Dwelling	60 Cook Street	Lot 5 DP 27880	B	a b c d f g		
H184	Villa	78 Cook Street	Part Allot 54 Town of Hamilton East	B	a b c d f g		

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H185	Bungalow	83 Cook Street	Lot 1 DP 13362	B	a b c d f g		
H186	Norton Hall	4 Crawford Street	Lot 1 DPS 12726	B	a b c d f g		
H187	Weatherboard and Clay Tile Building	4 Daisy Street	Lot 58 DP 18036	B	a b c d f g		
H188	Magazine Store/Munitior Building	60 Dey Street	Part Section 34 Hamilton TN BELT	B	a b c d f g		
H189	Two Storey Bungalow	4 East Street	Lot 3 DP 6899	B	a b c d f g		
H190	Villa	74 East Street	Pt Lot 3 DP 37173	B	a b c d f g		
H191	Bungalow with Villa elements	23 Enderely Avenue	Pt Lot 36 DP 8654	B	a b c d f g		
H192	Double Bay Villa	45 Firth Street	Lot 1 DPS 17311	B	a b c d f g		
H193	Bungalow	49 Firth Street	Lot 1 DPS 3319	B	a b c d f g		
H194	Bungalow	53 Firth Street	Part Allot 298 TN OF Hamilton East	B	a b c d f g		
H195	Single Bay Villa	54A Firth Street	Lot 1 DPS 15338	B	a b c d f g		
H196	Two Storey Arts & Crafts Dwelling	69 Forest Lake Road	Part Lot 1 DP 29201	B	a b c d f g		
H197	Cottage	106 Forest Lake Road	Lot 1 DP 15238	B	a b c d g		
H198	Art Deco Dwelling	9 Fowlers Avenue	Lot 13 DP 27944	B	a b c d f g		
H199	Villa	3 Frances Street	Lot 9 DP 7539	B	a b c d f g		
H200	Square Front Villa	11 Frances Street	Lot 17 DP 7539	B	a b c d f g		
H201	Cottage	116 Galloway Street	Lot 1 DPS 4937	B	a b c d f g		

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H202	Villa	150 Galloway Street	Lot 1 DPS 40267	B	a b c d f g		
H203	Transitional Villa	195 Galloway Street	Lot 3 DP 13362	B	a b c d f g		
H204	Villa	203 Galloway Street	Lot 1 DPS 35483	B	a b c d f g		
H205	Sun Dial	Garden Place	Garden Place	B	a b c d f g		
H206	Former Garden Royal Exchange Building	14 Garden Place	Lot 1 DP 29766	B	a b c d f g		
H207	Former MLC Building	20 Garden Place	Lot 4 DP 29766	B	a b c d f g		
H208	Dwelling	14 George Street	Lot 1 DP 418251	B	a b c d f g		
H209	Villa	17 George Street	Lot 1 DPS 5323	B	a b c d f g		
H210	Villa	103 Grey Street	Lot 3 DP 28489	B	a b c d f g		
H211	Villa	259 Grey Street	Part Allot 109 TN OF Hamilton East	B	a b c d f g		
H212	1920s Office Building	379 Grey Street	Part Lot 1 DP 16839	B	a b c d f g		
H213	Triple Bay Villa	644 Grey Street	Lot 1 DP 34918	B	a b c d f g		
H214	Villa and Shop	707-711 Grey Street	Lot 8 DP 3978	B	a b c d f g		
H215	Cottage	717 Grey Street	Lot 7 DP 3978	B	a b c d f g		
H216	Rotary Centennial Clock	Grey Street	Road reserve	B	a b c d f g		
H217	A Ebbert's Residence	13 Hammond	Lot 56 DP 11512	B	a b c d f g		

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		Street					
H218	Original Hamilton East School Building	36 Hammond Street	Lot 3 DP 521812	B	a b c d f g		
H219	Cottage	3 Hardley Street	Lot 1 DP 18516	B	a b c d f		
H220	Fairfield Buildings	1004 Heaphy Terrace	Lot 3 DPS 9552	B	a b c d f g		
H221	Gosling & Higgins Building	62 High Street	Lot 1 DPS 80263	B	a b c d f g		
H222	English Dwelling	29 Horne Street	Lot 1 DPS 9995	B	a b c d f g		
H223	Bungalow	43 Horne Street	Lot 36 DP 17643	B	a b c d f g		
H224	Art Deco Dwelling	27 Ingleton Terrace	Lot 56 DP 27284	B	a b c d f g		
H225	Arts & Craft/Bungalo Dwelling	7 King Street	Lot 8 DEEDS 102	B	a b c d f g		
H226	Westside Presbyterian Church	11 King Street	Lot 128 DEEDS C45	B	a b c d f g		
H227	Arts & Crafts Dwelling	2 Kitchener Street	Part Lot 1 DP 11685	B	a b c d f g		
H228	Two Storey English Cottage	8 Kotahi Avenue	Lot 2 DPS 5357	B	a b c d f g		
H229	Two Storey English Cottage	10 Kotahi Avenue	Lot 5 DP 14611	B	a b c d f g		
H230	Harris House - Roger Walker Design	58A Lake Crescent	Lot 2 DPS 24664	B	a b c d f g		
H231	Arts & Crafts Dwelling	74 Lake Crescent	Lot 1 DPS 7375	B	a b c d f g		
H232	Bungalow	94 Lake Road	Lot 4 DP 10652	B	a b c d f g		

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H233	Railway Cottage	95 Lake Road	Lot 3 DPS 71887	B	a b c d f g		
H234	Two Storey English Cottage	2 Liverpool Street	Lot 1 DP 15238	B	a b c d f g		
H235	Bungalow	9 Manning Street	Lot 72 DP 11512	B	a b c d f g		
H236	English Revival Cottage	13/4 Manning Street	Lot 1 DP 536377	B	a b c d f g		
H237	1940s Architecturally designed Dwelling	24 Manning Street	Lot 3 DPS 73545	B	a b c d f g		
H238	Bungalow	26 Manning Street	Lot 67 DP 11512	B	a b c d f g		
H239	Villa	6 Marama Street	Lot 36 DP 6603	B	a b c d f g		
H240	Villa	8 Marama Street	Lot 31 DP 6603	B	a b c d f g		
H241	Villa	12 Marama Street	DP 6603	B	a b c d f g		
H242	Villa	16 Marama Street	DP 6603	B	a b c d f g		
H243	Art Deco Dwelling	39 Marama Street	Lot 1 DPS 82625	B	a b c d f g		
H244	Single Dwelling	57 Memorial Drive	Allot 417 TN OF Hamilton East	B	a b c d f g		
H245	Villa	28 Naylor Street	Part Allot 291 TN OF Hamilton East	B	a b c d f g		
H246	Villa	35 Naylor Street	Part Allot 263 TN OF Hamilton East	B	a b c d f g		
H247	Villa	60 Naylor Street	Part Lot 1 DP 24544	B	a b c d f g		

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H248	Cottage	43A Nixon Street	Lot 1 DPS 1866	B	a b c d f g		
H249	Villa	50 Nixon Street	Lot 5 DP 33335	B	a b c d f g		
H250	Villa	179 Nixon Street	Lot 1 DP 35296	B	a b c d f g		
H251	Weatherboarc Bungalow	47 Norton Road	Lots13 & 14 DEEDS 100	B	a b c d f g		
H252	Three Storey English Cottage	9 Oakley Avenue	Part Lot 1 DP 4568	B	a b c d f g		
H253	Bungalow	3 Oxford Street	Lot 4 DPS 9552	B	a b c d f g		
H254	Bungalow	9 Oxford Street	Lot 9 DP 15202	B	a b c d f g		
H255	Bungalow	17 Oxford Street	Lot 17 DP 15202	B	a b c d f g		
H256	English Revivalist with Arts & Crafts Dwelling	25 Palmerston Street	Lot 21 DP 11512	B	a b c d f g		
H257	Bungalow	27 Palmerston Street	Lot 20 DP 11512	B	a b c d f g		
H259	Bungalow	31 Palmerston Street	Lot 18 DP 11512	B	a b c d f g		
H260	Villa	287 Peachgrove Road	Lot 2 DP 499635	B	a b c d g		
H261	Swarbrick Memorial Arch	68 Pembroke Street	Reserve - Lake Domain	B	a b c d f g		
H262	Nolan House - Spanish Mission	103 Pembroke Street	Lot 1 DPS 75628	B	a b c d f g		
H263	1906 Hamilton Court House (in part)	136 Pembroke Street	Lot 1 DP 28120	B	a b c d f g		

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H264	Art Deco Dwelling	170 Pembroke Street	Lot 1 DPS 73694	B	a b c d f g		
H265	Bungalow	9 Piako Road	Lot 46 DP 7519	B	a b c d f g		
H266	Villa	12 Piako Road	Lot 2 DP 29682	B	a b c d f g		
H267	Bungalow	38 Piako Road	Lot 1 DPS 3988	B	a b c d f g		
H268	Flat 1, Duplex State House	11 Pinfold Avenue	Lots 7 & 8 DPS 73478	B	a b c d f g		
H269	Flat 2, Duplex State House	13 Pinfold Avenue	Lots 7 & 8 DPS 73478	B	a b c d f g		
H270	Flat 1, Duplex State House	15 Pinfold Avenue	Lots 5 & 6 DPS 73478	B	a b c d f g		
H271	Flat 2, Duplex State House	17 Pinfold House	Lots 5 & 6 DPS 73478	B	a b c d f g		
H272	Flat 1, Duplex State House	19 Pinfold Avenue	Lots 3 & 4 DPS 73478	B	a b c d f g		
H273	Flat 2, Duplex State House	21 Pinfold Avenue	Lots 3 & 4 DPS 73478	B	a b c d f g		
H274	Former Black House	7 Queens Avenue	Part Lot 1 DP 10652	B	a b c d f g		
H275	Bungalow	9 Queens Avenue	Lot 1 DP 20616	B	a b c d f g		
H276	Bungalow	7 Radnor Street	Part Allot 75 TN OF Hamilton West	B	a b c d f g		
H277	Deco/Spanish Mission Dwelling	80 Rimu Street	Lot 11 DP 7753	B	a b c d f g		
H278	Bungalow	129 Rimu Street	Lot 1 DP 449094	B	a b c d f g		
H279	The Old Lodge	166 River Road	Part Lot 19 DP 7000	B	a b c d f g		
H280	Dwelling	233 River	Part Lot 8	B	a b c d f		

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

		Road	DP 11634		g		
H281	Dwelling	243 River Road	Part Lot 11 DP 11634	B	a b c d f g		
H282	Dwelling	414 River Road	Lot 2 DPS 12651	B	a b c d f g		
H283	Art Deco Dwelling	534 River Road	Lot 41 DP 27284	B	a b c d f g		
H284	1970s Dwelling - Roger Walker Design	913 River Road	Lot 7 DPS 18495	B	a b c d g		
H285	Former Church	144 Rototuna Road	Part Allot 150 Kirikiriroa PSH	B	a b c d f g		
H286	1960s Town Houses - Roger Walker Design	120 Sandwich Road	Lot 28 DPS 9713	B	a b c d f g		
H287	Bungalow	7 Seddon Street	Lot 45 DP 6603	B	a b c d g		
H288	Two Storey Concrete Dwelling	61 Silverdale Road	Lot 1 DPS 11194	B	a b c d g		
H289	Former St George's Church	32 Somerset Street	Lot 1 DPS 47564	B	a b c d f g		
H290	Sikh Temple	1418-1426 Te Rapa Road	Lot 2 DPS 8229	B	a b c d f g		
H291	Bungalow	28 Thackery Street	Lot 1 DEEDS 594	B	a b c d f g		
H292	Stucco Hall	24 Thames Street	Lot 75 DP 7519	B	a b c d f g		
H293	1960s Flat Roof, Multi-Storey Apartment	89 Tristram Street	Part Lot 1 DPS 29412	B	a b c d f g		

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	Building						
H294	Dwelling associated with LDS	504 Tuhikaramea Road	Lot 1 DP 539263	B	a b c d f g		
H295	Villa	158 Ulster Street	Part Allot 153 TN OF Hamilton West	B	a b c d f g		
H296	Villa	164 Ulster Street	Part Allot 153 TN OF Hamilton West	B	a b c d f g		
H297	Cottage	243 Ulster Street	Part Allot 157 TN OF Hamilton West	B	a b c d f g		
H298	Two Storey English Cottage	409 Ulster Street	Part Lot 120 DP 13131	B	a b c d f g		
H299	Villa	18 Union Street	Lot 26 DP 7519	B	a b c d f g		
H300	Villa	18A Union Street	Lot 26 DP 7519	B	a b c d f g		
H301	Villa	9 Upper Kent Street	Lot 41 DP 9108	B	a b c d f g		
H302	Former Innes Carbonated Factory	1 Victoria Street	Lot 1 DPS 12797	B	a b c d f g		
H303	Innes Memorial Arch	30 Victoria Street	Reserve	B	a b c d f g		
H304	Former Imperial Chambers Building	231 Victoria Street	Lot 2 DPS 76682	B	a b c d f g		
H305	Insurance Building	341 Victoria Street	Lot 1 DP 9077	B	a b c d f g		
H306	Villa	1188 Victoria Street	Lot 1 DP 17781	B	a b c d e f g		
H307	Art Deco Dwelling	1212 Victoria	Lot 3 DP 26548	B	a b c d f g		

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
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		Street					
H308	Deco/Modern Dwelling	1335 Victoria Street	Lot 8 DP 27570	B	a b c d f g		
H309	Shattocks Building	137 Ward Street	Lot 12 DP 17135	B	a b c d f g		
H310	Villa	80 Wellington Street	Part Allot 153 TN OF Hamilton East	B	a b c d f g		
H311	Hamilton West Cemetery	59 Willoughby Street	Allotment 213 & 214 TN OF Hamilton West	A	a b c d e f g		
H312	Art Deco Dwelling	2 Woodstock Road	Lot 3 DPS 81355	B	a b c d f g		
H313	Bungalow	11 Wye Street	Lot 18 DEEDS C 111	B	a b c d f g		
H314	Block B, Waikato University	University of Waikato Campus	Part Lot 23 DP 3544	B	a b c d f g		
H315	Union Bridge piles	Waikato River north of Victoria Bridge		A	a b c d e f g		
H316	1864 Jetty piles	Waikato River Ferrybank		A	a b c d e f		
H317	Rooses Whark	Grantham Street, south of Victoria Bridge		A	a b c d f g		
H318	Russian Bell Tower	Hamilton Gardens		A	a b c d f g		
H319	Te Rapa Pa Plaque	South end of Park Terrace		B	a b c d e f g		

Schedule 8B: Group 1 Archaeological and Cultural Sites

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Note
Reference needs to be made to assessment reports prepared for individual Archaeological and Cultural sites to determine their archaeological and cultural significance (NZAA Site Records)

		/Street Name	
~~A1 (S14/165)~~	~~Te Awa o Katapaki – Borrow Pits~~	~~Lot 18 DPS 85254, Pt Lot 13 DPS 85254~~	~~8B~~
A2 (S14/204, S14/336)	~~Lime Kiln, Taunga Waka and Te Puru O Hinemoa~~Cement/Lime Works	Sec 2 SO 61140 (London Street)	37B
A3 (S14/189)	Te Totara Papakainga	Lot 2 DPS 62544, Lots 33-34 DP 388537 (Featherstone Park, River Road)	16B
A4 (S14/46)	Kairokiroki ~~Pa~~Paa	Lot 1 DP 358987, Lot 2 DP 358987, Lot 2 DP 312185, Lot 1 DP 312185	56B
A5 (S14/59)	Te Kourahi ~~Pa~~Paa	Pt Lot 514 DPS 9477 (Cobham Drive)	55B
A6 (S14/201)	Mangaiti – Borrow Pits	Road Reserve (Wairere Drive)	18B
A7 (S14/38)	Miropiko ~~Pa~~Paa	Lot 1 DP 31703, Lot 2 DP 31703, Pt Allot 215 Kirikiriroa PSH (River Road)	37B
A8 (S14/77)	~~Un-named – Pa~~Paa	Lot 1 DPS 16456, Lot 48 DPS 13635 (Milcom Street)	57B
A9 (S14/208)	Kukutaruhe (Maaori horticulture)	Lot 33 DPS 6071 (Days Park, River Road)	27B
A10 (S14/111)	~~Umu (Oven)~~Maaori horticulture	Pt Allot 4 Pukete PSH, Allot 4A Pukete PSH, Lots 1-4 DPS 8646	7B
A11	Koromatua – Urupa (burial grounds)	Pt Allot 371 Tuhikaramea PSH (Tuhikaramea Road)	60B
A12 (S14/25, S14/28)	Te Owhango ~~Pa~~Paa	Lot 3 DPS 9044, Lot 24 DPS 64834, Lot 15 DPS 71459, Pt Lot 2 DPS 9044, Lot 25 DPS 64834, Lot 33 DPS 65265, Lot 6 DPS 71459 (Riverelm)	17B
A13 (S14/27)	Kukutaruhe ~~Pa~~Paa	Lot 24 DPS 16087, Lot 4 DPS 16087, Lot 5 DPS 16087, Lot 6 DPS 16087 (Cornway Place)	27B
A14 (S14/28)	Te Inanga ~~Pa~~Paa	Lot 4 DPS 5738, Lot 3 DPS 5738, Lot 2 DPS 5738, Lot 1 DPS 5738 (Wymer Terrace)	27B

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

A15 (S14/3)	Tupari ~~Pa~~Paa	Lot 3 DPS 28101, Pt Lot 2 DPS 28101, Lot 10 DPS 9657, Lot 1 DPS 88068, Pt Lot 1 DPS 9657, Lot 8 DPS 10486 (River Road, Pollock Drive)	27B
A16 (S14/34~~, S14/64~~)	Te Rapa ~~Pa~~Paa	Sec 2 SO 337569 Secs 2, 6 SO 311998, Pt Allot 24, Pt Allot 25 Te Rapa, Sec 1 SO 337569 (Cobham Drive)	45B, 55B
A17 (S14/37)	Waitawhiriwhiri Urupa	Allot 286 Pukete PSH (Milne Park, Victoria Street)	36B
A18 (S14/39)	Kirikiriroa Pa	Lot 1 DPS 65343, Lot 1 DPS 87404, Lot 4 DP 344056, Lot 2 DPS 87404, Lot 3 DP 31762, Lot 6 DPS 87404, Lot 3 DPS 87404, Lot 1 DPS 81452, Lot 2 DP 344056, Pt Lot 11 DP 11019, Lot 5 DPS 5279, Lot 3 DPS 65343, Pt Lot 12 DP 11019, Lot 1 DP 344056, Pt Lot 11 DP 11019, Lot 7 DPS 87404, Lot 1 DP 312723, Pt Lot 12 DP 11019, Lot 3 DP 10335, Lot 2 DPS 81452, Pt Lot 2 DP 10335, Lot 1 DPS 27882, Lot 4 DP 10335 (Bryce Street, London Street)	37B, 45B
A20 (S14/44)	Te ~~Pa~~Paa O Ruamutu	Lot 33 DPS 9899, Lot 34 DPS 9899, Lot 1 DPS 34675, Lot 32 DPS 9899, Lot 26 DPS 9899, Lot 23 DPS 9899, Lot 44 DPS 9899, Lot 27 DPS 9899, Lot 24 DPS 9899, Lot 35 DPS 9899, Lot 28 DPS 9899, Lot 25 DPS 9899, Lot 29 DPS 9899, Lot 1 DPS 76159 (Balfour Crescent)	58B
A21 (S14/60)	Te Parapara ~~Pa~~Paa	Pt Allot 252A Kirikiriroa PSH (Hamilton Gardens)	56B
A22 (S14/63)	Waitawhiriwhiri ~~Pa~~Paa	Lot 1 DPS 63511, Pt Lot 6 DP 14611, Pt Lot 7 DP 14611 (Kotahi Drive)	36B
A23 (S14/90)	Whatanoa ~~Pa~~Paa	Allot 457 TN OF Hamilton West, Allotment 201-203, 212, 408 TN OF Hamilton West (Richmond Street)	36B
A24 (S14/97)	Te Raratuna O Tutumua - ~~Pa/Urupa~~Paa/Urupaa	Allot 4A Pukete PSH (Te Raratuna Road)	7B

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

A25 (S14/30, S14/19)	Pukete ~~Pa~~Paa	Sec 2 SO 59857, Lot 1 DPS 55931, Sec 1 SO 58300, Sec 1 SO 59857, Lot 4 DP 411000 (Te Raratuna Road)	16B
A26 (S14/66)	Te Nihinihi ~~Pa~~Paa	Pt Sec 23 Hamilton East TN BELT, Allot 446 TN OF Hamilton East, Lot 3 DPS 21107, Lot 1 DPS 21107 (Dillicar Park, Sillary Street)	56B
A27 (S14/79)	Mangaonua ~~Pa~~Paa	Lot 2 DPS 68608, Lot 17 DPS 988	58B
A28	Te Moutere o Koipikau ~~Pa~~Paa	Graham Island	55B
A29 (S14/284)	Middens/Umu	Allotment 106 Parish of Horotiu and Section 2 SO Plan 486608 (Waterview Drive)	1B, 2B
A30 (S14/47)	Whatukoruru Paa	Lot 1 DPS 90309	64B
A31 (S14/112)	Paa	Lots 1-2 DPS 57602, PT Lot 1 DPS 11080 (Hutchinson Road)	1B, 2B
A32 (S14/17)	Paa	Lot 3 DPS 11080, Pt Lot 3 DPS 5134 (Hutchinson Road)	2B
A33 (S14/18)	Mangaharakeke Paa	Pt Lot 3 DPS 5134 (Fonterra Diary Factory, Te Rapa Road)	2B
A101 (S14/209)	Matakanohi – Borrow Pits	Pt Allot 32 Pukete PSH, Pt Lot 3 Allot 31 Pukete PSH (St Andrew's Golf Course, St Andrew's Terrace)	17B, 18B, 26B, 27B
A103 (S14/45)	Narrows Military Redoubt	Allot 483 Kirikiriroa PSH (Howell Avenue, Cobham Drive)	56B, 57B
A108 (S14/57)	Hamilton West Redoubt – Pukerangiora	Pt Allot 59A TN OF Hamilton West	45B
A109 (S14/95)	Galloway Redoubt	Allot 412 TN OF Hamilton East	46B
A115 (S14/289)	Waipahipahi Paa	Road Reserve (Armagh Street), Lot 6 DP 1258, Lot 1 DPS 22233, Lot 2 DPS 22233, Pt Lot 3 DPS 22233, Lot 4 DPS 22233, Pt Lot 5 DPS 22233, Pt Lot 12 DP79, Lot 1 DP 473450, Lot 2 DP 473450, Lot 3 DP 473450, Lot 54 DP 11312, Lot 55 DP 11312	46B

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

A116 (S14/482)	The Hamilton Punt	Pt Lot 2 DPS 257, Lot 1 DPS 12771, Allot 498 TN of Hamilton West, Lot 1 DPS 257 Allot 414 – 430 TN of Hamilton West (Grantham Street)	45B
A119 (S14/72)	Te Tara-ahi Paa (Moules Redoubt)	Lot 1 DP 35065, Lot 1 DP 21732 (Anzac Parade)	45B
A152 (S14/49)	Paa	Lot 1 DP 9272, Lot 2 DPS 44260 (SH 26)	49B
A155 (S14/76)	Paa	Lots 1-21 DP 24686, Lots 36, 38, 41-42 DPS 5778, Lots 106 DP 528003, Lot 2 DPS 89648 (Manor Place, Norrie Street)	56B
A156 (S14/78)	Paa	Lot 1 DP 433681 (Chesterman Road)	58B
A166 (S14/185)	Maaori Horticulture	Road Reserve, Lots 1-2 DPS 90423, Lot 246 DPS 73062, Lot 129 DPS 61646, Lot 108 DPS 61646 (Wairere Drive)	18B
A168 (S14/214)	Hamilton West Cemetery	Section 512 Town of Hamilton West, Allotment 213-215 Town of Hamilton West (Willoughby Street)	36B
A169 (S14/220)	Union Bridge (Former)	River Reserve	45B
A175 (S14/470)	Maaori horticulture	Pt Section 30 Hamilton East Town Belt (Hungerford Crescent)	57B
A176 (S14/325)	Maaori horticulture	Lot 1, 2, Pt Lot 8, 9 DPS 4785, Lots 102 DP 306257,Lot 2, Pt Lot 6, 8 DPS 988, Lot 1 DPS 92007, Pt Lot2 DPS 40890, Lots 2-4 DPS 42403 (Riverlea Road)	58B
A177 (S14/332)	Hamilton East Cemetery	Pt Allotment 252 Kirikiriroa PSH, Allotment 483 Kirikiriroa PSH (Hungerford Crescent)	57B

**The NZAA number refers to the New Zealand Archaeological Association reference number for the site.*

Schedule 8C: Group 2 Archaeological and Cultural Sites

Site Number	Name	Legal Description	Map

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

(NZAA Number*)			Number
A100 (S14/176)	Borrow Pits	Lot 4 DPS 81210, Lot 2 DPS 81210	57B
~~**A101** (S14/209)~~	~~Matakanohi – Borrow Pits~~	~~Pt Allot 32 Pukete PSH, Pt Lot 3 Allot 31 Pukete PSH~~	~~17B, 18B, 26B, 27B~~
~~**A103** (S14/45)~~	~~Narrows Military Redoubt~~	~~Allot 483 Kirikiriroa PSH~~	~~56B, 57B~~
A104 (S14/102)	Ridler's Flour Mill	Lot 2 DPS 7832 and Lot 1 DPS 12535 (SH 3)	55B
A1 & A105 (S14/165)	Te Awa o Katapaki – Borrow Pits	Lot 9-13 DPS 71460; Lot 1-3, 6-8 DPS 73470; Lots 1-8 DPS 70775; Pt Lot 1, Pt Lot 2 DPS 78039; Pt Lot 9, Lot 10-12, Pt Lot 13, 16-18 DPS 85254; Lot 7, Pt Lot 8 ,Pt Lot 9, Pt Lot 21 DPS 86166~~, Pt~~; Lot ~~8 DPS 86166~~1, 11-14, 23-27, 44, 48, 50-51 DPS 368150; Lots 1-6 DP 368331; Lots 1-5 DP 369929; Lots 1-3 DP 372432; Lot 17 ~~DPS 85254~~-25, ~~Pt~~28, 132 DP 375864; Lots 1-6, 8 DP 378325; Lots 1-2 DP 378677; Lot 1-35, 37 DP 388537; Lots 1-6 DP 383630; Lots 1-2 DP 385729; Lots 1-9, 13-26, 33 DP 392844; Lots 201-203 DP 395616; Lots 3-25 DP 396159; Lot ~~9 DPS 85254~~2 DP 408360; Lots 1-2 DP 430627; Lot 1-17, 20-33 DP 445214; Lot 1, 2 DP 479955; Lots 1- 2 DP 487183; Lots 1-4 DP 527063 (River Road, Riverside Lane, Hensley Crescent, Hampshire Court, Te Huia Drive, Amokura Crescent, Bree Place, The Rocks, Durham Heights)	8B
A106 (S14/23)	Waahi Taonga/Artefact Find	Lot 16 DPS 7313 (Chartwell Crescent)	27B
A107 (S14/48)	~~Pa~~Paa	Lot 3 DPS 29232 (Colebrooke Lane, SH 26)	48B
A108 (S14/57)	Hamilton West Military Redoubt – Pukerangiora	Pt Allot 59A TN OF Hamilton West (Victoria Street)	45B

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

A109 (S14/95)	Narrows Redoubt – Military Redoubt	Allot 412 TN OF Hamilton East	46B
A110 (S14/116)	Rotokaeo – Waahi Taonga/Artefact Find	Lot 2 DPS 6986, Lot 3 DPS 6253 (Dalgliesh Avenue)	35B
A111 (S14/161)	Kairokiroki – Waahi Taonga/Artefact Find	Lot 2 DPS 12490	56B, 57B
A112 (S14/4)	Waiwherowhero – Borrow Pits	Lot 32 DPS 73457, Lot 29 DPS 73457, Lot 31 DPS 73457, Lot 30 DPS 73457, Lot 16 DPS 58002, Lot 28 DPS 73457, Lot 17 DPS 58002, Lot 1 DPS 73457, Lot 18 DPS 58002, Lot 142 DPS 58002, Lot 37 DPS 11797, Lot 38 DPS 11797, Lot 12 DPS 58002, Lot 67 DPS 79722, Lot 3 DPS 88119, Lot 2 DPS 88119, Lot 1 DPS 88119, Lot 87 DPS 76047, Lot 11 DPS 58002, Lot 85 DPS 76047, Lot 86 DPS 76047, Lot 88 DPS 76047, Lot 89 DPS 76047, Lot 13 DPS 58002, Lot 90 DPS 76047, Lot 94 DPS 76047, Lot 95 DPS 76047, Lot 93 DPS 76047, Lot 91 DPS 76047, Lot 92 DPS 76047, Lot 14 DPS 58002, Lot 96 DPS 76047, Lot 15 DPS 58002, Lot 32 DPS 73457, Lot 29 DPS 73457, Lot 31 DPS 73457, Lot 30 DPS 73457, Lot 16 DPS 58002, Lot 28 DPS 73457, Lot 36 DPS 11797, Lot 6 DPS 58002, Lot 7 DPS 58002 (Sandwich Road, Mangakoea Place, Bryant Road, Waiwherowhero Drive)	26B
A113 (S14/40)	Putikitiki – Oven	Lot 2 DP 17455 (Beale Street)	45B
A114	Te Wehenga – Urupa	Road Reserve (Grey Street)	45B
~~**A115**~~	~~Waipahihi Pa~~	~~Road Reserve (Armagh Street), Lot 6 DP 1258, Lot 1 DPS 22233, Lot 2 DPS 22233, Pt Lot 3 DPS 22233, Lot 4 DPS 22233, Pt Lot 5 DPS 22233, Pt Lot 12 DP79, Lot 1 DP 473450, Lot 2 DP 473450, Lot 3 DP 473450, Lot 54 DP 11312, Lot 55 DP 11312~~	~~46B~~

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

~~**A116**~~	~~The Hamilton Punt/borrow pits~~	~~Pt Lot 2 DPS 257, Lot 1 DPS 12771, Allot 498 TN of Hamilton West, Lot 1 DPS 257 Allot 414 – 430 TN of Hamilton West~~	~~45B~~
A117	Mangakookoea ~~Pa~~Paa	Lot 2 DPS 17549, Lot 1 DP 375694, Lot 2 DPS 89533, Lot 2 DP 323260, Lot 1 DPS 83830, Lot 2 DPS 83830, Lot 2 DPS 53641 (Awatere Avenue)	36B
A118 (S14/86)	Pukete – Waahi Taonga/Artefact Find	Lot 3 DPS 22187	16B
~~**A119** (S14/72)~~	~~Te Tara-ahi Pa (later Moules Redoubt)~~	~~Lot 1 DP 35065, Lot 1 DP 21732~~	~~45B~~
A120	Matakanohi ~~Pa~~Paa	Lot 20 DPS 379, Lot 4 DPS 74739, Lot 2 DPS 76908	27B
A121	Urupa (unnamed)	Sec 2 SO 60256, Pt Allot 397, 398, 399 TN of Hamilton East (Cook Street, Wellington Street)	45B
A122	Te Toka O Arurei Urupa	Lot 2 DP 404902 (Claudelands Road)	45B
A123	Hua O Te Atua Urupa	Riverbank Reserve ~~(adjacent to Marlborough~~(Sapper Moore-Jones Place)	45B
A124 (S14/210)	Maaori Horticulture	Lots 1-4 DP 480575, Lots 10 & 17 DPS 10393, Lots 1-3 DP 321304, Lots 1-2 DP 526398, Lot 1 DPS 83083, Lot 2 DPS 46395	57B
A125 (S14/326)	Maaori horticulture	Lots 3,4,6,7 DPS 10393	57B
A126 (S14/320)	Maaori horticulture	Lot 2 DPS 11203, Lot 101 DP 505873	64B
A127 (S14/322)	Maaori horticulture	Lot 2 DP 540770 (Riverlea Road)	64B
A128 (S14/243) and (S14/193)	Maaori horticulture and Waahi Taonga/Artefact Find	Road Reserve, Lot 1 DPS 12314, Lots 2- 4 DPS 79836, Lot 1 DPS 12767, Lots 1-3 DP 425317	57B
A129 (S14/477)	Maaori horticulture	Lot 5 DP 17475	65B
A130 (S14/318)	Maaori horticulture	Lot 5 DP 17475, Allotment 87 Te Rapa Parish	65B

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

A131 (S14/480)	Maaori horticulture	Allotment 87 Te Rapa Parish	65B

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

A132 (S14/64)	Maaori horticulture	Lot 1 DPS 78023, Allot 88 Te Rapa Parish, Pt Allot 94 Te Rapa Parish	65B

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

A133 (S14/319)	Maaori horticulture	Lot 5 DP17475	64B, 65B
A134 (S14/479)	Maaori horticulture	Lot 5 DP 17475	65B
A135 (S14/478)	Maaori horticulture	Lot 5 DP 17475	65B
A136 (S14/321)	Maaori horticulture	Lot 1 DPS 90309	64B
A138 (S14/224)	Maaori horticulture	Pt Lot 6 DP 3464	57B
A139 (S14/475)	Maaori horticulture	Lot 4 DPS 81210, PT Lot 6 DP 34164	57B
A140 (S14/327)	Maaori horticulture	Lots 1-2 DP 320478, Lot 1 DPS 65267, Lots 1-2 DP 316288, Lots 1-2 DPS 73735	56B, 57B
A141 (S14/286)	Pit	Lot 2 DP 313598	64B
A142 (S14/113)	Pits	Pt Lot 1 DPS 11080 (Hutchinson Road)	2B
A144 (S14/203) and (S14/114)	Maaori horticulture and Waahi Taonga/Artefact Find	Pt Lot 3 DPS 5134 (Fonterra Dairy Factory, Te Rapa Road)	2B
A149 (S14/476)	Maaori horticulture	Lot 5 DP 17475, Pt Lot 6 DP 34164	64B, 65B
A153 (S14/52)	Paa	Lots 1-3, 7, 8, 12-13, 15 DPS 91932 (Chlemsford Place, Southsea Crescent)	48B
A154 (S14/71)	Waahi Taonga/Artefact Find	Lot 2 DP 339280 (Clarkin Road)	27B
A157 (S14/485)	Maaori horticulture	Pt 3 2, 3 DPS 8875	16B
A158 (S14/89)	Waahi Taonga/Artefact Find	Lot 11 DPS 44248 (Te Rapa Road)	15B
A159 (S14/91)	Paa	Pt Allotment 252 Kirikiriroa PSH, Allotment 483 Kirikiriroa PSH	57B
A160 (S14/92)	Agricultural Ditch	Road Reserve (Wairere Drive)	29B
A161 (S14/93)	Waahi Taonga/Artefact Find	Road Reserve	58B

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A162 (S14/130)	Swarbrick's Landing	Pt Lot 1 DP 10371 (River Road)	27B
A163 (S14/335)	Sod Fence	Sec 9 & 10 SO 483544 (Nevada Road)	48B
A164 (S14/334)	Historic Drain	Lot 1 DPS 38501, DPS 14931	29B
A165 (S14/334)	St Mary's Monastory and School (former)	Lot 2 DP 316850 (Clyde Street)	46B
A167 (S14/191)	Site of the Knox Street Drill Hall (former)	Section 1 SO 61293 (Knox Street)	45B
A170 (S14/473)	Historic dwelling (Former)	Lots 4-8 DP 19882, Lot 1 DPS 9292 (Victoria Street)	37B
A171 (S14/254)	Landing Place	Allotment 4A Pukete PSH	7B
A172 (S14/258)	Maaori horticulture	Road Reserve, Lot 1, Pt Lot 2 DPS 257, Lots 1-2 DP 447697, Allotments 420,421, 424, 498 Town of Hamilton West, Lot 1 DPS 12771 (Grantham Street)	45B
A173 (S14/259)	Historic Dwelling (Former)	Road Reserve, Lot 1, Pt Lot 2 DPS 257, Lots 1-2 DP 447697, Allotments 420,421, 424, 498 Town of Hamilton West, Lot 1 DPS 12771 (Grantham Street)	45B
A174 (S14/481)	Historic Dwelling (Former)	Section 4 SO 473519 (Cobham Drive)	57B
A178 (S14/333)	Maaori horticulture	Pt Allotment 252A Kirikiriroa PSH, Pt Section 23-24 Hamilton East Town Belt (Hamilton Gardens)	56B
A179 (S14/491)	Railway Hotel (former)	Part of Allot 1 Te Rapa Parish (High Street)	45B
A180 (S14/492)	Royal Hotel (former)	Allot 74 TN of Hamilton East (Cook Street and Grey Street)	46B
A181 (S14/496)	Maaori horticulture	Lots 1-2 DPS 86312, Pt Lot 8 DP 1233 (Grey Street, Clyde Street)	45B

**The NZAA number refers to the New Zealand Archaeological Association reference number for the site.*

Sites in Group 2 are included in the plan for information purposes only.

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Schedule 8D: Historic Heritage Areas

ID Number	Name	Location and Description Refer to Planning Map for the schedule reference map showing the location of the heritage area.
1	Acacia Crescent	The Acacia Avenue HHA is a loop road on the east side of Houchens Road, in 2022 forming the southern urban edge of the city. The area overall is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes. It is within the 8th Extension, being brought within the city boundary in April 1962 and it is of at least moderate heritage value.
2	Anglesea Street	The Anglesea Street HHA comprises part of the western side of the street at its very south end. Anglesea Street forms part of a grid pattern of streets in the central city and the 1927 Map of Hamilton's boundaries indicates that the identified area historically connected to Hilsborough Terrace, allowing connection to Tidsall Street and the River. The identified area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) heritage theme. It is located within the original Borough boundaries and it is of at least moderate heritage value.
3	Ashbury Avenue	The Ashbury Avenue HHA is the first of a series of linked culs-de-sac on west side of Silverdale Road and provides the only link into the area. The area is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes. It is located within the 8th extension to the City boundary; April 1962 and it is of at least moderate heritage value.
4	Augusta Street, Casper Street and Roseberg Street	The Augusta Street, Casper Street and Roseberg Street HHA consists of a series of linked culs-de-sac on the north side of Clarkin Road. The area overall is consistent with a significant number of the features of the construction company era and the dominance of the private car (1960s) and changing suburban form (1970s) heritage themes. It is located within the 8th extension to the City boundary; April 1962 and it is of at least moderate heritage value.
5	Casey Avenue	The Casey Avenue HHA is based around the section of Casey Avenue from Boundary Road to Tamihana Avenue, including Treloar Street, a short of cul-de-sac on the east side of the street. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) and comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) Heritage Themes. The south section of the HHA is located within the 1st extension to the Borough boundaries (October 1912) with the northern section located within the 5th extension (April 1949).
6	Cattanach Street	The Cattanach Street HHA is part of a grid network of streets located

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		between Sandwich Road and the Waikato River. The area overall is consistent with a significant number of the features of the construction company era and the dominance of the private car (1960s) and changing suburban form (1970s)heritage themes. It is of at least moderate heritage value.
7	Chamberlain Place	The Chamberlain Place HHA consists of cul-de-sac located to the north of Snell Drive. The area shows strongly representative of both the comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) and the dominance of the private car and changing suburban form (1970s) heritage themes. It is of at least moderate heritage value.
8	Claudelands	The Claudelands HHA comprises a grid network of streets north of Claudelands Road/the Railway, linking from River Road to Heaphy Terrace. The area overall still represents a significant period of Hamilton's evolution and history and is clearly representative of the early establishment of a service town (pre-1930s) heritage theme and is of at least moderate heritage value.
9	Fairfield Road	The Fairfield Road HHA consists of the curving section of Fairfield Road from Haultain Street to Heaphy Terrace along with the short Gardiner Place which links north from this. Fairfield Road is a busy street which forms part of a link from River Road to Heaphy Terrace, both of which are key routes for north-south movement in the eastern part of the City. The area has shown that overall it is consistent with a significant number of the features of the comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage theme. It is of at least moderate heritage value.
10	Frankton Railway Village	The Frankton Railway Village HHA comprises a series of streets located between Rifle Range Road and Massey Street; the area includes buildings directly fronting Rifle Range Road. Developed by the Railways Department the area provides a relatively unmodified example of a planned railway settlement and is a very clearly defined example of the railway workers suburb and comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage theme. It is of at least moderate heritage value
11	Graham Street	The Graham Street HHA is located within the original boundaries of the Borough and includes all of the western side of Graham Street, from Naylor Street to Sillary Street, including the culs-de-sac Newall Street and Freyberg Street. The street forms part of a connected block structure to the west of Grey Street which connects to, and was part of, the planned subdivision of the main Hamilton East HHA. The area still represents a very significant period of Hamilton's evolution and history and is clearly representative of the early establishment of a service town (pre-1930s) and comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage themes. It is of at least moderate heritage value.

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12	Hamilton East	Located within the original boundaries of the Borough, the Hamilton East HHA comprises a series of street arranged in a grid pattern on relatively flat land, extending from Grey Street to Dey Street (and the former edge of the City marked by the original Greenbelt and now Wairere Drive), The area overall still represents a very significant period of Hamilton's evolution and history and is clearly representative of the early establishment of a service town (pre-1930s) heritage theme. It is of at least moderate heritage value.
13	Hayes Paddock	The Hayes Paddock HHA has undergone very little change and it is strongly representative of the comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage theme. The area is within the boundaries of the original Borough and it is of at least moderate heritage value.
14	Hooker Avenu	The Hooker Avenue HHA is part of a series of linked culs-de-sac located on the north side of Chedworth Road. Hooker Avenue is the only route into the area, which is contained by a vegetated gulley to the west and Wairere Drive to the east. The street is located within the 8th extension to the city; April 1962. The HHA, and the dwellings in it, is representative of the construction company era (1960s), and the dominance of the private car and changing suburban form (1970s), with the wider area having been planned with reliance on the private car.
15	Jamieson Crescent	The Jamieson Crescent HHA consists of part of the southern side the east-west section of Jamieson Crescent, a loop road which links from Bryant Road to Heath Street. The area and the dwellings in it, is representative of the Comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage theme and given its location (and the provision for cars) the construction company era (1960s), and the dominance of the private car and changing suburban form (1970s) heritage theme. The area is within the 8th extension to the city, April 1962
16	Jennifer Place	The Jennifer Place HHA is a single cul-de-sac, consisting of a curving, steeply sloping street starting at Bankwood Road and following the alignment of a gulley westwards to link to the gulley system from Chartwell Park to Glen Lynne Avenue. The area is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes. The HHA is located within the 8th extension to the city, April 1962 and it is of at least moderate heritage value.
17	Lamont, Freemont, Egmont and Claremonet Street	The Lamont Street, Freemont Street, Egmont Street and Claremont Avenue HHA is formed by a series of street which are part of a grid street layout to the south of Comries Road and the Chartwell Westfield Mall. The area is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes.

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		The HHA is located within the 8th extension to the city, April 1962. It is of at least moderate heritage value.
18	Marama Street	The Marama Street HHA comprises part of a series of street arranged in an offset grid pattern, extending from Seddon Road to Killarney Road. The Marama Street HHA is formed by a line of single storey dwellings on the north side of the street at its east end. The area represents a very significant period of Hamilton's evolution and history. It is clearly representative of the early establishment of a service town (pre-1930s) heritage theme. The area is located within the 2nd extension to the Borough, April 1917. It is of at least moderate heritage value.
19	Marire Avenue, Parr Street and Taniwha Street	The Marire Avenue, Parr Street and Taniwha Street HHA comprises a series of independent culs-de-sac all accessed from Norton Road. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) and comprehensive state housing schemes and control by the State Advances Corporation (1930s- 1950s) heritage themes. The area is included in the 2nd extension to the Borough. It includes the whole of Marire Avenue and Parr Street and the west side of Taniwha Street. This series of culs-de-sac connect from Norton Road, as significant route into the city centre. It is of at least moderate heritage value
20	Matai Street, Hinau Street and Rata Street	The Matai Street, Hinau Street and Rata Street HHA consists of a block of streets which link from Maeroa Road through to Forest Lake Road. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) heritage theme. The area is located within the 3rd extension to the Borough (April 1928). It is of at least moderate heritage value.
21	Myrtle Street and Te Aroha (West) Street	The Myrtle Street and Te Aroha Street (west) HHA consists of a section of Te Aroha Street between River Road and Gray Street, along with the Myrtle Street which links from this to River Road. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) heritage theme. The area is within the 1st extension to the Borough, October 1912. It is of at least moderate heritage value.
22	Oxford Street (East) and Marshall Street Railway Cottages	The Oxford Street (East) and Marshall Street Railway Cottages HHA is located on a pair of parallel streets linking east from Heaphy Terrace. The area consistent with a significant number of the features of the early establishment of a service town (pre-1930s) and the railway workers suburbs (1930s – 1950s) heritage themes. The area is within the 5th Extension to the City, April 1949. The area would have been developed prior to this date. It is of at least moderate heritage value
23	Oxford Street (West)	The Oxford Street (West) is located on a cul-de-sac which links from Heaphy Terrace, to Poutney Park, which forms part of a wider grid layout between Heaphy Terrace and Peachgrove Road. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) heritage theme. The area is within the 5th Extension to the City, April 1949. The area would have been developed prior to this date. It is of at least moderate

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		heritage value.
24	Riro Street	The Riro Street HHA consists of the western end of Riro Street, located on a flat area of land alongside the River. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) heritage theme. The area is located within the 1st Extension to the Borough; October 1912. It is of at least moderate heritage value
25	Sare Crescent	The Sare Crescent HHA links between Clarkin Road and Heaphy Terrace. It is consistent with a significant number of the features of the comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage theme. It is of at least moderate heritage value.
26	Seifert Street	The Seifert Street HHA , consists of the majority of Seifert Street, albeit for those dwellings at the street entrance which face Garnett Avenue. The area is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes. The HHA is located within the 5th extension to the city, April 1949. It is of at least moderate heritage value
27	Springfield Crescent	The Springfield Crescent HHA is a loop road linking from Peachgrove Road to Insoll Avenue. The area is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes. The HHA is located within the 7th extension to the city, April 1959. It is of at least moderate heritage value.
28	Sunnyhills Avenue	The Sunnyhills Avenue HHA is part of a series of linked culs-de-sac located on the west side of Houchens Road. The area is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes. That part of Sunnyhills Avenue which is identified as HHA is located within the 8th extension to the city, April 1962. It is of at least moderate heritage value.
29	Te Aroha (East)	The Te Aroha Street (east) HHA includes the network of connected streets including Te Aroha Street from east of Grey Street through to Peach Grove, and a range of streets connecting north and south from this including Bell Street, St Olpherts Avenue and St Winifreds Avenue what are each culs-de-sac which connect northwards to the railway, and Bond Street, Bains Avenue, James Street, Warr Street, Argyle Street and Armagh Street to the south. The area is representative of the early establishment of a service town (pre-1930s) heritage theme. It is of at least moderate heritage value.
30	Templeview	The Temple View HHA consists of land to the east of Tuhikaramea Road, from the Wendell B Mendenhall Library in the north to the The Hamilton New Zealand Temple of the Church of Jesus Christ of Latter day Saints in the south, and includes the G R Biesinger Hall, First House and Kai Hall, all of which are recognised as historic heritage

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		items in their own right. The area was developed prior to the area being added to the city as the 11th extension in July 2004. The HHA, and the buildings in it, were developed alongside the comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) and the construction company era (1960s), and the dominance of the private car and changing suburban form (1970s) and represents an alternative response to the changing pressures on Hamilton during these periods.
31	Victoria Street	The Victoria Street HHA located around the section of Victoria Street between Garden Place and Hood Street and was one of the first areas settled by Māori and later by European settlers, with it being easily accessible to the Waikato River. It forms part of the wider connected grid network established to the west of the river. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) heritage theme. The matters which contribute to this include its historic development, location and setting, architectural quality and streets/open spaces. It is of at least moderate heritage value
32	Wilson Street and Pinfold Street	The Wilson Street and Pinfold Avenue HHA located around the full extent of both Wilson Street, Pinfold Avenue and Watts Crescent. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) and comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage themes. It is of at least moderate heritage value.

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Appendix 9: Natural Environments

9-1 Significant Tree Assessment Valuation Method and Criteria

9-1.1 ~~The RNZIH Standard Method of Evaluation~~

9-1.1 STEM Method of Evaluation

~~A standard evaluation method has been developed by the Royal New Zealand Institute of Horticulture (RNZIH) for the assessment of all trees proposed for inclusion in district plans.~~

~~In this adapted form there are 13 categories (A-M). Each category asks specific questions of the assessor. Each category must be regarded as a specific question and answered without reference to other categories.~~

~~The categories are given ratings of 1 to 4. Each rating requires a clear decision. Any expansion of the rating values leads to subjectivity and fractional differences of opinion. The following assessment must be used in the context of the value of that tree or group of trees to the local community. The scoring is carried out using the form shown in Appendix 9-2.~~

To ensure all trees are assessed on an equal basis and against objective criteria, the New Zealand Standard Tree Evaluation Method (STEM) has be used to determine the scheduled notable trees. The STEM method measures the tree's attributes identified through the STEM criteria:

Condition Evaluation	Form, Occurrence, Vigour and Vitality, Function and Age
Amenity Evaluation	Stature, Visibility, Proximity, Role and Climate
Notable Evaluation	Stature (feature and form), Historic (age =100, association commemoration, remnant and relic) and scientific (source, rarity and endangered)

Each value within the three criteria are scored. The combined score for Condition and Amenity values range from 30 – 270. The Nobility values add further 30 – 270 points.

Trees are mature, large and/or unique. They are considered to be healthy and stable and have some outstanding features that contribute to the amenity, character or heritage, and make a positive impact for the city.

Groups and tree rows are included if the canopies touch or within such proximity through growth are likely to touch.

9-1.2 ~~Category A: Size of Tree~~

~~The **height** and the **width** of the tree are measured and the tree is then assessed for **size**. This is done by taking the larger dimension, i.e. height or width, and doubling. The lesser dimension is subsequently added. This figure will give the visual area of the tree.~~

~~Small~~	~~1-25~~	~~1 point~~
~~Medium~~	~~26-60~~	~~2 points~~
~~Large~~	~~61-86~~	~~3 points~~
~~Exceptional~~	~~86~~	~~4 points~~

~~The terrain may slope or be level without affecting the measurement method.~~

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9-1.3 ~~Category B: Importance of Position~~

~~This is used for assessing the trees' **visual importance** or **proximity to the public**. There is a need to recognise the value of trees that are adjacent to well-used footpaths or walkways in urban situations. For ease of definition the rating of this category is divided as follows (with vehicle counts for types of routes as a guide).~~

~~Minor Significance (local transport corridor or private garden), fewer than 3000 vehicles per day (vpd)~~	~~1 point~~
~~Significant (collector transport corridor) 3000–10,000 vpd~~	~~2 points~~
~~Very Significant (minor arterial transport corridor or suburban and sub-regional centres) 10,000–20,000 vpd~~	~~3 points~~
~~Major Significance (major arterial transport corridor or city centre) > 20,000 vpd~~	~~4 points~~

9-1.4 ~~Category C: Presence of Other Trees~~

~~This category evaluates the **proximity** of other trees in the area. The rating is as follows.~~

~~Forest or woodland park~~	~~1 point~~
~~Group or small park (10+ trees)~~	~~2 points~~
~~Small group (2-9 trees)~~	~~3 points~~
~~Solitary specimen~~	~~4 points~~

9-1.5 ~~Category D: Occurrence of the Species~~

~~Trees of importance in this category are assessed according to the **frequency of the species** in the local area. This category makes allowance for regional geographic differences such as climate.~~

~~Common~~	~~1 point~~
~~Infrequent~~	~~2 points~~
~~Rare locally~~	~~3 points~~
~~Rare regionally~~	~~4 points~~

9-1.6 ~~Category E: Role in Location or Setting~~

~~This category assesses the **visual and spatial quality** surrounding the trees, i.e. the visual or spatial role of the tree in the setting. Does it contribute to the scene in a special way? Would the removal of the tree detract from the scene? Is the tree complementary to its surrounds? Is the tree an intentional part of a composition? The rating is as follows.~~

~~Minor significance~~	~~1 point~~
~~Significant~~	~~2 points~~
~~Very Significant~~	~~3 points~~
~~Major Significance~~	~~4 points~~

9-1.7 ~~Category F: Useful Life Expectancy~~

~~The **health** and condition of a tree are indicators in this category. Simply put – does the tree look healthy in foliage, branch or bark? Are there any bad cuts or wounds liable to infection or rot? This category is divided into human life-span generations (in broad terms) for ease of reference. The question to be asked is whether the tree will be expected to be there for the next generation or~~

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generations to enjoy.

0 – 30 years	1 point
30 – 60 years	2 points
60 – 90 years	3 points
90 + years	4 points

9-1.8 Category G: Form

This is assessed by observing the **appearance** of the tree. Is it a well-shaped tree with a well-balanced branch system? A sturdy well-developed trunk is also visually important in the overall appearance of the tree.

Poor Form	1 point
Fair Form	2 points
Good Form	3 points
Excellent Form	4 points

9-1.9 Category H: Scientific Value

This category is for trees that have interest due to a **genetic purity** lost in the countries of origin, their value as a **source of propagation material**, or their **uniqueness** as rare cultivar or forms of a species. Trees without great stature or even a common species could be of great scientific interest. Specialist knowledge is required for the scientific evaluation and should be fully documented.

Minor Significance	1 point
Significant	2 points
Very Significant	3 points
Major Significance	4 points

9-1.10 Category I: Historic Value

This category is used for awarding trees their own particular **historic distinctions**. These include trees that have historic associations with early pioneers of historic events or places. It is important that trees in this category are given documented reasons for the evaluation.

Minor Significance	1 point
Significant (locally)	2 points
Very Significant	3 points
Major Significance	4 points

9-1.11 Category J: Cultural Value

Trees of **spiritual, tribal, or other cultural values** that are well documented or widely recognised. This category includes trees that are very large (notable) or very old for the species, but not recognised in Category A or commemorative trees without historic associations.

Minor significance	1 point
Significant (locally)	2 points
Very Significant (locally)	3 points
Major Significance (locally, nationally)	4 points

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9-1.12 ~~Category K: Functional Value(s)~~

~~This assesses the values of protection of soil by stabilisation, noise amelioration, shelter and shade, and fruit production, where these values are **primary** functions of the tree(s) in their location, i.e. the tree(s) are there for that reason.~~

~~Minor Significance~~	~~1 point~~
~~Significant~~	~~2 points~~
~~Very Significant~~	~~3 points~~
~~Major Significance~~	~~4 points~~

9-1.13 ~~Category L: Ecological Value~~

~~This is assessed as distinct from scientific and botanical value. It is related to habitat values for flora and fauna (particularly native) and is assessed on a **stand basis** so that single or isolated trees would score 1 in all cases. The species diversity of a stand is also important in this respect. Stands that serve as links between natural features and other larger stands can also be assessed here.~~

~~Minor Significance~~	~~1 point~~
~~Significant~~	~~2 points~~
~~Very Significant~~	~~3 points~~
~~Major Significance~~	~~4 points~~

9-1.14 ~~Category M: Stand Landscape Value~~

~~This is assessed distinct from individual trees so individual or isolated trees would score 1 in all cases. The essential aspect is the **overall significance of the stand** in its environment. Is it visually significant? Does it screen or buffer development? Does it contribute to the city-wide tree framework or green network?~~

~~Minor Significance~~	~~1 point~~
~~Significant~~	~~2 points~~
~~Very Significant~~	~~3 points~~
~~Major Significance~~	~~4 points~~

9-1.~~15~~.2 Method of Finding the Score for the Evaluation

The rating figures for each ~~category~~value entered on the registration form are ~~now multiplied~~added category by category~~. A x B x C x D x E x F x G x H x I x J x K x L x M = Total Points. Please note that in whatever order~~to determine the ~~individual category scores are multiplied, the final~~total score ~~remains the same~~. This represents the sum of the evaluation for amenity purposes and clarification for ~~listing~~scheduling the tree as a notable tree.

~~For individual trees or groups of up to nine trees, the qualifying score should be the average of individual scores. For groups of 10 or more trees, the qualifying score should be the **average** score for the 10 best typical trees of the group. (If required, individual scores for other trees in the group could be assessed.)~~

~~Thus for individual trees or groups of up to nine trees, the score obtained shall achieve or exceed for:~~

~~Category 1 – 1000 points~~

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Category 2 – 500 points

For trees protected as a condition of consent – 250 points.

9-1.16 Method of Applying a Monetary Value

A monetary value is obtained by multiplying the evaluation score by the unit value. A value of $45 per unit has been adopted, based on the 1998 cost of purchase and establishment of a tree scoring 1.

The value of an individual tree, in a group or stand of more than 10 trees, shall be the unit value multiplied by the average score for 10 typical trees as established in the registration procedure. The stand value will be the individual value multiplied by the number of trees.

Appendix 9-2: Significant Tree Assessment Form

District Plan & Tree Evaluation Form

Register No.: ..... Registration Category: .....
Site Address: ..... Map Ref: .....
Legal Description: .....
Site Owner: .....
Owner Address: .....
Site Occupier: .....
Registration Requested By:..... Date (First Registered): .....
HCC Resolution:..... File: .....
Tree Species: ..... Tree Evaluation Score: .....
Common Name:..... Tree Monetary Value ($30/unit): .....
Location On Site: .....
Evaluating Officer:..... Date: .....

–

Rating Categories		**Points**	**1**	**2**	**3**	**4**	**Scores**
A	Size of tree 2 Height + Width (m)	**Points**	Small 1-25	Medium 26-60	Large 61-85	Outstanding 86+	
B	Importance of position	**Points**	Minor Significance	Significant	Very Significant	Major Significance	
C	Presence of other trees	**Points**	Forest or woodland park (many)	Group or park 10+ trees (some)	Small group 2-9 trees (few)	Solitary	

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D	Occurrence of the species	Points	Common	Infrequent (locally or regionally)	Rare (nationally)	Rare	
E	Role in location or setting (visual spatial composition in setting)	Points	Minor Significance	Significant	Very Significant	Major Significance	
F	Useful life expectancy in years from now (vigour)	Points	0-30	30-60	60-90	90+	
G	Form or shapeliness	Points	Poor	Fair	Good	Excellent	
H	Scientific value	Points	Minor Significance	Significant	Very Significant	Major Significance	
I	Historic value	Points	Minor Significance	Significant	Very Significant (regional)	Major Significance (national)	
J	Cultural value	Points	Minor Significance	Significant	Very Significant	Major Significance	
K	Functional value	Points	Minor Significance	Significant	Very Significant	Major Significance	
L	Ecological value	Points	Minor Significance	Significant	Very Significant	Major Significance	
M	Stand landscape value	Points	Minor Significance	Significant	Very Significant	Major Significance	
						TREE EVALUATION TOTAL =	

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Schedule 9C: Significant Natural Areas

This Schedule provides a list of Significant Natural Areas in Hamilton City which are also identified on the planning maps. For each SNA, this schedule provides:

• Site ID
• Site name
• Area (ha)
• SNA type – 'Corridor/indigenous fauna habitat SNA' (cSNA) and Floristic SNA' (fSNA).
• Waikato RPS ecological significance criteria met – the ecological criteria in the Waikato RPS that make the area ecologically significant.
• Significance – national, regional, local.

Significant Natural Area Assessment Method

The sites were assessed using the criteria for determining significant indigenous biodiversity contained in section 11A of the Waikato Regional Policy Statement 2016. An area is to be assessed as a Significant Natural Area if it meets one or more of the 11 criteria in the Waikato Regional Policy Statement. Sites that are assessed as being significant are then assessed as being locally, regionally or nationally significant. The method to identify the Significant Natural Areas involved a review of existing information, datasets and aerial imagery, consultation and external review and 'ground-truthing' of selected sites.

Two classifications of Significant Natural Areas

Two classifications of SNAs have been identified in this Schedule:

a. **Floristic SNA' (fSNA):** Distinct areas of wetland or terrestrial vegetation communities dominated by naturally occurring indigenous plant communities or where naturally occurring indigenous vegetation define the primary aspects of the natural area which makes it significant in terms of section 6(c) of the RMA. For example, the area meets criteria 4, 5, 6 or 10 in the Waikato Regional Policy Statement 2016.

b. '**Corridor/indigenous fauna habitat SNA' (cSNA):** Areas that are able to be delineated by topographical or vegetation features (such as gully systems) which:

   i. Provides significant fauna habitats (including steppingstone or corridor habitats), including regularly used habitats by nationally At Risk or Threatened indigenous fauna species. For example, the area meets criterion 3 in the Waikato Regional Policy Statement 2016; or

   ii. Provides ecological buffering to a regionally or nationally important SNA. For example, the area meets criteria 7, 8, 9,11 in the Waikato Regional Policy Statement 2016

As restoration efforts continue in Hamilton City, additional Significant Natural Areas may be created, and these will be added to this Schedule through future plan changes.

cSNA

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Site ID	C1
Site name	A J Seeley Gully
Area (ha)	6.30
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6,8,9,11
Significance	National

Site ID	C3
Site name	Beerescourt Gully
Area (ha)	0.97
SNA type	cSNA
RPS ecological significance criteria met	8,11
Significance	Local

Site ID	C6
Site name	Bowery Lane
Area (ha)	0.55
SNA type	cSNA
RPS ecological significance criteria met	8,11
Significance	Local

Site ID	C7
Site name	Bremworth Park
Area (ha)	0.63
SNA type	cSNA
RPS ecological significance criteria met	1,4
Significance	Local

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Site ID	C10
Site name	Caernarvon Park
Area (ha)	1.20
SNA type	cSNA
RPS ecological significance criteria met	1,3
Significance	Local

Site ID	C12
Site name	Chartwell Gully
Area (ha)	5.83
SNA type	cSNA
RPS ecological significance criteria met	1,4,6,8,11
Significance	Local

Site ID	C13
Site name	Chedworth Gully
Area (ha)	8.58
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,8,11
Significance	Regional

Site ID	C16
Site name	Dinsdale Gully
Area (ha)	3.17
SNA type	cSNA
RPS ecological significance criteria met	1,11
Significance	Local

Site ID	C18

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Site name	Donny Park
Area (ha)	20.65
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6,8,11
Significance	Regional

Site ID	C20
Site name	Graham Park
Area (ha)	8.10
SNA type	cSNA
RPS ecological significance criteria met	1,3,11
Significance	Regional

Site ID	C22
Site name	Hamilton Gardens
Area (ha)	8.47
SNA type	cSNA
RPS ecological significance criteria met	3,11
Significance	Regional

Site ID	C23
Site name	Hammond Park
Area (ha)	10.13
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6,7,8,9,11
Significance	National

Site ID	C26
Site name	Katapaki Gully - Downstream

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Area (ha)	18.59
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6,8,11
Significance	Regional

Site ID	C28
Site name	Kirikiriroa Esplanade Gully
Area (ha)	16.81
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6,7,8,9,11
Significance	National

Site ID	C30
Site name	Lake Rotokauri Margin
Area (ha)	1.64
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6
Significance	Regional

Site ID	C31
Site name	Lake Rotoroa
Area (ha)	76.89
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6,7,9
Significance	Regional

Site ID	C33
Site name	Mangaiti Gully - downstream
Area (ha)	7.92

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,8,11
Significance	Regional

Site ID	C34
Site name	Mangaiti Gully - Huntington arm
Area (ha)	0.87
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,4,6,8,11
Significance	Local

Site ID	C35
Site name	Mangaiti Gully - upstream
Area (ha)	28.66
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,7,8,9,11
Significance	Regional

Site ID	C37
Site name	Mangakotukutuku north gully - Waikato River
Area (ha)	10.62
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,8,11
Significance	National

Site ID	C38
Site name	Mangakotukutuku south gully - Deanwell
Area (ha)	2.00

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	3,8,11
Significance	Regional

Site ID	C39
Site name	Mangakotukutuku west gully - Sandford Park
Area (ha)	35.01
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,7,8,11
Significance	National

Site ID	C40
Site name	Mangaonua Gully - downstream
Area (ha)	31.19
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,7,8,9,11
Significance	National

Site ID	C41
Site name	Mangaonua Gully - upstream
Area (ha)	17.81
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,8,11
Significance	National

Site ID	C44
Site name	Pukete Farm Park
Area (ha)	19.51

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6
Significance	Local

Site ID	C46
Site name	Ranfurly Park
Area (ha)	7.40
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,4,6
Significance	Local

Site ID	C47
Site name	Resthills Park
Area (ha)	5.47
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3
Significance	National

Site ID	C50
Site name	Ruakura kahikatea group
Area (ha)	1.07
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	4
Significance	Local

Site ID	C53
Site name	Tauhara Park
Area (ha)	0.67
SNA type	cSNA

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

RPS ecological significance criteria1,3,4,6,8,11	1,3
Significance	Local

Site ID	C54
Site name	Tauhara Park - Kirikiriroa Stream
Area (ha)	12.02
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,8,10,11
Significance	Regional

Site ID	C56
Site name	Te Manatu Gully
Area (ha)	3.23
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,4,6,8,11
Significance	Local

Site ID	C59
Site name	Te Rapa North
Area (ha)	10.75
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	3,8,10,11
Significance	Regional

Site ID	C64
Site name	Waikato River
Area (ha)	136.85
SNA type	cSNA
RPS ecological	3,7,8,9,11

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

significance criteria1,3,4,6,8,11	
Significance	National

Site ID	C65
Site name	Waikato River - Amberfield
Area (ha)	5.20
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,11
Significance	National

Site ID	C66
Site name	Waikato River - Chartwell
Area (ha)	4.94
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,6,11
Significance	Regional

Site ID	C67
Site name	Waikato River - Claudelands
Area (ha)	12.14
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,8,11
Significance	Regional

Site ID	C68
Site name	Waikato River - Cobham Drive
Area (ha)	3.37
SNA type	cSNA
RPS ecological significance	1,3,6,11

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

criteria1,3,4,6,8,11	
Significance	Regional

Site ID	C69
Site name	Waikato River - Hamilton Central
Area (ha)	3.96
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,11
Significance	Regional

Site ID	C70
Site name	Waikato River - Hamilton East
Area (ha)	3.51
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,11
Significance	Regional

Site ID	C71
Site name	Waikato River - Hamilton Gardens
Area (ha)	8.38
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,9,11
Significance	Regional

Site ID	C72
Site name	Waikato River - Harrowfield
Area (ha)	4.25
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,11

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage,
Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Significance	Regional

Site ID	C73
Site name	Waikato River - Peacocke North
Area (ha)	1.23
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	4,6,11
Significance	Local

Site ID	C74
Site name	Waikato River - Pukete
Area (ha)	6.02
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,4,6,9,11
Significance	Local

Site ID	C75
Site name	Waikato River - Saint Andrews
Area (ha)	7.30
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,11
Significance	National

Site ID	C76
Site name	Waikato River - Te Rapa
Area (ha)	8.77
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,6,11
Significance	Local

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Site ID	C77
Site name	Waikato River - Whitiora
Area (ha)	4.22
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,11
Significance	Regional

Site ID	C78
Site name	Waikato River - Woodridge Flagstaff
Area (ha)	15.18
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,6,11
Significance	Local

Site ID	C81
Site name	Waikato University kahikatea stands
Area (ha)	0.57
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	4
Significance	Local

Site ID	C83
Site name	Waitawhiriwhiri Reserve - Beetham Park - Edgecumbe Park
Area (ha)	24.77
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,8,11
Significance	Regional

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Site ID	C86
Site name	Hall Road, Peacocke
Area (ha)	0.28
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	3,11
Significance	National

Site ID	C87
Site name	Mangakotukutuku Gully, Peacocke
Area (ha)	37.16
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	3,11
Significance	National

Site ID	C88
Site name	Waikato River Esplanade, Peacocke
Area (ha)	16.52
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	3,11
Significance	National

fSNA

Site ID	F1
Site name	Berkley Kahikatea
Area (ha)	0.38
SNA type	fSNA
RPS ecological significance criteria met	3,4,9,11
Significance	National

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Site ID	F2
Site name	Brymer Park
Area (ha)	1.04
SNA type	fSNA
RPS ecological significance criteria met	1,4,6,11
Significance	Local

Site ID	F3
Site name	Kereru Reserve
Area (ha)	1.61
SNA type	fSNA
RPS ecological significance criteria met	4,9
Significance	Local

Site ID	F4
Site name	Caldwell Native Bush
Area (ha)	0.28
SNA type	fSNA
RPS ecological significance criteria met	9
Significance	Local

Site ID	F5
Site name	Donny Park Raupo
Area (ha)	1.95
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,11
Significance	Regional

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Site ID	F6
Site name	Farnborough Drive Reserve
Area (ha)	1.12
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,11
Significance	Regional

Site ID	F7
Site name	Graham Island (Te Motere o Kaipikau)
Area (ha)	0.36
SNA type	fSNA
RPS ecological significance criteria met	4
Significance	Local

Site ID	F8
Site name	Grove Park Kahikatea
Area (ha)	0.11
SNA type	fSNA
RPS ecological significance criteria met	1,4
Significance	Local

Site ID	F9
Site name	Gully near Hammond Bush I
Area (ha)	0.79
SNA type	fSNA
RPS ecological significance criteria met	1,3,8,11
Significance	National

Site ID	F10

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Site name	Gully near Hammond Bush II
Area (ha)	1.34
SNA type	fSNA
RPS ecological significance criteria met	1,3,6,8,11
Significance	National

Site ID	F11
Site name	Hammond Bush
Area (ha)	3.04
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,11
Significance	Regional

Site ID	F12
Site name	Hammond Park - North End
Area (ha)	0.44
SNA type	fSNA
RPS ecological significance criteria met	1,11
Significance	Local

Site ID	F13
Site name	Hillcrest Kahikatea
Area (ha)	1.37
SNA type	fSNA
RPS ecological significance criteria met	1,4,9
Significance	Local

Site ID	F14
Site name	Horseshoe Lake I

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Area (ha)	37.35
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,8
Significance	National

Site ID	F17
Site name	Kirikiriroa Gully Arm, adjacent to Gordonton Road I
Area (ha)	0.21
SNA type	fSNA
RPS ecological significance criteria met	1,4,11
Significance	Regional

Site ID	F18
Site name	Kirikiriroa Gully Arm, adjacent to Gordonton Road II
Area (ha)	0.36
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	Regional

Site ID	F19
Site name	Kirikiriroa Gully, Chartwell
Area (ha)	2.42
SNA type	fSNA
RPS ecological significance criteria met	1,3,4
Significance	Regional

Site ID	F20
Site name	Kirikiriroa Gully, Harrowfield, Riverbank

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

	North
Area (ha)	1.68
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	Regional

Site ID	F21
Site name	Kirikiriroa Gully, Mangaiti
Area (ha)	3.52
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,9,11
Significance	Regional

Site ID	F22
Site name	Lake Rotokaeo (Forest Lake)
Area (ha)	6.87
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6
Significance	Regional

Site ID	F24
Site name	Mamaku-Mahoe Forest, Hamilton Gardens
Area (ha)	1.77
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	Regional

Site ID	F27

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Site name	Mangakotukutuku Gully, Te Anau
Area (ha)	0.59
SNA type	fSNA
RPS ecological significance criteria met	1,3,11
Significance	National

Site ID	F28
Site name	Mangaonua Gully Arm in Berkley
Area (ha)	0.43
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	National

Site ID	F29
Site name	Mangaonua Gully Arm in Berkley II
Area (ha)	0.54
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	National

Site ID	F30
Site name	Mangaonua Gully Arm in Berkley III
Area (ha)	0.31
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	National

Site ID	F31
Site name	Mangaonua Gully Arm in Riverlea

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

Area (ha)	0.31
SNA type	fSNA
RPS ecological significance criteria met	3,11
Significance	Local

Site ID	F32
Site name	Mangaonua Gully, Chelmsford Park
Area (ha)	1.34
SNA type	fSNA
RPS ecological significance criteria met	1,3,11
Significance	National

Site ID	F33
Site name	Mangaonua Gully, Silverdale
Area (ha)	3.40
SNA type	fSNA
RPS ecological significance criteria met	1,11
Significance	Regional

Site ID	F34
Site name	Mangaonua Streamside Berkley
Area (ha)	0.55
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	National

Site ID	F35
Site name	Mangaonua Streamside in Riverlea I
Area (ha)	1.04

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

SNA type	fSNA
RPS ecological significance criteria met	1,3,9,11
Significance	National

Site ID	F36
Site name	Mangaonua Streamside in Riverlea II
Area (ha)	0.29
SNA type	fSNA
RPS ecological significance criteria met	1,11
Significance	Local

Site ID	F37
Site name	Mangaonua Streamside in Riverlea III
Area (ha)	0.26
SNA type	fSNA
RPS ecological significance criteria met	1,11
Significance	Local

Site ID	F38
Site name	Mangaonua Streamside in Riverlea IV
Area (ha)	0.57
SNA type	fSNA
RPS ecological significance criteria met	3,11
Significance	National

Site ID	F40
Site name	Mooney Street Kahikatea
Area (ha)	0.56
SNA type	fSNA

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

RPS ecological significance criteria met	1,4
Significance	Local

Site ID	F41
Site name	Peachgrove Kahikatea
Area (ha)	0.78
SNA type	fSNA
RPS ecological significance criteria met	4,6,11
Significance	Local

Site ID	F43
Site name	Puketaha Astelia Gully
Area (ha)	3.82
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,11
Significance	National

Site ID	F44
Site name	Pukete Kanuka Gully I
Area (ha)	1.25
SNA type	fSNA
RPS ecological significance criteria met	1,3,8,9,11
Significance	Regional

Site ID	F45
Site name	Pukete Kanuka Gully II
Area (ha)	0.22
SNA type	fSNA
RPS ecological	4,9

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

significance criteria met	
Significance	Local

Site ID	F46
Site name	Pukete Riverside Kanuka
Area (ha)	0.46
SNA type	fSNA
RPS ecological significance criteria met	1,4,11
Significance	Local

Site ID	F47
Site name	Pukete Riverside Manuka-Mahoe Forest
Area (ha)	1.29
SNA type	fSNA
RPS ecological significance criteria met	1,6,9,11
Significance	Local

Site ID	F48
Site name	Ranfurly Park Kanuka
Area (ha)	0.63
SNA type	fSNA
RPS ecological significance criteria met	1,4
Significance	Local

Site ID	F49
Site name	River Island, with turf vegetation
Area (ha)	0.03
SNA type	fSNA
RPS ecological significance	4,6

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

criteria met	
Significance	Local

Site ID	F50
Site name	River Road North Gully
Area (ha)	6.74
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,7,8,11
Significance	National

Site ID	F51
Site name	Riverbank east of Cobham Bridge
Area (ha)	0.25
SNA type	fSNA
RPS ecological significance criteria met	1,3,11
Significance	Local

Site ID	F52
Site name	Riverbank Kanuka opposite Hammond Park
Area (ha)	2.4
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	Regional

Site ID	F53
Site name	Riverbank Mahoe Scrub, Pukete
Area (ha)	1.51
SNA type	fSNA
RPS ecological significance	1,9,11

Planning provisions amended by Plan Change 9 that relate to Archaeology, Built Heritage, Historic Heritage Areas and Significant Natural Areas have immediate legal effect upon public notification.

criteria met	
Significance	Local

Site ID	F54
Site name	Riverbank Mamaku-Kamahi Forest, Hamilton Gardens
Area (ha)	1.84
SNA type	fSNA
RPS ecological significance criteria met	1,3,11
Significance	Regional

Site ID	F55
Site name	Riverbank North of Pukete Bridge
Area (ha)	1.07
SNA type	fSNA
RPS ecological significance criteria met	1,4,11
Significance	Local

Site ID	F56
Site name	Riverbank opposite Ann Street
Area (ha)	0.90
SNA type	fSNA
RPS ecological significance criteria met	3,4,11
Significance	Local

Site ID	F57
Site name	Riverbank opposite St Andrews Golf Course
Area (ha)	1.38
SNA type	fSNA
RPS ecological	1,3,11

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significance criteria met	
Significance	Local

Site ID	F58
Site name	Riverbank South of Miropiko
Area (ha)	0.09
SNA type	fSNA
RPS ecological significance criteria met	11
Significance	Local

Site ID	F59
Site name	Riverside Alder, Hamilton North
Area (ha)	1.45
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,11
Significance	Local

Site ID	F60
Site name	Riverside Kanuka, Hammond Park
Area (ha)	0.82
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	Regional

Site ID	F61
Site name	Riverside Kanuka, Peacocke
Area (ha)	3.3
SNA type	fSNA
RPS ecological significance	1,3,4,11

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criteria met	
Significance	Regional

Site ID	F62
Site name	Seely's Gully
Area (ha)	2.04
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,9,11
Significance	Regional

Site ID	F63
Site name	Southwell Bush
Area (ha)	0.93
SNA type	fSNA
RPS ecological significance criteria met	3,4
Significance	National

Site ID	F64
Site name	St Andrews Kanuka
Area (ha)	2.02
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	Local

Site ID	F65
Site name	Te Papanui - Claudelands Bush
Area (ha)	6.38
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,8,9,11

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Significance	National

Site ID	F66
Site name	Te Rapa North Kahikatea I
Area (ha)	0.33
SNA type	fSNA
RPS ecological significance criteria met	4
Significance	Local

Site ID	F67
Site name	Te Rapa North Kahikatea II
Area (ha)	0.49
SNA type	fSNA
RPS ecological significance criteria met	4
Significance	Local

Site ID	F68
Site name	Templeview Kahikatea
Area (ha)	1.00
SNA type	fSNA
RPS ecological significance criteria met	4
Significance	Local

Site ID	F69
Site name	Totara Park
Area (ha)	1.97
SNA type	fSNA
RPS ecological significance criteria met	1,4
Significance	Local

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Site ID	F70
Site name	Waikato University Kahikatea
Area (ha)	0.05
SNA type	fSNA
RPS ecological significance criteria met	4
Significance	Local

Site ID	F71
Site name	Waitawhiriwhiri Gully, Edgecumbe Park
Area (ha)	0.51
SNA type	fSNA
RPS ecological significance criteria met	1,3,11
Significance	Local

Site ID	F72
Site name	Waitawhiriwhiri Gully, Whitiora
Area (ha)	0.55
SNA type	fSNA
RPS ecological significance criteria met	11
Significance	Local

Site ID	F73
Site name	Mangakotukutuku Gully, Peacocke
Area (ha)	0.4
SNA type	fSNA
RPS ecological significance criteria met	4,11
Significance	Local

Site	Name	Map

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Number (refer to Planning Maps)		Number
SNA 1	Te Rapa North kahikatea I	7B
SNA 2	Te Rapa North kahikatea II	7B
SNA 3	River Road North Gully	7B, 8B
SNA 4	Riverside alder with tree ferns	7B, 8B
SNA 5	Pukete kanuka Gully I	16B, 8B
SNA 6	Riverbank mahoe scrub, Pukete	16B, 8B
SNA 7	Pukete Riverside mamaku-mahoe Forest	16B, 17B
SNA 8	Pukete kanuka Gully II	16B
SNA 9	Pukete Riverside kanuka	17B
SNA 10	Puketaha astelia Gully	19B
SNA 11	Kereru Reserve	14B
SNA 12	Horseshoe Lake (Waiwhakareke Natural Heritage Park)	33B
SNA 13	Riverbank north of Pukete Bridge	17B
SNA 14	Kirikiriroa Gully, Harrowfield	17B
SNA 15	Totara Park	17B
SNA 16	Mooney Street kahikatea	25B
SNA 17	Kirikiriroa Gully adjacent to Gordonton Road	19B
SNA 18	Kirikiriroa Gully, Chartwell	19B
SNA 19	Riverbank opposite St Andrew's Golf Course	18B, 27B
SNA 20	St Andrew's kanuka	27B
SNA 21	Donny Park raupo	27B
SNA 22	Riverbank opposite Anne Street	27B
SNA 23	Ranfurly Park, Fairfield	36B, 37B
SNA 24	Kirikiriroa Gully, Mangaiti	18B, 19B
SNA 25	Nawton Wetland	33B
SNA 26	Brymer Park	33B
SNA 27	Lake Rotokaeo (Forest Lake)	35B
SNA 28	Grove Park kahikatea	42B
SNA 29	Waitawhiriwhiri Gully, Edgecumbe Park	36B
SNA 30	Waitawhiriwhiri Gully, Whitiora	35B

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~~SNA 31~~	~~Claudelands Bush~~	~~37B, 38B~~
~~SNA 32~~	~~Riverbank south of Miropiko~~	~~37B~~
~~SNA 33~~	~~Seeley's Gully~~	~~37B, 38B, 45B, 46B~~
~~SNA 34~~	~~Peachgrove kahikatea~~	~~46B~~
~~SNA 35~~	~~Mixed planted forest and totara forest near Golf Area Hamilton Lake Domain~~	~~44B~~
~~SNA 36~~	~~Lake Rotoroa~~	~~44B, 45B, 54B, 55B~~
~~SNA 37~~	~~Southwell Bush~~	~~38B~~
~~SNA 38~~	~~Caldwell Native Bush~~	~~38B~~
~~SNA 39~~	~~Waikato University kahikatea~~	~~47B~~
~~SNA 40~~	~~Hillcrest kahikatea~~	~~47B~~
~~SNA 41~~	~~Mangaonua Gully, Chelmsford Park~~	~~48B~~
~~SNA 42~~	~~Mangaonua Gully, Silverdale~~	~~48B~~
~~SNA 43~~	~~Temple View kahikatea~~	~~60B~~
~~SNA 44~~	~~Graham Island (Te Motere o Kaipikau)~~	~~56B~~
~~SNA 45~~	~~Riverbank east of Cobham Drive~~	~~56B~~
~~SNA 46~~	~~River Island with turf vegetation~~	~~56B~~
~~SNA 47~~	~~Mamaku-mahoe forest, Hamilton Gardens Riverbank Mamaku-kamahi forest, Hamilton Gardens~~	~~57B~~
~~SNA 48~~	~~Riverbank kanuka opposite Hammond Park~~	~~57B~~
~~SNA 49~~	~~Hammond Bush~~	~~58B, 57B~~
~~SNA 50~~	~~Gully near Hammond Bush I~~	~~58B~~
~~SNA 51~~	~~Gully near Hammond Bush II~~	~~58B~~
~~SNA 52~~	~~Riverside kanuka, Hammond Park~~	~~58B~~
~~SNA 53~~	~~Mangaonua streamside, Riverlea~~	~~58B~~
~~SNA 54~~	~~Riverside kanuka, Peacocke~~	~~58B, 65B~~
~~SNA 55~~	~~Mangakotukutuku gully, Te Anau Park~~	~~63B~~
~~SNA 56~~	~~Mangakotukutuku gully, Peacocke~~	~~64B~~
~~SNA 57~~	~~Mangaonua gully, Berkley~~	~~58B~~
~~SNA 58~~	~~Mangaonua streamside, Riverlea~~	~~58B~~
~~SNA 59~~	~~Mangaonua gully arm, Riverlea~~	~~58B~~

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Schedule 9D: Notable Trees

Note

In the table below:

1. ""Means when assessed as part of a stand these trees reach the required threshold.*
2. "x3" Means the number of trees assessed as one canopy (i.e. three trees).
3. The protected root zone of a tree may extend beyond the boundary of the listed lot and onto a neighbouring property. The extent of the individual Protected Root Zone for each Notable Tree, as shown on the planning maps is indicative. The radius measurement in Appendix 9D is to be measured from the centre of the trunk of the Notable Tree to confirm the physical location of the Protected Root Zone.

ID# (as per planning maps)	Common Name	Botanical Name	Address/Legal Description	STEM Score	This column has been removed by PC 9	Protected Root Zone (Metre radius from the centre of the tree trunk)
T3 Map 56B	**Bunya bunya**	**Araucaria bidwillii**	**Cobham Drive (Hamilton Gardens), Sec 26 Hamilton East Twn Belt**	**216**		**19.9**
T4 Map 57B		**Mixed Group**				
4.1	Redwood	Sequoia sempervirens	Cobham Drive Reserve, Lot DPS 23750	162		16.3
4.2	Atlantic cedar	Cedrus atlantica glauca	Cobham Drive Reserve, Lot DPS 23750	162		16.9
4.3	Redwood	Sequoia sempervirens	Cobham Drive Reserve, Lot 3 DPS 23750	162		14.1
4.4	Holm oak	Quercus ilex	Cobham Drive Reserve, Lot 3 DPS 23750	156		16.2

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4.5	Atlantic cedar	Cedrus atlantica glauca	Cobham Drive Reserve, Lot 3 DPS 23750	150		12.6	
4.6	Redwood	Sequoia sempervirens	334 Cobham Drive, Pt Lot 2 DPS 13020	168		17.1	
4.7	Atlantic cedar	Cedrus atlantica glauca	332 Cobham Drive, Lot 1 DPS 23750	156		11.7	
4.8	Holm oak	Quercus ilex	332 Cobham Drive, Lot 1 DPS 23750	144		14.2	
T5 Map 57B	English oak	Quercus robur	61 Flynn Rd, Lot 1 DPS 24621		648		2
T6 Map 37B	Tupelo	Nyssa sylvatica	12 George St, Lot 1 DPS 4394	162		8.3	
T7 Map 45B	**Ferrybank Plantation**	**Mixed Group**	**Grantham St - Ferrybank Reserve, Allotment 443A Town of West Hamilton, Lot 2 DPS 257.**				
7.1	English oak	Quercus robur	Grantham St – Ferrybank Reserve	174		16.4	
7.2	English oak	Quercus robur	Grantham St – Ferrybank Reserve	150		11.2	
7.3	English oak	Quercus robur	Grantham St – Ferrybank Reserve	150		14.3	

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7.4	Japanese cedar	Cryptomeria japonica	Grantham St – Ferrybank Reserve	144		15.9
7.5	English beech	Fagus sylvatica	Grantham St – Ferrybank Reserve	2592		
7.6	English beech	Fagus sylvatica	Grantham St – Ferrybank Reserve	138		14.3
7.7	Pin oak	Quercus palustris	Grantham St – Ferrybank Reserve			
7.8	London plane	Platanus acerifolia	Grantham St – Ferrybank Reserve	192		21.7
7.9	Japanese cedar	Cryptomeria japonica	Grantham St – Ferrybank Reserve	144		12.3
7.10	London plane	Platanus acerifolia	Grantham St – Ferrybank Reserve	192		19.4
7.11	Japanese cedar	Cryptomeria japonica	Grantham St – Ferrybank Reserve	150		10.6
7.12	London plane	Platanus acerifolia	Grantham St – Ferrybank Reserve	186		19.6
7.13	London plane	Platanus acerifolia	Grantham St – Ferrybank Reserve	186		21.4
7.16	California big tree or Giant Sequoia	Sequoiadendron giganteum	Grantham St – Ferrybank Reserve	168		22.9
7.17	Japanese cedar	Cryptomeria japonica	Grantham St – Ferrybank	144		12.2

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			Reserve			
T8 Map 46B	**Grey St Avenue**		**Grey St, Hamilton East, Road Reserve**			
8.1	London plane	Platanus acerifolia	By 142 Grey St	198		17.3
8.2	English elm	Ulmus procera	Opposite 293 Grey St (by Steele Park toilets)	213		18.9
8.5	English oak	Quercus robur	By 146 Grey St	201		19.3
8.6	London plane	Platanus acerifolia	By 293 Grey St	231		18.2
8.7	London plane	Platanus acerifolia	Cnr Cook and Grey St (by 300 Grey Street)	231		21.7
8.8	London plane	Platanus acerifolia	Cnr Cook and Grey St (Steel Park Corner)	231		16.1
8.9	Common elm	Ulmus procera	By 191 Grey St	195		14.5
8.10	London plane	Platanus acerifolia	By 242 Grey St	237		18.2
8.11	London plane	Platanus acerifolia	By 209 Grey St	219		16.3
8.12	London plane	Platanus acerifolia	By 208A Grey St	231		18.5
8.13	London plane	Platanus acerifolia	By 180 Grey St	225		21.4
8.14	London plane	Platanus acerifolia	Cnr of Wellington and Grey St (by 265 Grey Street)	225		17.7
8.15	London plane	Platanus acerifolia	By 150 Grey St	162		12.8
T9 Map 46B	**Steele Park Memorial**		**Steele Park, Grey St,**			

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	Trees		**Allotment 410 Town of Hamilton East**			
9.1	Silver birch	Betula pendula	Cook St (opposite 300 Grey St)		432	
9.2	Sycamore maple	Acer pseudoplatanus	Cook St		864	
9.3	London plane	Platanus acerifolia	Cook St	213		17.8
9.4	English oak	Quercus robur	Cook St	192		11.7
9.5	English oak	Quercus robur	Cook St	174		13.5
9.6	London plane	Platanus acerifolia	Cook St	207		21.7
9.7	English oak	Quercus robur	Cook St	198		19.1
9.8	English oak	Quercus robur	Cook St		648	
9.9	English oak	Quercus robur	Cook St	228		18.9
9.10	English oak	Quercus robur	Cook St	162		12.6
9.11	English oak	Quercus robur	Cook St	168		14.7
9.12	English oak	Quercus robur	Firth St		576	
9.13	English oak	Quercus robur	Firth St	168		12.4
9.14	English oak	Quercus robur	Firth St	162		10.4
9.15	English oak	Quercus robur	Firth St	168		12.4
9.16	English oak	Quercus robur	Firth St	180		21.2
9.17	English oak	Quercus robur	Firth St		864	
9.18	English oak	Quercus robur	Firth St		1944	
9.19	English oak	Quercus robur	Firth St	135		10.5
9.20	English oak	Quercus robur	Firth St	186		13.2
9.22	English oak	Quercus robur	Firth St	174		12.0
9.23	California big tree or Giant Sequoia	Sequoiadendron giganteum	Wellington St	132		15.2
9.24	English oak	Quercus robur	Wellington St		648	
9.25	English oak	Quercus robur	Wellington St	192		15.8

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9.26	English oak	Quercus robur	Wellington St	174		11.6
9.27	English oak	Quercus robur	Wellington St	192		12.5
9.28	English oak	Quercus robur	Wellington St	204		17.0
9.29	English oak	Quercus robur	Wellington St	186		14.1
9.30	English oak	Quercus robur	Wellington St		2916	
9.31	English oak	Quercus robur	Wellington St	192		13.8
9.32	Sycamore maple	Acer pseudoplatanus	Wellington St		864	
9.33	English oak	Quercus robur	Wellington St	171		9.9
9.34	English oak	Quercus robur	Wellington St	186		15.5
9.36	English oak	Quercus robur	Wellington St	147		8.7
9.37	English oak	Quercus robur	Wellington St	174		12.6
9.38	Douglas fir	Pseudotsuga menziesii	Wellington St	138		10.5
9.39	English oak	Quercus robur	Wellington St	141		10.1
9.40	Indian cedar	Cedrus deodora	Cnr Wellington & Grey St	150		10.7
9.41	English oak	Quercus robur	Grey St	168		11.9
9.42	Sweet chestnut	Castanea sativa	Grey St	150		18.0
9.43	English oak	Quercus robur	Grey St	147		8.7
9.44	English oak	Quercus robur	Grey St	204		15.1
9.45	English oak	Quercus robur	Grey St	174		13.1
9.46	Sycamore maple	Acer pseudoplatanus	Grey St		576	
9.47	English oak	Quercus robur	Grey St		1296	
9.48	English oak	Quercus robur	Grey St	180		14.1
9.49	English oak	Quercus robur	Grey St	180		13.6

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9.50	English oak	Quercus robur	Grey St			1296	
9.51	English oak	Quercus robur	Grey St	192		14.2	
T10 Map 45B		**Oak Stand**	**Hamilton Parade by Alma St, Road Reserve**				
10.1	Mossy cup oak	Quercus acutissima	Hamilton Parade	168		20.6	
10.2	Mossy cup oak	Quercus acutissima	Hamilton Parade	162		14.6	
10.3	Mossy cup oak	Quercus acutissima	Hamilton Parade			1536	1
10.4	Mossy cup oak	Quercus acutissima	Hamilton Parade	156		9.2	
10.5	Tulip poplar	Liriodendron tulipifera	Hamilton Parade	180		24.8	
10.6	Pohutukawa	Metrosideros excelsa	Hamilton Parade	150		26.3	
T11 Map 37B			**Hamilton Parade by London St, Road Reserve**				
11.1	Swamp cypress	Taxodium distichum	Hamilton Parade by London St	162		16.5	
11.2	Kauri	Agathis australis	Hamilton Parade by London St			1024	1
T12 Map 28B	Blue Atlantic cedar	Cedrus atlantica glauca	1 Blue Cedar Lane Lot 1 DP 336812	150		16.8	
T13 Map 54B	California big tree or Giant Sequoia	Sequoiadendron gigantum	82 Lake Crescent, Lot 2 DP 34122	168		22.1	
T14 Map 37B			**Little London St**				
14.1	Indian cedar	Cedrus deodara	2 Little	201		15.2	

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			London St, Lot 2 DPS 83224				
14.2	English beech	Fagus sylvatica	2 Little London St, Lot 2 DPS 83224	210		29.6	
T15 Map 37B	Weeping elm	Ulmus glabra pendula	4 Little London Lane, Lot 1 DPS 75770	198		10.9	
T16 Map 45B	**Hamilton Hotel Riverside Planting**	**Stand**	**Marlborough Place, Lot 1 DPS 32477**				
16.1	Norfolk pine	Araucaria heterophylla	Hamilton Hotel, 170 Victoria St	204		14.7	
16.2	Norfolk pine	Araucaria heterophylla	Hamilton Hotel, 170 Victoria St			1728	1
16.3	Bunya bunya	Araucaria bidwillii	Hamilton Hotel, 170 Victoria St	216		20.7	
16.4	Southern magnolia	Magnolia grandiflora	Hamilton Hotel, 170 Victoria St			512	2
16.5	Southern magnolia	Magnolia grandiflora	Hamilton Hotel, 170 Victoria St			864	2
T17 Map 45B	**Soldiers' Memorial Trees**	**Stand**	**Memorial Park, Allotment 417 Town of Hamilton East, Sec 1-3 SO 56166, Pt Lots 2 and 7 DP 1233.**				
17.1	Kauri	Agathis australis	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East			1152	1
17.2	Kauri	Agathis australis	Memorial Park, Memorial Dr Pt Lot 7 DP 1233	132		4.3	

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17.3	Titoki	Alectryon excelsus	Memorial Park, Memorial Dr Sec 2 SO 56166		1152	1
17.4	Caucasian fir	Abies nordmanniana	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	135	9.1	
17.5	Caucasian fir	Abies nordmanniana	Memorial Park, Memorial Dr Pt Lot 7 DP 1233		3456	1
17.6	Horse chestnut	Aesculus hippocastanum	Memorial Park, Memorial Dr Sec 2 SO 56166	165		
17.8	Norfolk pine	Araucaria heterophylla	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	201	13.5	
17.9	Norfolk pine	Araucaria heterophylla	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	174	12.0	
17.10	Caucasian fir	Abies nordmanniana	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	168	7.5	
17.11	Japanese cedar	Cryptomeria japonica	Memorial Park, Memorial Dr Sec 2 SO 56166	222	15.7	
17.12	Indian cedar	Cedrus deodara	Memorial Park, Memorial Dr Pt Lot 7 DP 1233	156	16.5	

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17.13	Silver birch	Betula pendula	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East			768	2
17.14	Silver birch	Betula pendula	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	132		5.1	
17.15	Rimu	Dacrydium cupressinum	Memorial Park, Memorial Dr	168		9.6	
17.16	Rimu	Dacrydium cupressinum	Memorial Park, Memorial Dr Pt Lot 7 DP 1233	138		7.5	
17.17	Rimu	Dacrydium cupressinum	Memorial Park, Memorial Dr Pt Lot 7 DP 1233	162		8.0	
17.18	Rimu	Dacrydium cupressinum	Memorial Park, Memorial Dr Pt Lot 7 DP 1233	138		8.3	
17.19	English beech	Fagus sylvatica	Memorial Park, Memorial Dr Sec 3 SO 56166	168		9.9	
17.20	Common ash	Fraxinus excelsior	Memorial Park, Memorial Dr				
17.21	Common ash	Fraxinus excelsior	Memorial Park, Memorial Dr				
17.22	Maidenhair tree	Ginkgo biloba	Memorial Park, Memorial Dr Pt Lot 2 DP 1233			1152	1
17.25	Southern magnolia	Magnolia grandiflora	Memorial Park, Memorial Dr Sec 2 SO 56166	180			

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17.26	Totara	Podocarpus totara	Memorial Park, Memorial Dr Pt Lot 7 DP 1233	156		12.8
17.27	Cherry	Prunus serrulata cv.	Memorial Park, Memorial Dr Sec 2 SO 56166		864	2
17.28	Scarlet oak	Quercus coccinea	Memorial Park, Memorial Dr Sec 1 SO 56166	141		17.8
17.29	Scarlet oak	Quercus coccinea	Memorial Park, Memorial Dr Sec 2 SO 56166	192		12.4
17.30	English oak	Quercus robur	Memorial Park, Memorial Dr Sec 2 SO 56166	144		11.7
17.32	English oak	Quercus robur	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	156		13.0
17.33	English oak	Quercus robur	Memorial Park, Memorial Dr Sec 2 SO 56166	216		14.9
17.34	English oak	Quercus robur	Memorial Park, Memorial Dr Sec 2 SO 56166	144		10.1
17.35	English oak	Quercus robur	Memorial Park, Memorial Dr Sec 2 SO 56166	168		16.5
17.36	English oak	Quercus robur	Memorial Park, Memorial Dr	168		15.2

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			Allot 417 TN OF Hamilton East			
17.37	Japanese cedar	Cryptomeria japonica	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	132		10.6
17.38	Redwood	Sequoia sempervirens	Memorial Park, Memorial Dr Sec 2 SO 56166	162		9.7
T18 Map 36B			**20 Mill St (Whitiora Primary School), Allotment 197 Town of Hamilton West**			
18.1	Common ash	Fraxinus excelsior	20 Mill St Allot 197 Town of Hamilton West	162		11.3
18.3	Sweet gum	Liquidamber styraciflua	45 Abbotsford St	192		18.2
18.4	Common elm	Ulmus procera	20 Mill St Allot 198 Town of Hamilton West	576	2	
T19 Map 38B		**Mixed Group – Informal Avenue**	**86-120 Peachgrove Rd**			
19.1	Red oak	Quercus rubra	84 Peachgrove Rd, Lot 9 DPS 63009	156		12.2
19.2	Sweet gum	Liquidamber styraciflua	84 Peachgrove Rd, Lot 9 DPS 63009		*	
19.3	Copper	Fagus sylvatica	88	162		14.3

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	beech	'Purpurea'	Peachgrove Rd, Lot 2 DPS 77637			
19.4	Tulip poplar	Liriodendron tulipifera	96 Peachgrove Rd, Lot 6 DPS 63009	162		13.5
19.5	Tulip poplar	Liriodendron tulipifera	98 Peachgrove Rd, Lot 6 DPS 63009	174		20.1
19.6	Copper beech	Fagus sylvatica 'Purpurea'	100 Peachgrove Rd, Lot 5 DPS 63009	162		16.5
19.7	Scarlet oak	Quercus coccinea	104 Peachgrove Rd, Lot 4 DPS 63009	156		12.5
19.8	Tulip poplar	Liriodendron tulipifera	104 Peachgrove Rd, Lot 4 DPS 63009		384	*
19.9	Red oak	Quercus rubra	114 Peachgrove Rd, Lot 2 DPS 63009	150		13.0
19.10	Kahikatea x 2	Dacrycarpus dacrydioides	4 Ruakura Rd, Pt Lot 1 DPS 64567	150		9.3
T20 Map 38B	Silky oak	Grevillea robusta	200 Peachgrove Rd (Southwell School), Lot 12 DP 4213		972	2
T22 Map 36B	Red-flowering gum	Eucalyptus ficifolia	Road Reserve by 2 Princes St, Road Reserve	210		26.8
T23 Map 37B	California big tree or Giant Sequoia	Sequoiadendron giganteum	Esplanade opposite 390 River Rd, Lot 76 DP 6695		1728	1
T24 Map 37B		**Mixed Stand**	**339 River Rd (Miropiko Reserve), Pt Allot 215 Kirikiriroa**			

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			PSH			
24.1	Chinese pearl-bloom tree	Poliothyrsis sinensis	339 River Rd (Miropiko Reserve)		4608	1
24.2	Copper beech	Fagus sylvatica ‘Purpurea’	339 River Rd (Miropiko Reserve)		864	2
24.3	Maidenhair tree	Ginkgo biloba	339 River Rd (Miropiko Reserve)	168		13.3
24.4	Trident maple	Acer buergerianum	339 River Rd (Miropiko Reserve)	138		6.8
24.5	Maidenhair tree	Ginkgo biloba	339 River Rd (Miropiko Reserve)		768	2
24.6	Kashmir cypress	Cupressus darjeelingensis	339 River Rd (Miropiko Reserve)	138		12.2
24.7	Tupelo	Nyssa sylvatica	339 River Rd (Miropiko Reserve)	132		6.8
24.8	Black oak	Quercus velutina	339 River Rd (Miropiko Reserve)	162		15.2
T25 Map 27B	**Diocesan High School Entry**	**Mixed Group**	**660 River Rd (Diocesan School)**	**-**		
25.1	London plane	Platanus acerifolia	Road Reserve by 660 River Rd	162		22.9
25.2	California big tree or Giant Sequoia	Sequoiadendron giganteum	660 River Rd, Lot 3 DPS 54638	150		18.3
25.3	London plane	Platanus acerifolia	660 River Rd, bdry of road reserve & Lot 3 DPS 54638	156		17.1
25.4	London plane	Platanus acerifolia	660 River Rd, bdry of road reserve &	156		15.2

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			Lot 3 DPS 54638			
25.5	London plane	Platanus acerifolia	660 River Rd, Lot 3 DPS 54638	156		27.0
25.6	London plane	Platanus acerifolia	660 River Rd, bdry of road reserve & Lot 3 DPS 54638	156		16.1
25.7	London plane	Platanus acerifolia	660 River Rd, Lot 3 DPS 54638	156		19.4
25.8	California big tree or Giant Sequoia	Sequoiadendron giganteum	644A River Road Lot 2 DP 311806	174		29.1
25.9	London plane	Platanus acerifolia	660 River Rd, Lot 3 DPS 54638	180		22.9
25.10	Linden	Tilia europaea	660 River Rd, Lot 1 DP 4296	156		11.4
25.11	Pin oak	Quercus palustris	660 River Rd, Lot 1 DP 24135	162		17.6
25.12	London plane	Platanus acerifolia	660 River Rd, Lot 3 DPS 54638	144		19.6
25.13	Tulip poplar	Liriodendron tulipifera	660 River Rd, Lot 3 DPS 54638	150		21.2
T26 Map 37B	Washingtonia palm	Washingtonia filifera robusta	3 New St, Lot 1 DP 26008	168		5.9
T27 Map 45B	Camphor tree	Cinnamomum camphora	Cnr Thackeray/Pembroke St, bdry of Lot 2 SO 58630 & Road reserve	162		20.8
T29	Olive	Olea europea	1340	162		12.5

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Map 36B			Victoria St (Trevellyn Home), Lot 1 DPS 26562			
T30 Map 37B	**Claudelands oaks**	**Mixed Group**	**Claudelands Rd, bdry Road Reserve & Lot 1 DPS 90651**			
30.4	English oak	Quercus robur	Claudelands Rd (opposite No 16), Road Reserve	768		2
30.6	Common oak	Quercus robur	Claudelands Road (opposite # 12) Lot 1 DP S90651	138		18.4
T31 Map 19B	**Hukanui oaks**	**Mixed Group**	**Hukanui Rd Amenity Reserve, Lot 57 DPS 13852 & Lot 58 DPS 13851**			
31.1	English oak	Quercus robur	Hukanui Rd Lot 57 DPS 13852	156		15.0
31.2	English oak	Quercus robur	Hukanui Rd Lot 57 DPS 13852	138		12.6
31.3	English oak	Quercus robur	Hukanui Rd Lot 57 DPS 13852	162		12.8
31.4	English oak	Quercus robur	Hukanui Rd Lot 57 DPS 13852	162		11.2
31.5	English oak	Quercus robur	Hukanui Rd Lot 57 DPS 13852	150		15.3
31.6	English oak	Quercus robur	Hukanui Rd Lot 57 DPS 13852	156		13.1
31.7	English oak	Quercus robur	Hukanui Rd Lot 58 DPS	168		14.6

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			13851			
31.8	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	195		20.8
31.9	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851		648	2
31.10	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	183		21.6
31.11	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	162		13.4
31.12	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	150		14.1
31.13	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	183		20.4
31.14	California big tree or Giant Sequoia	Sequoiadendron giganteum	Hukanui Rd Lot 58 DPS 13851	156		16.7
31.15 Map 28B	Italian cypress	Cupressus sempervirens	Hukanui Rd Lot 58 DPS 13851		432	*
31.16 Map 28B	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	162		11.9
31.17 Map 28B	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	162		12.3
T34 Map 23B		**Mixed Group**	**Lee Road, Lot 1 DPS 90181**			
34.1	Norfolk pine	Araucaria heterophylla	27 Lee Road Lot 2 DP 504412	180		15.5
34.2	English oak	Quercus robur	23 Lee Road Lot 1 DP 504412	168		19.0
34.3	Holm oak	Quercus ilex	23 Lee Road Lot 1 DP 504412	156		16.5

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34.4	Redwood	Sequoia sempervirens	27 Lee Road Lot 2 DP 504412	156		9.7	
34.5	Elm	Ulmus glabra	37 Lee Road Part Lot 1 DPS 9918	156		14.7	
T35 Map 56B		**Mixed Group**	**137 Peacocke Road, Reserve behind Glenview Club, Lot 1 DP 312185**				
35.1	English oak	Quercus robur		156		11.0	
35.2	English oak	Quercus robur			1296		1
35.3	London plane	Platanus acerifolia		162		19.7	
35.4	London plane	Platanus acerifolia		162		14.7	
35.5	London plane	Platanus acerifolia		162		16.5	
35.6	English oak	Quercus robur		168		15.1	
35.7	English oak	Quercus robur		162		19.4	
35.8	London plane	Platanus acerifolia		168		16.0	
35.9	English oak	Quercus robur			1296		1
35.10	London plane	Platanus acerifolia		168		20.6	
35.11	London plane	Platanus acerifolia		168		21.7	
35.12	English oak	Quercus robur		168		20.0	
T36 Map 63B		**Stand plus two others**	**Northview Farm – Ohaupo Rd, Sec 1 SO 57582**				
36.1	English oak	Quercus robur	Northview Farm – 3019 Ohaupo Rd	174		18.0	

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36.2	Pin oak	Quercus palustris	Northview Farm – 3019 Ohaupo Rd			1296	1
36.3	Pin oak	Quercus palustris	Northview Farm – 3019 Ohaupo Rd			1296	1
36.4	Pine	Pinus sp.	Northview Farm – 3019 Ohaupo Rd			768	2
36.5	Pin oak	Quercus palustris	Northview Farm – 3019 Ohaupo Rd	162		9.4	
36.6	Fir	Abies sp.	Northview Farm – 3019 Ohaupo Rd			1296	1
36.7	London plane	Platanus acerifolia	Northview Farm – 3019 Ohaupo Rd	168		11.0	
36.8	Pin oak	Quercus palustris	Northview Farm – 3019 Ohaupo Rd	156		12.0	
36.9	Eucalyptus	Eucalyptus sp.	Northview Farm – 3019 Ohaupo Rd			1536	1
36.10	Elm	Ulmus	Northview Farm – 3019 Ohaupo Rd	150		18.2	
T37 Map 37B	Linden	Tilia x europea	1 Rostrevor St, Pt Allotment 28 Town of Hamilton West	168		11.2	
T38 Map 38B	Tulip poplar	Liriodendron tulipifera	93 Peachgrove Rd, Lot 3 DPS 334	174		22.2	
T39 Map 28B	Kapuka	Griselinia littoralis	Fairfield Primary School, Clarkin Rd, Lot 1 DPS 2417			648	2
T40 Map 44B	Maidenhair tree	Ginkgo biloba	104 Lake Rd, Lots 1&2 DPS 62186	162		11.7	
T42 Map			**Hinemoa Park, Sec 1**				

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36B			**SO 57622**			
42.1	Cook Island pine	Araucaria cookii	Hinemoa Park	144		10.9
T43 Map 36B		**Stand**	**Victoria and Ulster St Road Reserve**			
43.1	Linden	Tilea europaea	Victoria and Ulster St Road Reserve	138		11.0
43.2	Scarlet oak	Quercus coccinea	Victoria and Ulster St Road Reserve	144		10.9
T44 Map 45B		**Stand**	**Jesmond Park, Road reserve (part of Claudelands Rd) Lot 1 DP 14636**			
44.1	Red oak	Quercus rubra	Jesmond Park	150		17.3
44.2	London plane	Platanus acerifolia	Jesmond Park	144		12.2
44.3	London plane	Platanus acerifolia	Jesmond Park	138		11.5
T45 Map 37B	Sweet chestnut	Castanea sativa	659 Grey St, Lot 16 DP 13871	156		20.8
T46 Map 42B		**Stand**	**143 & 145 Newcastle Road, Lots 1 & 2 DPS 9015**			
46.1	Tanekaha	Phyllocladus trichomanioides	143 Newcastle Rd		648	2
46.3	Kauri	Agathis australis	143 Newcastle Rd	132		5.2
46.4	Black beech	Nothofagus solandri	143 Newcastle rd	162		8.6

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46.6	Pohutukawa	Metrosideros excelsa	145 Newcastle Rd		648	2
46.7	Miro	Prumnopitys ferruginea	145 Newcastle Rd		648	2
T47 Map 57B			**221 Peacockes Rd, Lot 2 DPS 12490**			
47.1	English oak x 4	Quercus robur	221 Peacockes Rd	132		12.3
47.1	English oak x 4	Quercus robur	221 Peacockes Rd	162		16.2
47.1	English oak x 4	Quercus robur	221 Peacockes Rd	132		12.5
47.1	English oak x 4	Quercus robur	221 Peacockes Rd	150		17.4
47.2	London plane x 4	Platanus acerifolia	221 Peacockes Rd	168		18.2
47.2	London plane x 4	Platanus acerifolia	221 Peacockes Rd	168		16.1
47.2	London plane x 4	Platanus acerifolia	221 Peacockes Rd	168		16.5
47.2	London plane x 4	Platanus acerifolia	221 Peacockes Rd	168		19.1
T49 Map 46B	Rewarewa	Knightia excelsa	130A Grey St, Lot 1 Allot 303 TN OF Hamilton East	144		11.6
T50 Map 11B		**Stand**	**Sexton Rd, Lot 1&2 DPS 13652**			

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50.1	Magnolia	Magnolia delaveyi	13 Sexton Rd Lot 2 DPS 13652	144		2.0	
50.2	Trident maple	Acer buergerianum	13 Sexton Rd Lot 2 DPS 13652			576	2`
50.3	Black oak	Quercus velutina	13 Sexton Rd Lot 2 DPS 13652	162		8.0	
50.4	Japanese emperor oak	Quercus dentata	13 Sexton Rd Lot 2 DPS 13652	138		5.5	
50.5	Pyrenean oak	Quercus pyrenaica	13 Sexton Rd Lot 2 DPS 13652	138		5.8	
50.6	California big tree or Giant Sequoia	Sequoiadendron giganteum	13 Sexton Rd Lot 2 DPS 13652	132		9.0	
50.7	Linden	Tilia europaea	13 Sexton Rd Lot 408 DP 314084			768	2
50.8	Sweet gum	Liquidamber styraciflua	13 Sexton Rd Lot 2 DPS 13652	144		7.8	
50.9	English beech	Fagus sylvatica	13 Sexton Rd Lot 2 DPS 13652	156		10.5	
50.10	Dawn redwood	Metasequoia glyptostroboides	13 Sexton Rd Lot 2 DPS 13652	156		8.2	
T51 Map 38B	Copper beech	Fagus sylvatica ‘Purpurea’	15 Brooklyn Rd, Lot 16 DP 26208	132		17.2	
T52 Map 18B		**Stand**	**951-987 River Road**				
52.1	Pin oak	Quercus palustris	951 River Road, Lot 1 DPS 13322	162		10.2	
52.2	Black walnut	Juglans nigra	953 River Road, Lot 1 DPS 24147	156		8.1	
52.3	Sweet chestnut	Castanea sativa	Road Reserve by 953 River Rd			576	2

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52.4	English oak	Quercus robur	Road Reserve by 955 River Rd	150		12.6
52.5	English oak x 5	Quercus robur	975 River Rd, Lot 8 DPS 25186	150		11.6
52.5	English oak x 5	Quercus robur	975 River Rd, Lot 8 DPS 25186	150		10.2
52.5	English oak x 5	Quercus robur	975 River Rd, Lot 8 DPS 25186	150		8.5
52.5	English oak x 5	Quercus robur	975 River Rd, Lot 8 DPS 25186	144		6.6
52.5	English oak x 5	Quercus robur	975 River Rd, Lot 8 DPS 25186	138		7.8
52.6	Tulip poplar	Liriodendron tulipifera	975 River Rd, Lot 8 DPS 25186		486	2
52.7	London plane	Platanus acerifolia	Road Reserve by 983 River Rd	162		11.7
52.8	London plane	Platanus acerifolia	Road Reserve by 985 River Rd	150		8.8
52.9	London plane	Platanus acerifolia	Road Reserve by 987 River Rd	144		8.0
T54 Map 56B			**Hamilton Gardens, Cobham Drive (indoor bowls lawns), Pt Sec 28 Hamilton East TN BELT**	**-**		
54.1	Kauri	Agathis australis	Hamilton	138		6.6

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			Gardens, Cobham Drive (indoor bowls lawns)			
54.2	Rimu	Dacrydium cupressinum	Hamilton Gardens, Cobham Drive (indoor bowls lawns)	144		6.7
T55 Map 42B	Tasmanian blue gum	Eucalyptus globulus	Road Reserve on cnr Aberdeen/Lachlan Drive (adjacent to 2 Lachlan Dr)		648	2
T56 Map 27B	London plane	Platanus acerifolia	Road reserve by 655 River Rd	174		18.1
T57 Map 38B	Dawn redwood	Metasequoia glyptostroboides	Pensioner Housing Units – Sullivan Cres/Peachgrove Rd, Lot 18 DPS 4558		648	2
T60 Map 36B	Kauri	Agathis australis	19A Darley St, Lot 3 DPS 19479	162		8.1
T61 Map 36B	Totara	Podocarpus totara	422 Tristram St, Lot 18 DP 20707	180		11.8
T62 Map 60B	Kahikatea x 67 Titoki	Dacrycarpus dacrydioides Alectryon excelsus	465 Tuhikaramea Rd, Lot 1 DPS 88403			
T63 Map 60B	Kahikatea x 9	Dacrycarpus dacrydioides	465 Tuhikaramea Rd, Lot 1 DPS 88403			
T64 Map 60B	Kahikatea x 14 Titoki x 4	Dacrycarpus dacrydioides Alectryon excelsus	465 Tuhikaramea Rd, Lot 1 DPS 88403			
T65 Map 60B	Bunya-bunya	Araucaria bidwillii	509 Tuhikaramea Rd, Pt Allot 371,	162		20.9

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			Tuhikaramea Parish			
T66 Map 36B	Golden totara	Podocarpus totara 'Aurea'	9 Strowan Avenue Lot 2 DP 37451		576	2
T67 Map 36B	Frangipani - white	Plumeria obtusa	1202B Victoria St Lot 1 DP 26548		768	2
T68 Map 47B						
68.1	Rimu	Dacrydium cupressinum	16 Sutton Crescent Lot 6 DPS 4111		576	2
68.2	Kauri	Agathis australis	16 Sutton Crescent Lot 6 DPS 4111		576	2
T69 Map 47B	Wonder tree	Idesia polycarpa	Unit 1 117 Cambridge Rd Lot 1 DPS 1551	150		8.3
T70 Map 42B	Kauri	Agathis australis	32 Dalton Crescent Lot 34 DPS 18457		576	2
T71 Map 45B	Tulip tree	Liriodendron tulipifera	Outside 5 Fow St, Outside Lot 1 DP 390729	156		14.1
T72 Map 45B	**Plane tree**	**Platanus orientalis**	**Bridge St Road berm outside Lot 1 DP 4473, Lot 1 DP 13864 and Allot 69 Twn of Hamilton West**			
72.1	Plane tree	Platanus orientalis	Bridge St Road berm outside Lot 1 & 2 DP 4473	180		11.8
72.2	Plane tree	Platanus orientalis	Bridge St Road berm outside Lot	156		11.1

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			1 DP 13864			
72.3	Plane tree	Platanus orientalis	Bridge St Road berm outside Allot 69 Town of Hamilton West	162		14.6
T73 Map 45B		**Mixed Group**	**Victoria St South (cnr Victoria St & Bridge St road reserve)**			
73.1	Phoenix palm	Phoenix canariensis	Opposite Lot 1 DPS 12797	174		8.0
73.2	Phoenix palm	Phoenix canariensis	Opposite Lot 1 DPS 12797	168		9.9
73.3	Totara	Podcarpus totara	Opposite Lot 1 DPS 12797	174		13.8
73.4	Karaka	Corynocarpus laevigatus	Opposite Lot 1 DPS 12797	144		10.4
T74 Map 39B	**Ruakura Structure Plan**		**Ruakura Lane, Melody Lane, AgResearch**			
74.1	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		16.2
74.2	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		12.9
74.3	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		15.6
74.4	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		15.0
74.5	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		14.9

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74.6	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		16.0
74.7	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		16.0
74.8	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	162		15.6
74.9	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		14.9
74.11	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		16.5
74.12	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		15.1
74.13	Scarlet oaks	Quercus coccinea	Ruakura Lane – Lot 3 DPS 66853		3456	1
74.14	English oak	Quercus robur	Ruakura Lane – Lot 3 DPS 66853	162		15.1
74.15	Kapuka	Griselinia littoralis	Ruakura Lane – Lot 4 DPS 66853		432	2
74.16	Totara	Podocarpus totara	Ruakura Lane - Lot 1 DPS 785-4915614.1	156		14.1
74.17	English oak	Quercus robur	Ruakura Lane - Lot 1 DPS 785-49	180		24.6
T75 Map 39B						
75.1	Japanese zelkova	Zelkova serrata	Melody Lane – Lot 3 DPS 66853	174		18.9
75.2	Japanese zelkova	Zelkova serrata	Melody Lane – Lot 3 DPS 66853	168		15.0

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75.3	Japanese zelkova	Zelkova serrata	Melody Lane – Lot 3 DPS 66853		10368	1
75.4	Japanese zelkova	Zelkova serrata	Melody Lane – Lot 3 DPS 66853	156		10.5
75.5	London plane	Platanus orientalis	Melody Lane – Lot 3 DPS 66853	186		24.3
75.6	Lime	Tilia x europea	Melody Lane – Lot 3 DPS 66853		648	2
75.7	English oak	Quercus robur	Melody Lane Lot 3 DPS 66853	174		15.7
75.8	English oak	Quercus robur	Melody Lane Lot 3 DPS 66853	168		15.0
75.9 Map 38B	London plane	Platanus orientalis	Melody Lane Lot 3 DPS 66853		2592	1
75.10	Redwood	Sequoia sempervirens	Melody Lane Lot 3 DPS 66853			
T76 Map 39B						
76.1	Caryax26	Carya	Ag Research – Lot 3 DPS 78549	138		7.8
76.2	Hackberry	Celtis occidentalis	Ag Research – Lot 3 DPS 78549	138		4.7
76.3	Horse chestnut	Aesculus hippocastanum	Ag Research – Lot 3 DPS 7854917420.2	174		20.2
76.4	Himalayan cedar	Cedrus deodara	Ag Research – Lot 3 DPS 78549	156		14.2
76.5	Redwood	Sequoia sempervirens	Ag Research – Lot 3 DPS 78549	192		21.1

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T77 Map 39B						
77.1	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	159		15.6
77.2	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	189		13.0
77.3	Totara x3	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	138		10.0
77.4	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	189		14.0
77.5	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	150		24.1
77.6	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852		528	2
77.7	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	150		9.4
77.8	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852		528	2
77.9	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	132		5.4
77.11	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852		528	2
77.12	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	132		13.6

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77.13	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	138		9.3
77.14	Horse chestnut	Aesculus hippocastanum	Ag Research – Lot 3 DPS 78549	156		10.7
77.15	Redwood	Sequoia sempervirens	Lot 3 DPS 78549	198		16.2
77.16	Redwood	Sequoia sempervirens	Lot 3 DPS 78549	210		2102
77.17	Gum Tree	Eucalyptus	Lot 3 DPS 78549	192		2.0
77.18	Gum Tree	Eucalyptus	Lot 3 DPS 78549	192		25.2
77.19	Gum Tree x2	Eucalyptus	Lot 3 DPS 78549	174		24.1
T78 Map 38B						
78.1	English oak x12	Quercus robur	Ruakura – Lot 3 DPS 78549	162		16.8

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.						
78.2	English oak x16	Quercus robur	Ruakura – East of Gate Lot 3 DPS 78549	162		19.6
78.3	Gum	Eucalyptus rengans	Tramway Road/East Street Lot 3 – DPS 77459	180		2.0
78.4	Kahikatea	Dacrycarpus dacrydioides	Ag Research Lot 3 DPS 78549	174		12.6
78.5	English oak	Quercus robur	Ag Research Lot 3 DPS 78549	168		18.0
T79 Map 39B						
79.1	English oak	Quercus robur	181 Ruakura Road Lot 1 DPS 77458	150		15.2
79.2	Oriental plane	Platanus orientalis	181 & 191 Ruakura Road Lot 1 & 2 DPS 78529	168		20.1
T80 Map 39B, 40B						
80.1	Horse chestnut	Aesculus indica	191 Ruakura Road Lot 2 DPS 78549		15552	1
80.2	Redwood	Sequoia gigantea	215 Ruakura Road Lot 2 DPS 78549		5184	1
80.3	Oriental	Platanus	191 Ruakura Road Lot 2		972	2

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Map 40B	plane	orientalis	DPS 78549			
80.4 Map 40B	Holly oak	Quercus ilex	Ruakura Road Lot 8 DPS 66853		864	2
T81 Map 39B	London plane x 18	Platanus orientalis	Ruakura Road Lot 1 DPS 77458		864	1
T82 Map 39B	Redwood (Group) x 12	Sequoia sempervirens	Ruakura Road Lot 1 DPS 78549	162		18.2
T83 Map 46B	Bolleana poplar	Populus alba 'Pyramidalis'	Corner of Clyde Street and Galloway Street	156		13.2
T84 Map 34B	Kahikatea	Dacrycarpus dacrydiodes	Lot 100 DP S36527 (Crawshaw Park)	180		12.0
T85	**Street Trees**		**Abbotsford Street , Whitiora**			
85.1	Pin Oak	Quercus palustris	Road Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ	168		6.6
85.2	Pin Oak	Quercus palustris	Road Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ	168		6.8
85.3	Japanese Red Cedar	Cryptomeria japonica	Road Reserve opposite 1 - 15 Abbotsford Street	168		7.3

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			Whitiora Waikato 3200 NZ			
85.4	Japanese Red Cedar	Cryptomeria japonica	Road Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ	168		4.5
85.5	Red Oak	Quercus rubra	Road Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ	168		5.8
85.6	Pin Oak	Quercus palustris	Road Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ	168		6.3
85.7	Pin Oak	Quercus palustris	Road Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ	168		6.5
85.8	Pin Oak	Quercus palustris	Road Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ	168		6.8
85.9	Pin Oak	Quercus	Road	168		7.0

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		palustris	Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ			
85.10	Pin Oak	Quercus palustris	Road Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ	168		7.1
85.11	Red Oak	Quercus rubra	Road Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ	168		8.0
85.12	Pin Oak	Quercus palustris	Road Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ	168		8.5
85.13	Pin Oak	Quercus palustris	Road Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ	168		9.1
85.14	Pin Oak	Quercus palustris	Road Reserve opposite 1 - 15 Abbotsford Street	168		11.3

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			Whitiora Waikato 3200 NZ			
85.15	Pin Oak	Quercus palustris	Road Reserve opposite 1 - 15 Abbotsford Street Whitiora Waikato 3200 NZ	174		8.3
T86	**Street Trees**		**Albert Street, Hamilton East**			
86.1	Rhododendron	Rhododendron arborea	4 Albert Street Hamilton East Waikato 3216 NZ	144		9.9
86.2	London Plane	Platanus x hispanica 'Acerifolia'	10A Albert Street Hamilton East Waikato 3216 NZ	150		14.1
86.3	Cedar of Goa	Cupressus lusitanica	10A Albert Street Hamilton East Waikato 3216 NZ	150		16.3
T87	**Street Trees**		**Albert Street, Hamilton East**			
87.1	Pin Oak	Quercus palustris	25 Albert Street Hamilton East Waikato 3216 NZ	132		5.8
87.2	Pin Oak	Quercus palustris	25 Albert Street Hamilton East	132		6.0

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			Waikato 3216 NZ			
87.3	Pin Oak	Quercus palustris	25 Albert Street Hamilton East Waikato 3216 NZ	132		6.4
T88	Pin Oak	Quercus palustris	34A Albert Street Hamilton East Waikato 3216 NZ	132		7.5
T89	Pin Oak	Quercus palustris	36 Albert Street Hamilton East Waikato 3216 NZ	126		6.6
T90	Scarlet Oak	Quercus coccinea	43 Albert Street Hamilton East Waikato 3216 NZ	162		14.7
T91	London Plane	Platanus x hispanica 'Acerifolia'	47A Albert Street Hamilton East Waikato 3216 NZ	168		17.5
T92	Pin Oak	Quercus palustris	56 Albert Street Hamilton East Waikato 3216 NZ	150		14.0
T93	Oriental Plane	Platanus orientalis	59 Albert Street Hamilton East Waikato 3216 NZ	168		14.3
T94	Pin Oak	Quercus palustris	60 Albert Street Hamilton East	150		11.1

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			Waikato 3216 NZ			
T95	American Sweetgum	Liquidambar styraciflua	75A Albert Street Hamilton East Waikato 3216 NZ	132		10.4
T96	American Sweetgum	Liquidambar styraciflua	85A Albert Street Hamilton East Waikato 3216 NZ	144		10.9
T97	Pin Oak	Quercus palustris	104C Albert Street Hamilton East Waikato 3216 NZ	150		10.2
T98	Pin Oak	Quercus palustris	110 Albert Street Hamilton East Waikato 3216 NZ	156		10.8
T99	Pin Oak	Quercus palustris	118 Albert Street Hamilton East Waikato 3216 NZ	156		11.9
T100	Pin Oak	Quercus palustris	131 Albert Street Hamilton East Waikato 3216 NZ	156		12.4

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ID# (as per planning maps)	Common Name	Botanical Name	Address/Leg Description	STEM Score	This column has been removed by PC 9	Protected Root Zone (Metre radius from the centre of the tree trunk)
T101	English oak	Quercus robur	146 Albert Street Hamilton East Waikato 3216 NZ	150		9.3
T102	Pin Oak	Quercus palustris	150 Albert Street Hamilton East Waikato 3216 NZ	156		10.6
T103	Campbell's Magnolia	Magnolia campbellii	Alma Street Hamilton Waikato 3204 NZ	132		7.2
T104	**Street Trees**		**Alma Street, Hamilton**			
104.1	Japanese Maple	Acer palmatum	20 Alma Street Hamilton Waikato 3204 NZ	144		5.1
104.2	Japanese Maple	Acer palmatum	20 Alma Street Hamilton Waikato 3204 NZ	144		6.3
104.3	Japanese Maple	Acer palmatum	20 Alma Street Hamilton Waikato 3204 NZ	144		9.0
T105	Norfolk Island Pine	Araucaria heterophylla	64 Anglesea Street Hamilton Waikato 3204 NZ	192		9.5

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T106	Ginkgo/Maiden Tree	Ginkgo biloba	9 Anson Avenue Fairfield Waikato 3214 NZ	150		6.9
T107	Ginkgo/Maiden Tree	Ginkgo biloba	15 Anson Avenue Fairfield Waikato 3214 NZ	168		9.0
T108	Japanese Maple	Acer palmatum	32 Anson Avenue Fairfield Waikato 3214 NZ	144		7.7
T109	**Street Trees**		**Anzac Parade, Hamilton**			
109.1	Pin Oak	Quercus palustris	12 Anzac Parade Hamilton Waikato 3204 NZ	162		9.0
109.2	Pin Oak	Quercus palustris	12 Anzac Parade Hamilton Waikato 3204 NZ	162		10.9
109.3	Red Oak	Quercus rubra	12 Anzac Parade Hamilton Waikato 3204 NZ	162		11.2
109.4	Red Oak	Quercus rubra	12 Anzac Parade Hamilton Waikato 3204 NZ	162		12.3
T110	Pin Oak	Quercus palustris	47 Anzac Parade Hamilton Waikato 3204 NZ	120		7.1
T111	**Street Trees**		**Archer Court Hamilton East**			

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111.1	Douglas Fir	Pseudotsuga menziesii	10 Archer Court Hamilton East Waikato 3216 NZ	162		9.7
111.2	Coastal Redwood	Sequoia sempervirens	10 Archer Court Hamilton East Waikato 3216 NZ	162		10.5
111.3	Coastal Redwood	Sequoia sempervirens	10 Archer Court Hamilton East Waikato 3216 NZ	162		14.5
111.4	Coastal Redwood	Sequoia sempervirens	10 Archer Court Hamilton East Waikato 3216 NZ	162		17.9
T112	**Street Trees**		**Archer Court Hamilton East**			
112.1	Coastal Redwood	Sequoia sempervirens	12 Archer Court Hamilton East Waikato 3216 NZ	174		10.5
112.2	Coastal Redwood	Sequoia sempervirens	12 Archer Court Hamilton East Waikato 3216 NZ	174		14.1
112.3	Holm Oak	Quercus ilex	12 Archer Court Hamilton East Waikato 3216 NZ	174		18.0
T113	Norway Spruce	Picea abies	1 - 7 Augusta	144		6.4

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			Street Fairfield Waikato 3214 NZ			
T114	Rewarewa	Knightia excelsa	2 Awatere Avenue Beerescourt Waikato 3200 NZ	144		10.2
T115	English Oak	Quercus robur	16 Awatere Avenue Beerescourt Waikato 3200 NZ	162		13.1
T116	**Street Trees**		**Bader**			
116.1	Dawn Redwood	Metasequoia glyptostroboides	Bader Waikato 3206 NZ	156		17.0
116.2	Dawn Redwood	Metasequoia glyptostroboides	Bader Waikato 3206 NZ	156		19.0
T117	**Street Trees**		**Beale Street Hamilton East**			
117.1	Golden Elm	Ulmus procera 'Louis van Houtte'	4 Beale Street Hamilton East Waikato 3216 NZ	162		14.4
117.2	London Plane	Platanus x hispanica 'Acerifolia'	4 Beale Street Hamilton East Waikato 3216 NZ	162		18.3
T118	American Sweetgum	Liquidambar styraciflua	7 Beale Street Hamilton East Waikato 3216 NZ	120		7.2
T119	American Sweetgum	Liquidambar styraciflua	12 Beale Street	132		7.6

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			Hamilton East Waikato 3216 NZ			
T120	Kahikatea	Dacrycarpus dacrydioides	4 Bishops Lane Nawton Waikato 3200 NZ	180		12.9
T121	Copper Beech	Fagus sylvatica var. purpurea	11 Bond Street Hamilton East Waikato 3216 NZ	132		7.5
T122	English Oak	Quercus robur	10 Boundary Road Whitiora Waikato 3200 NZ	132		9.2
T124	English Oak	Quercus robur	2E Brooklyn Road Claudelands Waikato 3214 NZ	132		9.5
T125	Sycamore Maple	Acer psuedoplatanus	12 Brooklyn Road Claudelands Waikato 3214 NZ	132		8.3
T126	**Street Trees**		**Brookfield Street, Hamilton East**			
126.1	Indian Bead Tree/Persian Lilac	Melia azedarach	25 Brookfield Street Hamilton East Waikato 3216 NZ	144		10.1
126.2	Indian Bead Tree/Persian Lilac	Melia azedarach	27 Brookfield Street Hamilton East Waikato	144		8.1

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			3216 NZ			
126.3	Indian Bead Tree/Persian Lilac	Melia azedarach	28 Brookfield Street Hamilton East Waikato 3216 NZ	138		7.0
126.4	Indian Bead Tree/Persian Lilac	Melia azedarach	28 Brookfield Street Hamilton East Waikato 3216 NZ	138		7.5
126.5	Indian Bead Tree/Persian Lilac	Melia azedarach	32 Brookfield Street Hamilton East Waikato 3216 NZ	144		10.8
126.6	Indian Bead Tree/Persian Lilac	Melia azedarach	36A Brookfield Street Hamilton East Waikato 3216 NZ	126		8.2
T127	**Street Trees**		**Brookfield Street, Hamilton East**			
127.1	Indian Bead Tree/Persian Lilac	Melia azedarach	35 Brookfield Street Hamilton East Waikato 3216 NZ	126		9.0
127.2	Indian Bead Tree/Persian Lilac	Melia azedarach	37A - 47 Brookfield Street Hamilton East Waikato 3216 NZ	132		10.0
127.3	Indian Bead	Melia	37	138		8.2

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	Tree/Persian Lilac	azedarach	Brookfield Street Hamilton East Waikato 3216 NZ			
127.4	Indian Bead Tree/Persian Lilac	Melia azedarach	40 Brookfield Street Hamilton East Waikato 3216 NZ	132		9.4
127.5	Indian Bead Tree/Persian Lilac	Melia azedarach	42 Brookfield Street Hamilton East Waikato 3216 NZ	120		7.8
127.6	Indian Bead Tree/Persian Lilac	Melia azedarach	46 Brookfield Street Hamilton East Waikato 3216 NZ	132		8.7
127.7	Indian Bead Tree/Persian Lilac	Melia azedarach	48 Brookfield Street Hamilton East Waikato 3216 NZ	132		7.6
127.8	Indian Bead Tree/Persian Lilac	Melia azedarach	50 Brookfield Street Hamilton East Waikato 3216 NZ	132		8.1
127.9	Indian Bead Tree/Persian Lilac	Melia azedarach	56 Brookfield Street Hamilton East Waikato 3216 NZ	132		9.8
127.10	Indian Bead	Melia azedarach	60	126		6.7

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	Tree/Persian Lilac		Brookfield Street Hamilton East Waikato 3216 NZ			
127.11	Indian Bead Tree/Persian Lilac	Melia azedarach	61A Brookfield Street Hamilton East Waikato 3216 NZ	138		11.9
127.12	Indian Bead Tree/Persian Lilac	Melia azedarach	62 Brookfield Street Hamilton East Waikato 3216 NZ	132		7.8
127.13	Indian Bead Tree/Persian Lilac	Melia azedarach	64 Brookfield Street Hamilton East Waikato 3216 NZ	138		8.4
127.14	Indian Bead Tree/Persian Lilac	Melia azedarach	66 Brookfield Street Hamilton East Waikato 3216 NZ	138		9.2
T128	**Street Trees**		**Brookfield Street, Hamilton East**			
128.1	Indian Bead Tree/Persian Lilac	Melia azedarach	49 Brookfield Street Hamilton East Waikato 3216 NZ	132		10.9
128.2	Indian Bead Tree/Persian Lilac	Melia azedarach	51 Brookfield Street	138		7.8

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			Hamilton East Waikato 3216 NZ			
128.3	Indian Bead Tree/Persian Lilac	Melia azedarach	53 Brookfield Street Hamilton East Waikato 3216 NZ	132		7.6
128.4	Indian Bead Tree/Persian Lilac	Melia azedarach	57 Brookfield Street Hamilton East Waikato 3216 NZ	138		9.3
128.5	Indian Bead Tree/Persian Lilac	Melia azedarach	59 Brookfield Street Hamilton East Waikato 3216 NZ	132		7.8
128.6	Indian Bead Tree/Persian Lilac	Melia azedarach	84 Brookfield Street Hamilton East Waikato 3216 NZ	138		8.0
128.7	Indian Bead Tree/Persian Lilac	Melia azedarach	88 Brookfield Street Hamilton East Waikato 3216 NZ	144		13.8
128.8	Indian Bead Tree/Persian Lilac	Melia azedarach	90 Brookfield Street Hamilton East Waikato 3216 NZ	144		10.3
128.9	Indian Bead Tree/Persian Lilac	Melia azedarach	92 Brookfield Street	138		9.2

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			Hamilton East Waikato 3216 NZ			
128.10	Indian Bead Tree/Persian Lilac	Melia azedarach	93 Brookfield Street Hamilton East Waikato 3216 NZ	138		9.5
128.11	Indian Bead Tree/Persian Lilac	Melia azedarach	78A Brookfield Street Hamilton East Waikato 3216 NZ	138		10.7
T129	**Street Trees**		**Brookfield Street, Hamilton East**			
129.1	Indian Bead Tree/Persian Lilac	Melia azedarach	63 Brookfield Street Hamilton East Waikato 3216 NZ	126		8.4
129.2	Indian Bead Tree/Persian Lilac	Melia azedarach	65 Brookfield Street Hamilton East Waikato 3216 NZ	144		11.8
129.3	Indian Bead Tree/Persian Lilac	Melia azedarach	67 Brookfield Street Hamilton East Waikato 3216 NZ	132		6.3
129.4	Indian Bead Tree/Persian Lilac	Melia azedarach	69 Brookfield Street Hamilton East	144		13.6

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			Waikato 3216 NZ			
129.5	Indian Bead Tree/Persian Lilac	Melia azedarach	71 Brookfield Street Hamilton East Waikato 3216 NZ	138		12.1
129.6	Indian Bead Tree/Persian Lilac	Melia azedarach	77 Brookfield Street Hamilton East Waikato 3216 NZ	138		9.8
129.7	Indian Bead Tree/Persian Lilac	Melia azedarach	91 Brookfield Street Hamilton East Waikato 3216 NZ	144		12.2
129.8	Indian Bead Tree/Persian Lilac	Melia azedarach	106 Brookfield Street Hamilton East Waikato 3216 NZ	144		11.4
129.9	Indian Bead Tree/Persian Lilac	Melia azedarach	108 Brookfield Street Hamilton East Waikato 3216 NZ	144		9.4
129.10	Indian Bead Tree/Persian Lilac	Melia azedarach	110A Brookfield Street Hamilton East Waikato 3216 NZ	138		10.5
129.11	Indian Bead Tree/Persian Lilac	Melia azedarach	114 Brookfield Street Hamilton East	144		14.4

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			Waikato 3216 NZ			
129.12	Indian Bead Tree/Persian Lilac	Melia azedarach	118 Brookfield Street Hamilton East Waikato 3216 NZ	132		7.5
T130	**Street Trees**		**Brookfield Street, Hamilton East**			
130.1	Himalayan Cedar	Cedrus deodara	97A Brookfield Street Hamilton East Waikato 3216 NZ	150		11.5
130.2	Indian Bead Tree/Persian Lilac	Melia azedarach	99 Brookfield Street Hamilton East Waikato 3216 NZ	132		8.5
130.3	Indian Bead Tree/Persian Lilac	Melia azedarach	101 Brookfield Street Hamilton East Waikato 3216 NZ	138		8.8
130.4	Indian Bead Tree/Persian Lilac	Melia azedarach	103 Brookfield Street Hamilton East Waikato 3216 NZ	138		8.6
T131	Norway Spruce	Picea abies	19 Brown Street Hamilton East Waikato 3216 NZ	132		7.7
T132	**Street**		**Bryce**			

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	Trees		**Street, Hamilton**			
132.1	Norway Spruce	Picea abies	1 Bryce Street Hamilton Waikato 3204 NZ	150		8.3
132.2	River Birch	Betula nigra	1 Bryce Street Hamilton Waikato 3204 NZ	150		11.3
132.3	Totara	Podocarpus totara	2 Bryce Street Hamilton Waikato 3204 NZ	168		10.7
132.4	Coastal Redwood	Sequoia sempervirens	2 Bryce Street Hamilton Waikato 3204 NZ	168		10.8
132.5	Bull Bay/Southern Magnolia	Magnolia grandiflora	4 Bryce Street Hamilton Waikato 3204 NZ	150		8.9
132.6	Bull Bay/Southern Magnolia	Magnolia grandiflora	4 Bryce Street Hamilton Waikato 3204 NZ	150		11.5
T133	Japanese Maple	Acer palmatum	6A Cardrona Road Beerescourt Waikato 3200 NZ	162		9.4
T134	Golden Elm	Ulmus glabra 'Lutescens'	44 Charlemont Street Whitiora Waikato 3200 NZ	156		9.4
T135	**Street Trees**		**Clarence Street, Hamilton**			

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135.1	Leyland Cypress	cupressocyparis leylandii	33 Clarence Street Hamilton Waikato 3204 NZ	174		8.3
135.2	Leyland Cypress	cupressocyparis leylandii	33 Clarence Street Hamilton Waikato 3204 NZ	174		8.3
135.3	Leyland Cypress	cupressocyparis leylandii	33 Clarence Street Hamilton Waikato 3204 NZ	174		8.3
135.4	Wych Elm	Ulmus glabra	33 Clarence Street Hamilton Waikato 3204 NZ	174		11.1
T136	**Street Trees**		**Claude Street, Fairfield**			
136.1	Japanese Photinia	Photinia glabra	1A Claude Street Fairfield Waikato 3214 NZ	120		8.3
136.2	American Sweetgum	Liquidambar styraciflua	3 Claude Street Fairfield Waikato 3214 NZ	138		6.7
136.3	American Sweetgum	Liquidambar styraciflua	5 Claude Street Fairfield Waikato 3214 NZ	138		6.1
136.4	American Sweetgum	Liquidambar styraciflua	7 Claude Street Fairfield Waikato 3214 NZ	138		7.4
136.5	American Sweetgum	Liquidambar styraciflua	11 Claude Street Fairfield Waikato	132		4.6

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			3214 NZ			
136.6	American Sweetgum	Liquidambar styraciflua	13 Claude Street Fairfield Waikato 3214 NZ	132		4.8
136.7	American Sweetgum	Liquidambar styraciflua	17 Claude Street Fairfield Waikato 3214 NZ	126		4.3
136.8	American Sweetgum	Liquidambar styraciflua	19 Claude Street Fairfield Waikato 3214 NZ	126		5.2
136.9	American Sweetgum	Liquidambar styraciflua	21A Claude Street Fairfield Waikato 3214 NZ	138		6.3
136.10	American Sweetgum	Liquidambar styraciflua	23A Claude Street Fairfield Waikato 3214 NZ	132		5.4
136.11	American Sweetgum	Liquidambar styraciflua	25B Claude Street Fairfield Waikato 3214 NZ	132		5.2
136.12	American Sweetgum	Liquidambar styraciflua	31 Claude Street Fairfield Waikato 3214 NZ	126		4.7
136.13	American Sweetgum	Liquidambar styraciflua	35A Claude Street Fairfield Waikato 3214 NZ	126		4.3
136.14	American Sweetgum	Liquidambar styraciflua	43 Claude Street Fairfield Waikato 3214 NZ	126		4.2
136.15	American	Liquidambar	45 Claude	126		4.8

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	Sweetgum	styraciflua	Street Fairfield Waikato 3214 NZ			
136.16	American Sweetgum	Liquidambar styraciflua	47 Claude Street Fairfield Waikato 3214 NZ	126		4.0
136.17	American Sweetgum	Liquidambar styraciflua	49 Claude Street Fairfield Waikato 3214 NZ	126		4.5
136.18	American Sweetgum	Liquidambar styraciflua	53 Claude Street Fairfield Waikato 3214 NZ	120		5.0
136.19	American Sweetgum	Liquidambar styraciflua	55 Claude Street Fairfield Waikato 3214 NZ	126		5.0
136.20	American Sweetgum	Liquidambar styraciflua	58 Claude Street Fairfield Waikato 3214 NZ	144		5.8
136.21	American Sweetgum	Liquidambar styraciflua	59 Claude Street Fairfield Waikato 3214 NZ	126		4.4
136.22	American Sweetgum	Liquidambar styraciflua	61A Claude Street Fairfield Waikato 3214 NZ	126		5.8
136.23	American Sweetgum	Liquidambar styraciflua	63 Claude Street Fairfield Waikato 3214 NZ	120		4.3
136.24	American Sweetgum	Liquidambar styraciflua	65 Claude Street Fairfield	126		4.2

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			Waikato 3214 NZ			
T137	Ginkgo/Maiden Tree	Ginkgo biloba	Claudelands Waikato 3214 NZ	138		10.7
T138	American Arbor-vitae	Thuja occidentalis	Claudelands Road Claudelands Waikato 3214 NZ	138		6.1
T139	American Arbor-vitae	Thuja occidentalis	Claudelands Road Claudelands Waikato 3214 NZ	144		8.9
T140	Prickly-leaved Paperbark	Melaleuca styphelioides	Claudelands Road Claudelands Waikato 3214 NZ	144		12.3
T141	English Oak	Quercus robur	29D Claudelands Road Hamilton East Waikato 3216 NZ	144		13.5
T142	**Street Trees**		**Clifton Road, Hamilton**			
142.1	Flowering Cherry	Prunus serrulata	2 Clifton Road Hamilton Waikato 3204 NZ	132		7.7
142.2	Flowering Cherry	Prunus serrulata	4A Clifton Road Hamilton Waikato 3204 NZ	132		6.1
142.3	Flowering Cherry	Prunus serrulata	5B Clifton Road Hamilton Waikato 3204 NZ	132		7.6
142.4	Flowering Cherry	Prunus serrulata	6A Clifton Road	132		7.9

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			Hamilton Waikato 3204 NZ			
142.5	Flowering Cherry	Prunus serrulata	7D Clifton Road Hamilton Waikato 3204 NZ	132		9.2
142.6	Flowering Cherry	Prunus serrulata	7D Clifton Road Hamilton Waikato 3204 NZ	132		10.4
142.7	Flowering Cherry	Prunus serrulata	9 Clifton Road Hamilton Waikato 3204 NZ	132		7.1
142.8	Flowering Cherry	Prunus serrulata	14 Clifton Road Hamilton Waikato 3204 NZ	126`		8.1
142.9	Flowering Cherry	Prunus serrulata	15 Clifton Road Hamilton Waikato 3204 NZ	132		4.8
142.10	Flowering Cherry	Prunus serrulata	15 Clifton Road Hamilton Waikato 3204 NZ	132		8.1
142.11	Flowering Cherry	Prunus serrulata	17-21 Clifton Road Hamilton Waikato 3204 NZ	132		7.8
142.12	Flowering Cherry	Prunus serrulata	18A Clifton Road Hamilton Waikato 3204 NZ	138		9.1
142.13	Flowering Cherry	Prunus serrulata	18A Clifton Road Hamilton Waikato	138		10.6

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			3204 NZ			
142.14	Flowering Cherry	Prunus serrulata	21 Clifton Road Hamilton Waikato 3204 NZ	150		6.7
142.15	Flowering Cherry	Prunus serrulata	21 Clifton Road Hamilton Waikato 3204 NZ	150		8.1
142.16	American Sweetgum	Liquidambar styraciflua	21 Clifton Road Hamilton Waikato 3204 NZ	150		11.0
142.17	Flowering Cherry	Prunus serrulata	30 Clifton Road Hamilton Waikato 3204 NZ	168		8.9
142.18	Norfolk Island Pine	Araucaria heterophylla	30 Clifton Road Hamilton Waikato 3204 NZ	168		13.9
T143	English Oak	Quercus robur	2 Clyde Street Hamilton East Waikato 3216 NZ	156		21.0
T144	**Street Trees**		**Cobham Drive, Hamilton East**			
144.1	Dawn Redwood	Metasequoia glyptostroboides	150 Cobham Drive Hamilton East Waikato 3216 NZ	162		12.8
144.2	Norfolk Island Pine	Araucaria heterophylla	150 Cobham Drive Hamilton	162		13.1

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			East Waikato 3216 NZ			
144.3	Coastal Redwood	Sequoia sempervirens	150 Cobham Drive Hamilton East Waikato 3216 NZ	162		18.8
T145	London Plane	Platanus x hispanica 'Acerifolia'	8 Cook Street Hamilton East Waikato 3216 NZ	225		27.4
T146	Pin Oak	Quercus palustris	88 Cook Street Hamilton East Waikato 3216 NZ	138		7.4
T147	Red Flowering Gum	Corymbia ficifolia	94A Cook Street Hamilton East Waikato 3216 NZ	144		7.7
T148	**Street Trees**		**Dawson Street Hamilton East**			
148.1	Lemon Scented Gum	Corymbia citriodora	1 Dawson Street Hamilton East Waikato 3216 NZ	156		17.9
148.2	Pohutukawa	Metrosideros excelsa	2 Dawson Street Hamilton East Waikato 3216 NZ	162		10.2
148.3	English Oak	Quercus robur	2 Dawson Street Hamilton East	162		14.0

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			Waikato 3216 NZ			
148.4	Totara	Podocarpus totara	2 Dawson Street Hamilton East Waikato 3216 NZ	162		17.0
148.5	Pohutukawa	Metrosideros excelsa	2 Dawson Street Hamilton East Waikato 3216 NZ	162		8.0
T149	English Oak	Quercus robur	Deanwell Waikato 3206 NZ	156		11.8
T150	Pin Oak	Quercus palustris	215 Dey Street Hamilton East Waikato 3216 NZ	132		6.5
T151	**Street Trees**		**Dixon Road, Fitzroy**			
151.1	English Oak	Quercus robur	26 Dixon Road Fitzroy Waikato 3206 NZ	168		9.7
151.2	Gum	Eucalyptus sp.	26 Dixon Road Fitzroy Waikato 3206 NZ	168		12.3
T152	**Street Trees**		**Dyer Street, Whitiora**			
152.1	Totara	Podocarpus totara	8 Dyer Street Whitiora Waikato 3200 NZ	156		9.5
152.2	English Oak	Quercus robur	8 Dyer Street	156		10.4

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			Whitiora Waikato 3200 NZ			
T153	Sycamore Maple	Acer psuedoplatanus	20 East Street Claudelands Waikato 3214 NZ	126		6.2
T154	London Plane	Platanus x hispanica 'Acerifolia'	87 East Street Claudelands Waikato 3214 NZ	150		14.9
T155	English Oak	Quercus robur	Edgecumbe Street Whitiora Waikato 3200 NZ	156		12.7
T156	London Plane	Platanus x hispanica 'Acerifolia' ™	2A Edgecumbe Street Beerescourt Waikato 3200 NZ	174		19.7
T157	Pin Oak	Quercus palustris	Fairfield Waikato 3214 NZ	162		8.7
T158	English Oak	Quercus robur	2A Fairfield Road Fairfield Waikato 3214 NZ	150		15.7
T159	**Street Trees**		**Fairfield Road, Fairfield**			
159.1	Lombardy Poplar	Populus nigra 'italica'	8 Fairfield Road Fairfield Waikato 3214 NZ	162		16.6
159.2	Lombardy Poplar	Populus nigra 'italica'	8 Fairfield Road Fairfield Waikato 3214 NZ	162		16.6
T160	**Street Trees**		**Firth Street,**			

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			Hamilton East			
160.1	European Hornbeam	Carpinus betulus	1 Firth Street Hamilton East Waikato 3216 NZ	138		7.2
160.2	Norway Spruce	Picea abies	1 Firth Street Hamilton East Waikato 3216 NZ	138		8.2
160.3	Pin Oak	Quercus palustris	3 Firth Street Hamilton East Waikato 3216 NZ	126		6.3
160.4	Pin Oak	Quercus palustris	5 Firth Street Hamilton East Waikato 3216 NZ	132		8.4
160.5	Pin Oak	Quercus palustris	7 Firth Street Hamilton East Waikato 3216 NZ	132		6.4
160.6	Pin Oak	Quercus palustris	7 Firth Street Hamilton East Waikato 3216 NZ	132		7.1
160.7	Pin Oak	Quercus palustris	7 Firth Street Hamilton East Waikato 3216 NZ	132		7.9
160.8	Oak	Quercus sp.	10 Firth Street Hamilton East	126		4.3

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			Waikato 3216 NZ			
160.9	Pin Oak	Quercus palustris	11 Firth Street Hamilton East Waikato 3216 NZ	138		8.7
160.10	Pin Oak	Quercus palustris	13A Firth Street Hamilton East Waikato 3216 NZ	120		7.2
T161	**Street Trees**		**Naylor Street, Fifth Avenue and Firth Street, Hamilton East**			
161.1	Pin Oak	Quercus palustris	33 Naylor Street Hamilton East Waikato 3216 NZ	150		9.0
161.2	London Plane	Platanus x hispanica 'Acerifolia'	25A Fifth Avenue Enderley Waikato 3214 NZ	162		14.5
161.3	English Elm	Ulmus procera	31 Fifth Avenue Enderley Waikato 3214 NZ	183		11.6
161.4	London Plane	Platanus x hispanica 'Acerifolia'	31 Fifth Avenue Enderley Waikato 3214 NZ	183		17.2
161.5	Oak	Quercus sp.	31 Firth Street Hamilton East Waikato	138		5.1

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			3216 NZ			
161.6	Oak	Quercus sp.	31 Firth Street Hamilton East Waikato 3216 NZ	138		5.4
T162	**Street Trees**		**Fifth Avenue and Firth Street, Hamilton East**			
162.1	London Plane	Platanus x hispanica 'Acerifolia'	47C Fifth Avenue Enderley Waikato 3214 NZ	156		9.7
162.2	Scarlet Oak	Quercus coccinea	49 Firth Street Hamilton East Waikato 3216 NZ	144		15.9
162.3	London Plane	Platanus x hispanica 'Acerifolia'	53A Fifth Avenue Enderley Waikato 3214 NZ	156		11.3
162.4	Red Oak	Quercus rubra	70 Firth Street Hamilton East Waikato 3216 NZ	168		14.9
162.5	Oak	Quercus sp.	72 Firth Street Hamilton East Waikato 3216 NZ	126		5.3
T163	**Street Trees**		**Fifth Avenue and Firth Street, Hamilton East**			

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163.1	English Oak	Quercus robur	57A Fifth Avenue Enderley Waikato 3214 NZ	150		8.9
163.2	Pin Oak	Quercus palustris	61 Firth Street Hamilton East Waikato 3216 NZ	162		12.1
163.3	Pin Oak	Quercus palustris	67 Firth Street Hamilton East Waikato 3216 NZ	132		6.6
163.4	Lime	Tilia x europaea	84 Firth Street Hamilton East Waikato 3216 NZ	144		12.3
163.5	Oak	Quercus sp.	86 Firth Street Hamilton East Waikato 3216 NZ	132		5.1
163.6	Pin Oak	Quercus palustris	86 Firth Street Hamilton East Waikato 3216 NZ	132		7.1
T164	**Street Trees**		**Firth Street, Hamilton East**			
164.1	Lime	Tilia x europaea	73 Firth Street Hamilton East Waikato 3216 NZ	132		10.6
164.2	Pin Oak	Quercus palustris	79A Firth Street Hamilton	126		5.9

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			East Waikato 3216 NZ			
164.3	Oak	Quercus sp.	81A Firth Street Hamilton East Waikato 3216 NZ	126		4.9
164.4	Pin Oak	Quercus palustris	112 Firth Street Hamilton East Waikato 3216 NZ	150		12.4
T165	Pin Oak	Quercus palustris	89 Firth Street Hamilton East Waikato 3216 NZ	156		12.4
T166	**Street Names**		**Firth Street, Hamilton East**			
166.1	Pin Oak	Quercus palustris	95 Firth Street Hamilton East Waikato 3216 NZ	132		6.4
166.2	Pin Oak	Quercus palustris	97 Firth Street Hamilton East Waikato 3216 NZ	156		4.2
166.3	Pin Oak	Quercus palustris	97 Firth Street Hamilton East Waikato 3216 NZ	156		9.6
166.4	Pin Oak	Quercus palustris	97 Firth Street Hamilton East Waikato	156		13.9

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			3216 NZ			
166.5	Pin Oak	Quercus palustris	120B Firth Street Hamilton East Waikato 3216 NZ	138		11.4
166.6	Pin Oak	Quercus palustris	120 - 124 Firth Street Hamilton East Waikato 3216 NZ	144		7.4
166.7	Littleleaf Linden	Tilia cordata	126 - 132D Firth Street Hamilton East Waikato 3216 NZ	150		13.5
166.8	Oak	Quercus sp.	138 Firth Street Hamilton East Waikato 3216 NZ	126		10.2
166.9	Oak	Quercus sp.	142 Firth Street Hamilton East Waikato 3216 NZ	132		5.5
166.10	Oak	Quercus sp.	144 - 154 Firth Street Hamilton East Waikato 3216 NZ	144		4.9
166.11	Lime	Tilia x europaea	144 - 154 Firth Street Hamilton East Waikato 3216 NZ	144		14.6
166.12	Pin Oak	Quercus palustris	146 Firth Street Hamilton East Waikato	144		12.7

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			3216 NZ			
T167	Oak	Quercus sp.	96 Forest Lake Road Forest Lake Waikato 3200 NZ	192		12.9
T168	Pin Oak	Quercus palustris	116 Forest Lake Road Forest Lake Waikato 3200 NZ	162		11.3
T169	**Street Trees**		**Forest Lake Road, Forest Lake**			
169.1	English Oak	Quercus robur	128 Forest Lake Road Forest Lake Waikato 3200 NZ	156		9.7
169.2	Scarlet Oak	Quercus coccinea	132 Forest Lake Road Forest Lake Waikato 3200 NZ	174		10.4
T170	Pin Oak	Quercus palustris	Frankton Waikato 3204 NZ	174		11.9
T171	Lime	Tilia x europaea	Frankton Waikato 3204 NZ	174		15.2
T172	**Street Trees**		**Fox Street, Hamilton East**			
172.1	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		5.8
172.2	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		7.0

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172.3	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		7.9
172.4	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		8.3
172.5	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		9.0
172.6	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		10.2
172.7	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		10.3
172.8	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		11.5
172.9	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		12.0
172.10	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		12.4

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172.11	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		12.8
172.12	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		12.9
172.13	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		13.3
172.14	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		13.9
172.15	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		14.2
172.16	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		14.3
172.17	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		15.1
172.18	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		15.4

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172.19	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		15.5
172.20	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		17.9
T173	Japanese Maple	Acer palmatum	11 Galloway Street Hamilton East Waikato 3216 NZ	126		7.4
T174	**Street Trees**		**Galloway Street, Hamilton East**			
174.1	Indian Bead Tree/Persian Lilac	Melia azedarach	35 Galloway Street Hamilton East Waikato 3216 NZ	132		7.1
174.2	Japanese Maple	Acer palmatum	35 Galloway Street Hamilton East Waikato 3216 NZ	132		8.4
T175	Indian Bead Tree/Persian Lilac	Melia azedarach	38 Galloway Street Hamilton East Waikato 3216 NZ	150		10.7
T176	**Street Trees**		**Galloway Street. Hamilton East**			
176.1	Japanese Maple	Acer palmatum	63A Galloway Street Hamilton	132		7.4

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			East Waikato 3216 NZ			
176.2	Japanese Maple	Acer palmatum	63A Galloway Street Hamilton East Waikato 3216 NZ	132		6.4
T177	Japanese Maple	Acer palmatum	77 Galloway Street Hamilton East Waikato 3216 NZ	120		6.0
T178	Japanese Maple	Acer palmatum	148 Galloway Street Hamilton East Waikato 3216 NZ	120		6.3
T179	Trident Maple	Acer buergerianum	154 Galloway Street Hamilton East Waikato 3216 NZ	132		5.8
T180	Pin Oak	Quercus palustris	155 Galloway Street Hamilton East Waikato 3216 NZ	132		5.5
T181	Japanese Maple	Acer palmatum	199 Galloway Street Hamilton East Waikato 3216 NZ	126		8.1
T182	Japanese Maple	Acer palmatum	209 Galloway Street Hamilton East	120		6.9

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			Waikato 3216 NZ			
T183	**Street Trees**		**Garnett Avenue, Forest Lake**			
183.1	Douglas Fir	Pseudotsuga menziesii	61 Garnett Avenue Forest Lake Waikato 3200 NZ	162		9.6
183.2	Chinese Juniper	Juniperus chinensis	61 Garnett Avenue Forest Lake Waikato 3200 NZ	180		5.3
183.3	Willow Oak	Quercus phellos	61 Garnett Avenue Forest Lake Waikato 3200 NZ	180		9.5
183.4	Turkey Oak	Quercus cerris	61 Garnett Avenue Forest Lake Waikato 3200 NZ	180		9.5
183.5	Douglas Fir	Pseudotsuga menziesii	61 Garnett Avenue Forest Lake Waikato 3200 NZ	180		9.6
183.6	Willow Oak	Quercus phellos	61 Garnett Avenue Forest Lake Waikato 3200 NZ	180		14.2
T184	**Street Trees**		**George Street, Claudelands**			
184.1	Bull Bay/Southern Magnolia	Magnolia grandiflora	7 George Street Claudelands Waikato 3214 NZ	150		13.7
184.2	Bull Bay/Southern	Magnolia grandiflora	8A George Street	156		14.3

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	Magnolia		Claudelands Waikato 3214 NZ			
184.3	Bull Bay/Southern Magnolia	Magnolia grandiflora	11 George Street Claudelands Waikato 3214 NZ	126		7.4
184.4	Bull Bay/Southern Magnolia	Magnolia grandiflora	17 George Street Claudelands Waikato 3214 NZ	120		6.3
184.5	Bull Bay/Southern Magnolia	Magnolia grandiflora	21 George Street Claudelands Waikato 3214 NZ	132		12.3
184.6	Bull Bay/Southern Magnolia	Magnolia grandiflora	22 George Street Claudelands Waikato 3214 NZ	120		6.8
184.7	Bull Bay/Southern Magnolia	Magnolia grandiflora	23 George Street Claudelands Waikato 3214 NZ	150		12.1
184.8	Bull Bay/Southern Magnolia	Magnolia grandiflora	28B George Street Claudelands Waikato 3214 NZ	120		8.2
184.9	Bull Bay/Southern Magnolia	Magnolia grandiflora	36 George Street Claudelands Waikato 3214 NZ	126		9.5
184.10	Bull Bay/Southern Magnolia	Magnolia grandiflora	40 George Street Claudelands Waikato 3214 NZ	138		11.6
T185	English Oak	Quercus robur	24 Gibson Road Dinsdale Waikato	150		11.8

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			3204 NZ			
T186	**Street Trees**		**Gillies Avenue, Claudelands**			
186.1	Sycamore Maple	Acer psuedoplatanus	1 Gillies Avenue Claudelands Waikato 3214 NZ	144		10.7
186.2	Sycamore Maple	Acer psuedoplatanus	2A Gillies Avenue Claudelands Waikato 3214 NZ	120		5.4
186.3	Sycamore Maple	Acer psuedoplatanus	2 Gillies Avenue Claudelands Waikato 3214 NZ	126		10.1
186.4	Sycamore Maple	Acer psuedoplatanus	5 Gillies Avenue Claudelands Waikato 3214 NZ	126		6.6
186.5	Sycamore Maple	Acer psuedoplatanus	5 Gillies Avenue Claudelands Waikato 3214 NZ	126		7.5
186.6	Sycamore Maple	Acer psuedoplatanus	8 Gillies Avenue Claudelands Waikato 3214 NZ	138		9.0
186.7	American Sweetgum	Liquidambar styraciflua	9 Gillies Avenue Claudelands Waikato 3214 NZ	120		6.5
186.8	Sycamore Maple	Acer psuedoplatanus	10 Gillies Avenue Claudelands Waikato 3214 NZ	138		8.0
T187	**Street Trees**		**Grantham Street,**			

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			Hamilton			
187.1	London Plane	Platanus x hispanica 'Acerifolia'	15 Grantham Street Hamilton Waikato 3204 NZ	210		26.4
187.2	Flowering Cherry	Prunus serrulata	21 Grantham Street Hamilton Waikato 3204 NZ	150		7.4
187.3	Scarlet Oak	Quercus coccinea	21 Grantham Street Hamilton Waikato 3204 NZ	150		9.5
187.4	English Oak	Quercus robur	21 Grantham Street Hamilton Waikato 3204 NZ	150		10.8
187.5	Bull Bay/Southern Magnolia	Magnolia grandiflora	154 Grantham Street Hamilton Waikato 3204 NZ	162		10.4
187.6	Copper Beech	Fagus sylvatica var. purpurea	154 Grantham Street Hamilton Waikato 3204 NZ	162		11.2
187.7	Japanese Red Cedar	Cryptomeria japonica	154 Grantham Street Hamilton Waikato 3204 NZ	162		11.9
187.8	Copper Beech	Fagus sylvatica var. purpurea	154 Grantham Street Hamilton Waikato	162		18

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			3204 NZ			
T188	**Street Trees**		**Grey Street, Hamilton East**			
188.1	Golden Elm	Ulmus procera 'Louis van Houtte' ™	75 Grey Street Hamilton East Waikato 3216 NZ	132		7.7
188.2	Pin Oak	Quercus palustris	160 Grey Street Hamilton East Waikato 3216 NZ	162		12.4
188.3	Tulip Tree	Liriodendron tulipifera	160 Grey Street Hamilton East Waikato 3216 NZ	162		14.8
T189	Pin Oak	Quercus palustris	265 Grey Street Hamilton East Waikato 3216 NZ	120		5.6
T190	**Street Trees**		**Grey Street, Hamilton East**			
190.1	Variegated Elm	Ulmus carpinifolia 'Variegata'™	401 Grey Street Hamilton East Waikato 3216 NZ	144		5.0
190.2	Variegated Elm	Ulmus carpinifolia 'Variegata'	401 Grey Street Hamilton East Waikato 3216 NZ	144		6.0
T191	**Street Trees**		**Grey Street,**			

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			Hamilton East			
191.1	American Sweetgum	Liquidambar styraciflua	521 Grey Street Hamilton East Waikato 3216 NZ	126		8.7
191.2	Japanese Maple	Acer palmatum	521 Grey Street Hamilton East Waikato 3216 NZ	126		10.3
T192	**Street Trees**		**Grey Street, Hamilton East**			
192.1	London Plane	Platanus x hispanica 'Acerifolia' ™	547 Grey Street Hamilton East Waikato 3216 NZ	168		14.7
192.2	London Plane	Platanus x hispanica 'Acerifolia'™	547 Grey Street Hamilton East Waikato 3216 NZ	168		16.1
T193	English Oak	Quercus robur	586 Grey Street Hamilton East Waikato 3216 NZ	168		8.3
T194	Indian Bead Tree/Persian Lilac	Melia azedarach	616 Grey Street Hamilton East Waikato 3216 NZ	168		13.9
T195	Golden Elm	Ulmus procera 'Louis van Houtte'	199B Grey Street Hamilton East Waikato 3216 NZ	195		16.8

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T196	Kahikatea	Dacrycarpus dacrydioides	5 Grove Place Dinsdale Waikato 3204 NZ	192		7.9
T197	**Street Trees**		**Hall Lane, Frankton**			
197.1	American Sweetgum	Liquidambar styraciflua	5 Hall Lane Frankton Waikato 3204 NZ	162		11.1
197.2	American Sweetgum	Liquidambar styraciflua	6 Hall Lane Frankton Waikato 3204 NZ	162		8.1
197.3	American Sweetgum	Liquidambar styraciflua	10 Hall Lane Frankton Waikato 3204 NZ	162		9.8
T198	Spanish/Swee Chestnut	Castanea sativa	3 Hamilton Claudelands Hamilton Waikato 3204 NZ	156		12.6
T199	**Street Trees**		**Hamilton East**			
199.1	Lawson Cypress	Chamaecyparis lawsoniana	Hamilton East Waikato 3216 NZ	192		6.3
199.2	Rimu	Dacrydium cupressinum	Hamilton East Waikato 3216 NZ	192		7.3
199.3	Rimu	Dacrydium cupressinum	Hamilton East Waikato 3216 NZ	192		7.6
199.4	Chinese Arbor-vitae	Platycladus orientalis	Hamilton East Waikato 3216 NZ	192		8.6
199.5	Chinese Arbor-vitae	Platycladus orientalis	Hamilton East Waikato 3216 NZ	192		9.4

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199.6	English Oak	Quercus robur	Hamilton East Waikato 3216 NZ	192		10.2
199.7	Chinese Arbor-vitae	Platycladus orientalis	Hamilton East Waikato 3216 NZ	192		10.3
199.8	Tulip Tree	Liriodendron tulipifera	Hamilton East Waikato 3216 NZ	192		10.7
199.9	English Elm	Ulmus procera	Hamilton East Waikato 3216 NZ	192		13.0
199.10	London Plane	Platanus x hispanica ‘Acerifolia’™	Hamilton East Waikato 3216 NZ	192		14.2
199.11	English Elm	Ulmus procera	Hamilton East Waikato 3216 NZ	192		17.5
199.12	Coastal Redwood	Sequoia sempervirens	Hamilton East Waikato 3216 NZ	192		18.5
199.13	London Plane	Platanus x hispanica ‘Acerifolia’	Hamilton East Waikato 3216 NZ	192		19.0
199.14	Gum	Eucalyptus sp.	Hamilton East Waikato 3216 NZ	192		20.7
T200	**Street Trees**		**Hamilton Gardens Walkway, Hamilton East**			
200.1	Illawarra Flame Tree	Brachychiton acerifolius	Hamilton Gardens Walkway Hamilton East	180		9.0

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			Waikato 3216 NZ			
200.2	Himalayan Cedar	Cedrus deodara	Hamilton Gardens Walkway Hamilton East Waikato 3216 NZ	180		12.1
200.3	Scarlet Oak	Quercus coccinea	Hamilton Gardens Walkway Hamilton East Waikato 3216 NZ	180		17.6
200.4	Coastal Redwood	Sequoia sempervirens	Hamilton Gardens Walkway Hamilton East Waikato 3216 NZ	180		21.7
200.5	Lombardy Poplar	Populus nigra 'italica'	Hamilton Gardens Walkway Hamilton East Waikato 3216 NZ	180		24.0

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ID# (as per planning maps)	Common Name	Botanical Name	Address/Leg Description	STEM Score	This column has been removed by PC 9	Protected Root Zone (Metre radius from the centre of the tree trunk)
T201	**Street Trees**		**Hamilton Parade, Hamilton**			
201.1	Kauri	Agathis australis	1A Hamilton Parade Hamilton Waikato 3204 NZ	156		6.0
201.2	Totara	Podocarpus totara	1A Hamilton Parade Hamilton Waikato 3204 NZ	156		12.5
201.3	Ginkgo/Maiden Tree	Ginkgo biloba	1A Hamilton Parade Hamilton Waikato 3204 NZ	156		13.2
201.4	Totara	Podocarpus totara	1A Hamilton Parade Hamilton Waikato 3204 NZ	156		13.7
201.5	Totara	Podocarpus totara	Hamilton Parade Hamilton Waikato 3204 NZ	156		10.1
201.6	Swamp Cypress	Taxodium distichum	Hamilton Parade Hamilton Waikato 3204 NZ	156		11.8
T202	**Street Trees**		**Hamilton**			
202.1	Dawn Redwood	Metasequoia glyptostroboides	Hamilton Waikato 3204 NZ	216		12.4

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202.2	Dawn Redwood	Metasequoia glyptostroboides	Hamilton Waikato 3204 NZ	216		12.4
202.3	Red Oak	Quercus rubra	Hamilton Waikato 3204 NZ	216		16.6
202.4	English Oak	Quercus robur	Hamilton Waikato 3204 NZ	216		18.5
202.5	London Plane	Platanus x hispanica 'Acerifolia'™	Hamilton Waikato 3204 NZ	216		19.1
202.6		Eucalyptus botryoides	Hamilton Waikato 3204 NZ	216		20.4
202.7	Tulip Tree	Liriodendron tulipifera	Hamilton Waikato 3204 NZ	216		20.7
202.8	Golden Totara	Podocarpus totara 'Aurea'™	Hamilton Waikato 3204 NZ	216		5.7
202.9	Podocarpus totara 'Aurea'	Podocarpus totara 'Aurea'™	Hamilton Waikato 3204 NZ	216		6.8
202.10	Golden Totara	Podocarpus totara 'Aurea'	Hamilton Waikato 3204 NZ	216		6.8
202.11	Oak	Quercus sp.	Hamilton Waikato 3204 NZ	216		14.0
T203	**Street Trees**		**Hammond Street, Hamilton**			
203.1	Red Oak	Quercus rubra	3 Hammond Street Hamilton Waikato 3204 NZ	126		5.1
203.2	Pin Oak	Quercus palustris	2A Hammond Street Hamilton Waikato 3204 NZ	138		7.2
203.3	Red Oak	Quercus rubra	2 Hammond	144		7.9

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			Street Hamilton Waikato 3204 NZ			
203.4	Pin Oak	Quercus palustris	5 Hammond Street Hamilton Waikato 3204 NZ	144		9.9
203.5	Pin Oak	Quercus palustris	9A Hammond Street Hamilton Waikato 3204 NZ	138		7.4
203.6	Pin Oak	Quercus palustris	11 Hammond Street Hamilton Waikato 3204 NZ	138		6.5
203.7	English Oak	Quercus robur	13A Hammond Street Hamilton Waikato 3204 NZ	144		10.3
203.8	Red Oak	Quercus rubra	14 Hammond Street Hamilton Waikato 3204 NZ	132		8.2
203.9	Pin Oak	Quercus palustris	17 Hammond Street Hamilton Waikato 3204 NZ	156		15.0
203.10	Pin Oak	Quercus palustris	18 Hammond Street Hamilton Waikato 3204 NZ	156		11.6
203.11	Red Oak	Quercus rubra	21 Hammond Street	126		7.4

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			Hamilton Waikato 3204 NZ			
203.12	Pin Oak	Quercus palustris	23 Hammond Street Hamilton Waikato 3204 NZ	180		9.2
203.13	English Oak	Quercus robur	23 Hammond Street Hamilton Waikato 3204 NZ	180		14.1
203.14	English Oak	Quercus robur	23 Hammond Street Hamilton Waikato 3204 NZ	180		17.3
203.15	English Oak	Quercus robur	26 Hammond Street Hamilton Waikato 3204 NZ	144		7.0
T204	Pin Oak	Quercus palustris	82 Holland Road Fairfield Waikato 3214 NZ	126		6.4
T205	Pin Oak	Quercus palustris	96 Holland Road Fairfield Waikato 3214 NZ	126		5.6
T206	Pin Oak	Quercus palustris	118 Holland Road Fairfield Waikato 3214 NZ	126		6.2
T207	**Street Trees**		**Hardley Street, Whitiora**			
207.1	English Oak	Quercus robur 'Fastigiate	1 Hardley Street	183		9.8

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			Whitiora Waikato 3200 NZ			
207.2	English Oak	Quercus robur 'Fastigiate	1 Hardley Street Whitiora Waikato 3200 NZ	183		12.0
207.3	Douglas Fir	Pseudotsuga menziesii	1 Hardley Street Whitiora Waikato 3200 NZ	183		14.6
207.4	Golden Elm	Ulmus procera 'Louis van Houtte'	2 Hardley Street Whitiora Waikato 3200 NZ	183		13.9
207.5	English Oak	Quercus robur	3 Hardley Street Whitiora Waikato 3200 NZ	126		6.0
207.6	Totara	Podocarpus totara	4 Hardley Street Whitiora Waikato 3200 NZ	150		11.3
207.7	Totara	Podocarpus totara	4 Hardley Street Whitiora Waikato 3200 NZ	150		11.3
207.8	Totara	Podocarpus totara	4 Hardley Street Whitiora Waikato 3200 NZ	150		11.3
207.9	English Oak	Quercus robur	7 Hardley Street Whitiora Waikato 3200 NZ	183		6.3
207.10	Golden Elm	Ulmus procera 'Louis van Houtte'	7 Hardley Street Whitiora Waikato	183		13.5

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			3200 NZ			
207.11	Totara	Podocarpus totara	10 Hardley Street Whitiora Waikato 3200 NZ	150		11.3
207.12	Totara	Podocarpus totara	10 Hardley Street Whitiora Waikato 3200 NZ	150		11.3
207.13	English Elm	Ulmus minor	11 Hardley Street Whitiora Waikato 3200 NZ	174		10.2
207.14	London Plane	Platanus x hispanica â€˜Acerifoliaâ€™	11 Hardley Street Whitiora Waikato 3200 NZ	174		22.6
207.15	English Oak	Quercus robur	14 Hardley Street Whitiora Waikato 3200 NZ	132		7.7
207.16	English Oak	Quercus robur	20A Hardley Street Whitiora Waikato 3200 NZ	138		5.7
207.17	Japanese Maple	Acer palmatum	22 Hardley Street Whitiora Waikato 3200 NZ	156		4.7
207.18	Pin Oak	Quercus palustris	22 Hardley Street Whitiora Waikato 3200 NZ	156		8.2
T208	**Street Trees**		**Heaphy Terrace, Claudelands**			
208.1	American Sweetgum	Liquidambar styraciflua	901 Heaphy Terrace Claudelands	144		6.2

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			Waikato 3214 NZ			
208.2	American Sweetgum	Liquidambar styraciflua	901 Heaphy Terrace Claudelands Waikato 3214 NZ	144		7.7
T209	Oak	Quercus sp.	40 - 84 High Street Frankton Waikato 3204 NZ	162		9.6
T210	**Street Trees**		**Higgins Road, Frankton**			
210.1	English Oak	Quercus robur	61 Higgins Road Frankton Waikato 3204 NZ	162		13.8
210.2	English Oak	Quercus robur	61 Higgins Road Frankton Waikato 3204 NZ	162		18.2
T211	**Street Trees**		**Hillsborough Terrace, Hamilton**			
211.1	English Oak	Quercus robur	16 - 22A Hillsborough Terrace Hamilton Waikato 3204 NZ	216		13.8
211.2	Pin Oak	Quercus palustris	16 - 22A Hillsborough Terrace Hamilton Waikato 3204 NZ	216		14.9
211.3	London Plane	Platanus x hispanica 'Acerifolia'™	16 - 22A Hillsborough Terrace Hamilton Waikato 3204 NZ	216		20.9

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211.4	London Plane	Platanus x hispanica 'Acerifolia'	16 - 22A Hillsborough Terrace Hamilton Waikato 3204 NZ	216		21.4
211.5	English Oak	Quercus robur	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		7.2
211.6	Chinese Wingnut	Pterocarya stenoptera	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		9.7
211.7	Red Mulberry	Morus rubra	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		10.0
211.8	English Oak	Quercus robur	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		14.9
211.9	English Oak	Quercus robur	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		16.0
211.10	English Oak	Quercus robur	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		16.9
211.11	Wellingtonia	Sequoiadendron gigantium	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		21.6
211.12	Monterey pine	Pinus radiata	100 Hillsborough Terrace Hamilton Waikato 3204 NZ	156		21.7

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T212	Pin Oak	Quercus palustris	86 Holland Road Fairfield Waikato 3214 NZ	132		5.6
T213	Pin Oak	Quercus palustris	116 Holland Road Fairfield Waikato 3214 NZ	132		6.2
T214	American Sweetgum	Liquidambar styraciflua	132 Holland Road Fairfield Waikato 3214 NZ	156		9.2
T215	American Sweetgum	Liquidambar styraciflua	136 Holland Road Fairfield Waikato 3214 NZ	150		7.1
T216	**Street Trees**		**Hukanui Road, Chartwell**			
216.1	American Sweetgum	Liquidambar styraciflua	150 Hukanui Road Chartwell Waikato 3210 NZ	156		9.4
216.2	American Sweetgum	Liquidambar styraciflua	152 Hukanui Road Chartwell Waikato 3210 NZ	144		7.8
216.3	American Sweetgum	Liquidambar styraciflua	156 Hukanui Road Chartwell Waikato 3210 NZ	150		8.0
216.4	American Sweetgum	Liquidambar styraciflua	158 Hukanui Road Chartwell Waikato 3210 NZ	156		8.4
T217	**Street Trees**		**Hukanui Road, Chartwell**			

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217.1	American Sweetgum	Liquidambar styraciflua	186 Hukanui Road Chartwell Waikato 3210 NZ	162		7.2
217.2	American Sweetgum	Liquidambar styraciflua	188 Hukanui Road Chartwell Waikato 3210 NZ	168		8.9
217.3	American Sweetgum	Liquidambar styraciflua	192 Hukanui Road Chartwell Waikato 3210 NZ	150		6.0
217.4	American Sweetgum	Liquidambar styraciflua	196 Hukanui Road Chartwell Waikato 3210 NZ	126		6.0
T218	**Street Trees**		**Ingleton Terrace, Fairfield**			
218.1	English Oak	Quercus robur	3 Ingleton Terrace Fairfield Waikato 3214 NZ	174		6.5
218.2	English Oak	Quercus robur	3 Ingleton Terrace Fairfield Waikato 3214 NZ	174		6.5
218.3	English Oak	Quercus robur	3 Ingleton Terrace Fairfield Waikato 3214 NZ	174		6.8
218.4	Oak	Quercus sp.	3 Ingleton Terrace Fairfield Waikato 3214 NZ	174		8.4
218.5	Oak	Quercus sp.	3 Ingleton Terrace Fairfield Waikato	174		10.6

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			3214 NZ			
218.6	Oak	Quercus sp.	3 Ingleton Terrace Fairfield Waikato 3214 NZ	174		10.6
218.7	Oak	Quercus sp.	4 - 40 Ingleton Terrace Fairfield Waikato 3214 NZ	132		3.1
218.8	Oak	Quercus sp.	4 - 40 Ingleton Terrace Fairfield Waikato 3214 NZ	132		4.7
218.9	Oak	Quercus sp.	4 Ingleton Terrace Fairfield Waikato 3214 NZ	156		4.5
218.10	Japanese Red Cedar	Cryptomeria japonica	4 Ingleton Terrace Fairfield Waikato 3214 NZ	156		6.6
218.11	Japanese Red Cedar	Cryptomeria japonica	4 Ingleton Terrace Fairfield Waikato 3214 NZ	156		6.7
218.12	Japanese Red Cedar	Cryptomeria japonica	4 Ingleton Terrace Fairfield Waikato 3214 NZ	156		8.5
218.13	Japanese Red Cedar	Cryptomeria japonica	4 Ingleton Terrace Fairfield Waikato 3214 NZ	156		10.6
218.14	Oak	Quercus sp.	6 Ingleton Terrace Fairfield Waikato	168		7.6

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			3214 NZ			
218.15	English Oak	Quercus robur	9 Ingleton Terrace Fairfield Waikato 3214 NZ	144		5.9
218.16	Himalayan Cedar	Cedrus deodara	9 Ingleton Terrace Fairfield Waikato 3214 NZ	144		9.4
218.17	English Oak	Quercus robur	9 Ingleton Terrace Fairfield Waikato 3214 NZ	144		10.7
218.18	English Oak	Quercus robur	11 Ingleton Terrace Fairfield Waikato 3214 NZ	144		6.0
218.19	Totara	Podocarpus totara	11 Ingleton Terrace Fairfield Waikato 3214 NZ	144		8.0
218.20	Red Flowering Gum	Corymbia ficifolia	11 Ingleton Terrace Fairfield Waikato 3214 NZ	144		11.3
218.21	Pohutukawa	Metrosideros excelsa	11 Ingleton Terrace Fairfield Waikato 3214 NZ	144		13.1

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218.22	Oak	Quercus sp.	15 Ingleton Terrace Fairfield Waikato 3214 NZ	132		4.5
T219	**Street Trees**		**Kahikatea Drive, Frankton**			
219.1	Gum	Eucalyptus sp.	271 Kahikatea	174		8.9

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			Drive Frankton Waikato 3204 NZ			
219.2	Gum	Eucalyptus sp.	271 Kahikatea Drive Frankton Waikato 3204 NZ	174		9.9
219.3	Gum	Eucalyptus sp.	271 Kahikatea Drive Frankton Waikato 3204 NZ	174		10.8
219.4	Gum	Eucalyptus sp.	271 Kahikatea Drive Frankton Waikato 3204 NZ	174		12.8
T220	**Street Trees**		**Kent Street, Frankton**			
220.1	American Sweetgum	Liquidambar styraciflua	32 Kent Street Frankton Waikato 3204 NZ	186		13.1
220.2	Monkey Puzzle	Araucaria araucana	32 Kent Street Frankton Waikato 3204 NZ	186		13.2
T221	Totara	Podocarpus totara	17 King Street Frankton Waikato 3204 NZ	168		9.8
T222	Japanese Photinia	Photinia glabra	21 King Street Frankton Waikato 3204 NZ	144		8.4
T223	**Street Trees**		**Kitchener Street,**			

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			Claudelands			
223.1	Mixed Species	-	4/7 - 21 Kitchener Street Claudelands Waikato 3214 NZ	162		13.3
223.2	Pin Oak	Quercus palustris	4 Kitchener Street Claudelands Waikato 3214 NZ	144		10.5
223.3	American Sweetgum	Liquidambar styraciflua	4 Kitchener Street Claudelands Waikato 3214 NZ	144		11.0
223.4	American Sweetgum	Liquidambar styraciflua	5 Kitchener Street Claudelands Waikato 3214 NZ	156		9.6
223.5	Pin Oak	Quercus palustris	5 Kitchener Street Claudelands Waikato 3214 NZ	156		14.7
223.6	American Sweetgum	Liquidambar styraciflua	7A Kitchener Street Claudelands Waikato 3214 NZ	144		9.8
223.7	Pin Oak	Quercus palustris	7 Kitchener Street Claudelands Waikato 3214 NZ	150		25.5
223.8	American Sweetgum	Liquidambar styraciflua	8 Kitchener Street Claudelands Waikato 3214 NZ	156		12.1
223.9	Pin Oak	Quercus palustris	8 Kitchener Street Claudelands Waikato	156		12.3

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			3214 NZ			
223.10	American Sweetgum	Liquidambar styraciflua	9 Kitchener Street Claudelands Waikato 3214 NZ	150		9.3
223.11	American Sweetgum	Liquidambar styraciflua	10 Kitchener Street Claudelands Waikato 3214 NZ	144		9.6
223.12	Pin Oak	Quercus palustris	12 Kitchener Street Claudelands Waikato 3214 NZ	150		10.9
223.13	Pin Oak	Quercus palustris	13 Kitchener Street Claudelands Waikato 3214 NZ	150		9.7
223.14	American Sweetgum	Liquidambar styraciflua	14 Kitchener Street Claudelands Waikato 3214 NZ	150		9.8
223.15	American Sweetgum	Liquidambar styraciflua	15 Kitchener Street Claudelands Waikato 3214 NZ	156		8.9
223.16	Pin Oak	Quercus palustris	15 Kitchener Street Claudelands Waikato 3214 NZ	156		10.3
223.17	American Sweetgum	Liquidambar styraciflua	18 Kitchener Street Claudelands Waikato 3214 NZ	156		9.2

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223.18	Pin Oak	Quercus palustris	18 Kitchener Street Claudelands Waikato 3214 NZ	156		9.4
223.19	American Sweetgum	Liquidambar styraciflua	19 Kitchener Street Claudelands Waikato 3214 NZ	150		11.7
223.20	Scarlet Oak	Quercus coccinea	21 Kitchener Street Claudelands Waikato 3214 NZ	144		6.2
223.21	Scarlet Oak	Quercus coccinea	22E Kitchener Street Claudelands Waikato 3214 NZ	150		7.1
223.22	Pin Oak	Quercus palustris	22E Kitchener Street Claudelands Waikato 3214 NZ	150		7.7
223.23	Pin Oak	Quercus palustris	22E Kitchener Street Claudelands Waikato 3214 NZ	150		8.4
T224	Pin Oak	Quercus palustris	173 Lake Crescent Hamilton Lake Waikato 3204 NZ	132		9.1
T225	Totara	Podocarpus totara	2 - 4 Little London Lane Hamilton Waikato 3204 NZ	192		11.0

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T226	**Street Trees**		**Liverpool Street, Hamilton**			
226.1	American Sweetgum	Liquidambar styraciflua	3 Liverpool Street Hamilton Waikato 3204 NZ	138		8.5
226.2	Flowering Cherry	Prunus serrulata	5 Liverpool Street Hamilton Waikato 3204 NZ	132		6.8
226.3	American Sweetgum	Liquidambar styraciflua	6 Liverpool Street Hamilton Waikato 3204 NZ	156		12.6
226.4	American Sweetgum	Liquidambar styraciflua	8 Liverpool Street Hamilton Waikato 3204 NZ	162		12.3
T227	**Street Trees**		**Liverpool Street, Hamilton**			
227.1	English Oak	Quercus robur	20A Liverpool Street Hamilton Waikato 3204 NZ	144		11.0
227.2	American Sweetgum	Liquidambar styraciflua	27 Liverpool Street Hamilton Waikato 3204 NZ	150		10.8
227.3	American Sweetgum	Liquidambar styraciflua	29 Liverpool Street Hamilton Waikato 3204 NZ	150		12.0
227.4	American Sweetgum	Liquidambar styraciflua	29 Liverpool Street Hamilton Waikato 3204 NZ	150		15.3

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227.5	American Sweetgum	Liquidambar styraciflua	31 Liverpool Street Hamilton Waikato 3204 NZ	150		9.5
227.6	American Sweetgum	Liquidambar styraciflua	36 Liverpool Street Hamilton Waikato 3204 NZ	150		15.4
227.7	American Sweetgum	Liquidambar styraciflua	37 Liverpool Street Hamilton Waikato 3204 NZ	150		11.6
227.8	American Sweetgum	Liquidambar styraciflua	42 Liverpool Street Hamilton Waikato 3204 NZ	150		15.2
T228	**Street Trees**		**London Street, Hamilton**			
228.1	Copper Beech	Fagus sylvatica var. purpurea	2 London Street Hamilton Waikato 3204 NZ	150		11.7
228.2	Copper Beech	Fagus sylvatica var. purpurea	2 London Street Hamilton Waikato 3204 NZ	150		13.7
T229	**Street Trees**		**Macfarlane Street, Hamilton East**			
229.1	Honey Locust	Gleditsia triacanthos	7 Macfarlane Street Hamilton East Waikato 3216 NZ	120		4.3
229.2	Honey Locust	Gleditsia triacanthos	7 Macfarlane Street	120		4.5

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			Hamilton East Waikato 3216 NZ			
229.3	Honey Locust	Gleditsia triacanthos	7 Macfarlane Street Hamilton East Waikato 3216 NZ	120		5.5
T230	**Street Trees**		**Macfarlane Street, Hamilton East**			
230.1	Honey Locust	Gleditsia triacanthos	15 Macfarlane Street Hamilton East Waikato 3216 NZ	132		3.7
230.2	Honey Locust	Gleditsia triacanthos	15 Macfarlane Street Hamilton East Waikato 3216 NZ	132		6.1
230.3	Honey Locust	Gleditsia triacanthos	15 Macfarlane Street Hamilton East Waikato 3216 NZ	132		6.8
230.4	Honey Locust	Gleditsia triacanthos	15 Macfarlane Street Hamilton East Waikato 3216 NZ	132		7.1
230.5	Honey Locust	Gleditsia triacanthos	15 Macfarlane Street Hamilton East	132		7.2

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			Waikato 3216 NZ			
230.6	Honey Locust	Gleditsia triacanthos	15 Macfarlane Street Hamilton East Waikato 3216 NZ	132		7.3
T231	**Street Trees**		**Macfarlane Street, Hamilton East**			
231.1	Oriental Plane	Platanus orientalis	86B Macfarlane Street Hamilton East Waikato 3216 NZ	162		10.6
231.2	Oriental Plane	Platanus orientalis	86C Macfarlane Street Hamilton East Waikato 3216 NZ	168		6.9
231.3	Oriental Plane	Platanus orientalis	86C Macfarlane Street Hamilton East Waikato 3216 NZ	168		9.6
T232	Pin Oak	Quercus palustris	124 Macfarlane Street Hamilton East Waikato 3216 NZ	138		6.8
T233	**Street Trees**		**Manning Street, Hamilton**			
233.1	Coastal Redwood	Sequoia sempervirens	21 Manning Street Hamilton Waikato	168		9.5

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			3204 NZ			
233.2	Coastal Redwood	Sequoia sempervirens	28 Manning Street Hamilton Waikato 3204 NZ	162		7.7
233.3	Coastal Redwood	Sequoia sempervirens	28 Manning Street Hamilton Waikato 3204 NZ	162		8.9
233.4	Coastal Redwood	Sequoia sempervirens	28 Manning Street Hamilton Waikato 3204 NZ	162		8.9
233.5	Coastal Redwood	Sequoia sempervirens	28 Manning Street Hamilton Waikato 3204 NZ	162		10.2
T234	**Street Trees**		**Mardon Road, Enderley**			
234.1	Pin Oak	Quercus palustris	8 Mardon Road Enderley Waikato 3214 NZ	144		7.0
234.2	Pin Oak	Quercus palustris	14 Mardon Road Enderley Waikato 3214 NZ	126		4.8
234.3	Pin Oak	Quercus palustris	18 Mardon Road Enderley Waikato 3214 NZ	126		5.5
234.4	Pin Oak	Quercus palustris	22 Mardon Road Enderley Waikato 3214 NZ	138		5.9
234.5	Pin Oak	Quercus palustris	26 Mardon Road Enderley	138		6.2

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			Waikato 3214 NZ			
234.6	Pin Oak	Quercus palustris	26 Mardon Road Enderley Waikato 3214 NZ	138		6.9
234.7	Pin Oak	Quercus palustris	28 Mardon Road Enderley Waikato 3214 NZ	132		5.1
234.8	Pin Oak	Quercus palustris	50 Mardon Road Enderley Waikato 3214 NZ	168		7.6
234.9	Pin Oak	Quercus palustris	60B Mardon Road Enderley Waikato 3214 NZ	144		6.0
234.10	Pin Oak	Quercus palustris	70 Mardon Road Enderley Waikato 3214 NZ	132		6.4
234.11	Pin Oak	Quercus palustris	70A Mardon Road Enderley Waikato 3214 NZ	138		6.4
234.12	Pin Oak	Quercus palustris	70A Mardon Road Enderley Waikato 3214 NZ	138		7.1
234.13	Pin Oak	Quercus palustris	74 Mardon Road Enderley Waikato 3214 NZ	138		6.0
234.14	Pin Oak	Quercus palustris	84A Mardon Road Enderley Waikato 3214 NZ	144		6.8

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234.15	Pin Oak	Quercus palustris	84A Mardon Road Enderley Waikato 3214 NZ	144		7.7
234.16	Pin Oak	Quercus palustris	86 Mardon Road Enderley Waikato 3214 NZ	144		8.2
T235	**Street Trees**		**Marire Avenue, Frankton**			
235.1	Box Elder	Acer negundo	2 Marire Avenue Frankton Waikato 3204 NZ	150		9.5
235.2	Box Elder	Acer negundo	4 Marire Avenue Frankton Waikato 3204 NZ	156		7.4
235.3	Box Elder	Acer negundo	5 Marire Avenue Frankton Waikato 3204 NZ	150		11.2
235.4	Box Elder	Acer negundo	6 Marire Avenue Frankton Waikato 3204 NZ	144		8.8
235.5	Box Elder	Acer negundo	11 Marire Avenue Frankton Waikato 3204 NZ	144		7.6
235.6	Box Elder	Acer negundo	14 Marire Avenue Frankton Waikato 3204 NZ	144		10.1
235.7	Box Elder	Acer negundo	20 Marire Avenue Frankton Waikato	144		8.9

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			3204 NZ			
235.8	Box Elder	Acer negundo	22 Marire Avenue Frankton Waikato 3204 NZ	150		11.3
T236	**Street Trees**		**Memorial Drive, Hamilton East**			
236.1	Pohutukawa	Metrosideros excelsa	2 Memorial Drive Hamilton East Waikato 3216 NZ	156		4.0
236.2	Pohutukawa	Metrosideros excelsa	2 Memorial Drive Hamilton East Waikato 3216 NZ	156		11.4
236.3	Pohutukawa	Metrosideros excelsa	2 Memorial Drive Hamilton East Waikato 3216 NZ	156		6.9
T237	**Street Trees**		**Memorial Drive, Hamilton East**			
237.1	Holm Oak	Quercus ilex	57 Memorial Drive Hamilton East Waikato 3216 NZ	162		16.1
237.2	Bhutan Cypress	Cupressus torulosa	57 Memorial Drive Hamilton East Waikato 3216 NZ	183		9.8
237.3	Bhutan Cypress	Cupressus torulosa	57 Memorial Drive Hamilton	183		11.5

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			East Waikato 3216 NZ			
T238	**Street Trees**		**Memorial Drive, Hamilton East**			
238.1	Osage Orange	Maclura pomifera	103 Memorial Drive Hamilton East Waikato 3216 NZ	192		5.2
238.2	Scarlet Oak	Quercus coccinea	103 Memorial Drive Hamilton East Waikato 3216 NZ	192		15.5
238.3	Dawn Redwood	Metasequoia glyptostroboides	103 Memorial Drive Hamilton East Waikato 3216 NZ	192		18.7
238.4	London Plane	Platanus x hispanica 'Acerifolia'	103 Memorial Drive Hamilton East Waikato 3216 NZ	192		22.2
238.5	London Plane	Platanus x hispanica 'Acerifolia'	103 Memorial Drive Hamilton East Waikato 3216 NZ	192		25.7
T239	**Street Trees**		**Mooney Street, Baverstock**			
239.1	Kahikatea	Dacrycarpus dacrydioides	Mooney Street Baverstock	192		12.0

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			Waikato 3289 NZ			
239.2	Kahikatea	Dacrycarpus dacrydioides	Mooney Street Baverstock Waikato 3289 NZ	192		12.4
T240	**Street Trees**		**Mill Lane, Whitiora**			
240.1	Red Oak	Quercus rubra	12 Mill Lane Whitiora Waikato 3200 NZ	144		8.5
240.2	Pin Oak	Quercus palustris	14 Mill Lane Whitiora Waikato 3200 NZ	138		6.4
240.3	Pin Oak	Quercus palustris	14 Mill Lane Whitiora Waikato 3200 NZ	138		7.1
T241	Pin Oak	Quercus palustris	20 Naylor Street Hamilton East Waikato 3216 NZ	126		6.8
T242	**Street Trees**		**Nixon Street, Hamilton East**			
242.1	Indian Bead Tree/Persian Lilac	Melia azedarach	36 Nixon Street Hamilton East Waikato 3216 NZ	132		10.3
242.2	Indian Bead Tree/Persian Lilac	Melia azedarach	40 Nixon Street Hamilton East Waikato 3216 NZ	138		9.1
242.3	Indian Bead Tree/Persian Lilac	Melia azedarach	40 Nixon Street Hamilton	138		10.3

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			East Waikato 3216 NZ			
T243	Lime	Tilia x europaea	31B Norton Road Frankton Waikato 3204 NZ	150		11.3
T244	Red Oak	Quercus rubra	47 Norton Road Frankton Waikato 3204 NZ	162		8.9
T245	**Street Trees**		**Norton Road, Hamilton**			
245.1	Blue Atlas Cedar	Cedrus atlantica 'Glauca'	50 Norton Road Hamilton Waikato 3204 NZ	162		15.8
245.2	London Plane	Platanus x hispanica 'Acerifolia'	50 Norton Road Hamilton Waikato 3204 NZ	174		20.6
T246	**Street Trees**		**Norton Road and Parr Street, Frankton**			
246.1	American Sweetgum	Liquidambar styraciflua	74 Norton Road Frankton Waikato 3204 NZ	156		9.1
246.2	American Sweetgum	Liquidambar styraciflua	74 Norton Road Frankton Waikato 3204 NZ	156		12.4
246.3	American Sweetgum	Liquidambar styraciflua	72 Norton Road Frankton Waikato 3204 NZ	156		14.6

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246.4	American Sweetgum	Liquidambar styraciflua	1 Parr Street Frankton Waikato 3204 NZ	150		8.9
246.5	American Sweetgum	Liquidambar styraciflua	5 Parr Street Frankton Waikato 3204 NZ	156		13.0
246.6	American Sweetgum	Liquidambar styraciflua	6 Parr Street Frankton Waikato 3204 NZ	156		12.2
246.7	American Sweetgum	Liquidambar styraciflua	7 Parr Street Frankton Waikato 3204 NZ	156		11.9
246.8	American Sweetgum	Liquidambar styraciflua	11 Parr Street Frankton Waikato 3204 NZ	156		14.4
246.9	American Sweetgum	Liquidambar styraciflua	13 Parr Street Frankton Waikato 3204 NZ	150		12.9
246.10	American Sweetgum	Liquidambar styraciflua	15 Parr Street Frankton Waikato 3204 NZ	156		14.1
246.11	American Sweetgum	Liquidambar styraciflua	17A Parr Street Frankton Waikato 3204 NZ	120		8.9
246.12	American Sweetgum	Liquidambar styraciflua	20 Parr Street Frankton Waikato 3204 NZ	150		14.8
T247	English Oak	Quercus robur	221 Norton Road	162		11.9

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			Hamilton Waikato 3204 NZ			
T248	**Street Trees**		**Oakley, Avenue Claudelands**			
248.1	Pin Oak	Quercus palustris	2 Oakley Avenue Claudelands Waikato 3214 NZ	150		3.9
248.2	Pin Oak	Quercus palustris	2 Oakley Avenue Claudelands Waikato 3214 NZ	150		9.4
248.3	Pin Oak	Quercus palustris	3 - 9 Oakley Avenue Claudelands Waikato 3214 NZ	132		5.6
248.4	Pin Oak	Quercus palustris	5 Oakley Avenue Claudelands Waikato 3214 NZ	120		3.7
248.5	Pin Oak	Quercus palustris	6 Oakley Avenue Claudelands Waikato 3214 NZ	126		5.1
248.6	Pin Oak	Quercus palustris	12A Oakley Avenue Claudelands Waikato 3214 NZ	150		9.7
248.7	American Sweetgum	Liquidambar styraciflua	12D Oakley Avenue Claudelands Waikato 3214 NZ	120		3.9
248.8	Totara	Podocarpus totara	13 Oakley Avenue Claudelands Waikato 3214 NZ	150		8.9
248.9	Pin Oak	Quercus	13 Oakley	150		10.5

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		palustris	Avenue Claudelands Waikato 3214 NZ			
248.10	Pin Oak	Quercus palustris	19 Oakley Avenue Claudelands Waikato 3214 NZ	132		6.0
248.11	Pin Oak	Quercus palustris	20 Oakley Avenue Claudelands Waikato 3214 NZ	144		10.6
248.12	Green Ash/Red Ash	Fraxinus pennsylvanica	29A Oakley Avenue Claudelands Waikato 3214 NZ	138		8.1
248.13	Scarlet Oak	Quercus coccinea	33 Oakley Avenue Claudelands Waikato 3214 NZ	150		10.7
T249	Kahikatea	Dacrycarpus dacrydioides	Odlin Crescent Nawton Waikato 3200 NZ	174		13.6
T250	**Street Trees**		**Old Farm Road, Hamilton East**			
250.1	Coastal Redwood	Sequoia sempervirens	149 Old Farm Road Hamilton East Waikato 3216 NZ	156		14.4
250.2	Coastal Redwood	Sequoia sempervirens	149 Old Farm Road Hamilton East Waikato 3216 NZ	156		15.7
250.3	Coastal Redwood	Sequoia sempervirens	149 Old Farm Road	156		19.7

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			Hamilton East Waikato 3216 NZ			
250.4	Coastal Redwood	Sequoia sempervirens	149 Old Farm Road Hamilton East Waikato 3216 NZ	156		19.9
250.5	Coastal Redwood	Sequoia sempervirens	151 Old Farm Road Hamilton East Waikato 3216 NZ	156		16.7
250.6	Coastal Redwood	Sequoia sempervirens	151 Old Farm Road Hamilton East Waikato 3216 NZ	156		16.9
250.7	Coastal Redwood	Sequoia sempervirens	153 Old Farm Road Hamilton East Waikato 3216 NZ	156		12.5
250.8	Coastal Redwood	Sequoia sempervirens	153 Old Farm Road Hamilton East Waikato 3216 NZ	156		17.2
250.9	Coastal Redwood	Sequoia sempervirens	153 Old Farm Road Hamilton East Waikato 3216 NZ	156		19.8
250.10	Coastal Redwood	Sequoia sempervirens	153 Old Farm Road Hamilton East Waikato 3216 NZ	156		15.0
250.11	Coastal Redwood	Sequoia sempervirens	155 Old Farm Road	156		9.8

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			Hamilton East Waikato 3216 NZ			
250.12	Coastal Redwood	Sequoia sempervirens	155 Old Farm Road Hamilton East Waikato 3216 NZ	156		13.4
250.13	Coastal Redwood	Sequoia sempervirens	155 Old Farm Road Hamilton East Waikato 3216 NZ	156		17.6
250.14	Coastal Redwood	Sequoia sempervirens	157 Old Farm Road Hamilton East Waikato 3216 NZ	162		15.2
250.15	Coastal Redwood	Sequoia sempervirens	157 Old Farm Road Hamilton East Waikato 3216 NZ	162		19.4
250.16	Coastal Redwood	Sequoia sempervirens	157 Old Farm Road Hamilton East Waikato 3216 NZ	162		20.8
250.17	Coastal Redwood	Sequoia sempervirens	159 Old Farm Road Hamilton East Waikato 3216 NZ	162		19.4
250.18	Coastal Redwood	Sequoia sempervirens	159 Old Farm Road Hamilton East Waikato 3216 NZ	162		19.4
250.19	Coastal Redwood	Sequoia sempervirens	163 Old Farm Road	168		29.2

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			Hamilton East Waikato 3216 NZ			
T251	**Street Trees**		**Old Farm Road, Hamilton East**			
251.1	Coastal Redwood	Sequoia sempervirens	231 Old Farm Road Hamilton East Waikato 3216 NZ	150		9.2
251.2	Douglas Fir	Pseudotsuga menziesii	231 Old Farm Road Hamilton East Waikato 3216 NZ	150		10.2
251.3	Coastal Redwood	Sequoia sempervirens	231 Old Farm Road Hamilton East Waikato 3216 NZ	168		19.0
251.4	Coastal Redwood	Sequoia sempervirens	231 Old Farm Road Hamilton East Waikato 3216 NZ	168		21.2
251.5	Mixed Species	-	235 Old Farm Road Hamilton East Waikato 3216 NZ	186		13.3
T252	**Street Trees**		**O'Neill Street, Claudelands**			
252.1	Scarlet Oak	Quercus coccinea	4 O'Neill Street Claudelands Waikato 3214 NZ	162		10.0
252.2	Pin Oak	Quercus	12 O'Neill	162		12.5

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		palustris	Street Claudelands Waikato 3214 NZ			
252.3	Scarlet Oak	Quercus coccinea	13 O'Neill Street Claudelands Waikato 3214 NZ	168		14.1
252.4	Pin Oak	Quercus palustris	20 O'Neill Street Claudelands Waikato 3214 NZ	156		9.0
252.5	Pin Oak	Quercus palustris	26 O'Neill Street Claudelands Waikato 3214 NZ	162		14.2
252.6	Scarlet Oak	Quercus coccinea	28 O'Neill Street Claudelands Waikato 3214 NZ	156		12.8
T253	**Street Trees**		**Opoia Road, Hamilton East**			
253.1	Pin Oak	Quercus palustris	5 Opoia Road Hamilton East Waikato 3216 NZ	162		12.1
253.2	English Oak	Quercus robur	12A Opoia Road Hamilton East Waikato 3216 NZ	162		11.4
253.3	English Oak	Quercus robur	12A Opoia Road Hamilton East Waikato 3216 NZ	162		19.1
253.4	Kahikatea	Dacrycarpus	27 Opoia	162		17.0

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		dacrydioides	Road Hamilton East Waikato 3216 NZ			
T254	Himalayan Cedar	Cedrus deodara	2 Palmer Street Hamilton East Waikato 3216 NZ	150		12.4
T255	**Street Trees**		**Palmerston Street, Hamilton**			
255.1	English Oak	Quercus robur	12A Palmerston Street Hamilton Waikato 3204 NZ	174		9.5
255.2	Pin Oak	Quercus palustris	13 Palmerston Street Hamilton Waikato 3204 NZ	162		7.7
255.3	Red Oak	Quercus rubra	21 Palmerston Street Hamilton Waikato 3204 NZ	132		6.9
255.4	Red Oak	Quercus rubra	23B Palmerston Street Hamilton Waikato 3204 NZ	156		12.9
255.5	Lime	Tilia x europaea	31 Palmerston Street Hamilton Waikato 3204 NZ	150		10.6
255.6	English Oak	Quercus robur	66A Palmerston Street Hamilton	150		9.6

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			Waikato 3204 NZ			
T256	English Oak	Quercus robur 'Fastigiate	6 Pelorus Street Glenview Waikato 3206 NZ	162		12.0
T257	English Oak	Quercus robur 'Fastigiate	32 Pelorus Street Glenview Waikato 3206 NZ	162		9.7
T258	**Street Trees**		**Piako Road, Claudelands**			
258.1	Pin Oak	Quercus palustris	15 Piako Road Claudelands Waikato 3214 NZ	150		11.0
258.2	Pin Oak	Quercus palustris	17 Piako Road Claudelands Waikato 3214 NZ	150		10.3
258.3	Pin Oak	Quercus palustris	32 Piako Road Claudelands Waikato 3214 NZ	156		13.4
258.4	American Sweetgum	Liquidambar styraciflua	32 Piako Road Claudelands Waikato 3214 NZ	156		15.4
258.5	Scarlet Oak	Quercus coccinea	36 Piako Road Claudelands Waikato 3214 NZ	156		11.9
T259	English Oak	Quercus robur	2 Pickering Crescent Chartwell Waikato 3210 NZ	204		17.1
T260	Australian Tea Tree	Leptospermum nitidum 'Copper	18 Plunket Terrace	120		8.1

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		Sheen'	Hamilton East Waikato 3216 NZ			
T261	**Street Trees**		**Riro Street, Hamilton East**			
261.1	Horse Chestnut	Aesculus hippocastanum	2A Riro Street Hamilton East Waikato 3216 NZ	168		15.6
261.2	Horse Chestnut	Aesculus hippocastanum	2A Riro Street Hamilton East Waikato 3216 NZ	168		18.8
261.3	English Oak	Quercus robur	2B Riro Street Hamilton East Waikato 3216 NZ	138		8.1
261.4	English Oak	Quercus robur	2B Riro Street Hamilton East Waikato 3216 NZ	138		8.3
T262	Oak	Quercus sp.	3 River Road Fairfield Waikato 3214 NZ	168		7.2
T264	Ginkgo/Maiden Tree	Ginkgo biloba	268 River Road Claudelands Waikato 3214 NZ	132		7.5
T265	American Sweetgum	Liquidambar styraciflua	314 River Road Claudelands Waikato 3214 NZ	150		8.4

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T266	Pin Oak	Quercus palustris	324 River Road Claudelands Waikato 3214 NZ	150		7.3
T267	Red Oak	Quercus rubra	333 River Road Claudelands Waikato 3214 NZ	150		13.0
T268	English Oak	Quercus robur	392B River Road Claudelands Waikato 3214 NZ	138		7.8
T269	Swamp Cypress	Taxodium distichum	523 River Road Fairfield Waikato 3214 NZ	162		13.7
T270	**Street Trees**		**River Road, Fairfield**			
270.1	Himalayan Cedar	Cedrus deodara	527 River Road Fairfield Waikato 3214 NZ	162		8.0
270.2	Coastal Redwood	Sequoia sempervirens	527 River Road Fairfield Waikato 3214 NZ	162		8.4
T271	**Street Trees**		**River Road, Fairfield**			
271.1	Oak	Quercus sp.	528 River Road Fairfield Waikato 3214 NZ	138		4.7
271.2	Oak	Quercus sp.	530 River Road Fairfield Waikato 3214 NZ	156		7.9

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T272	**Street Trees**		**River Road, Fairfield**			
272.1	English Oak	Quercus robur	546 River Road Fairfield Waikato 3214 NZ	144		9.2
272.2	English Oak	Quercus robur	546 River Road Fairfield Waikato 3214 NZ	144		9.5
T273	English Oak	Quercus robur	634 River Road Fairfield Waikato 3214 NZ	144		11.1
T274	English Oak	Quercus robur	685 River Road Fairfield Waikato 3214 NZ	156		16.7
T275	London Plane	Platanus x hispanica 'Acerifolia'	724 River Road Fairfield Waikato 3214 NZ	168		15.0
T276	London Plane	Platanus x hispanica 'Acerifolia'	987 River Road Fairfield Waikato 3214 NZ	144		7.9
T277	Honey Locust	Gleditsia triacanthos	12 Riverview Terrace Fairfield Waikato 3214 NZ	168		10.7
T278	Flowering Cherry	Prunus serrulata	18 Rostrevor Street Hamilton Waikato 3204 NZ	132		6.9
T279	English Oak	Quercus robur	7 Rotokauri Road	168		14.7

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			Nawton Waikato 3200 NZ			
T280	**Street Trees**		**Ruakiwi Road, Hamilton Lake**			
280.1	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		6.8
280.2	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		6.9
280.3	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		7.2
280.4	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		7.7
280.5	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		7.8
280.6	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		8.2
280.7	Golden Elm	Ulmus procera 'Louis van Houtte'	23 Ruakiwi Road Hamilton Lake Waikato	189		8.6

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			3204 NZ			
280.8	Pine	Pinus sp.	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		8.9
280.9	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		9.1
280.10	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		9.5
280.11	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		9.5
280.12	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		9.9
280.13	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		10.3
280.14	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		10.3
280.15	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato	189		10.7

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			3204 NZ			
280.16	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		10.8
280.17	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		10.8
280.18	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		11.1
280.19	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		11.6
280.20	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		11.6
280.21	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		11.7
280.22	Mixed Species	-	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		13.3
280.23	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato	189		8.8

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			3204 NZ			
280.24	Japanese Red Cedar	Cryptomeria japonica	24 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	180		12.9
280.25	Japanese Red Cedar	Cryptomeria japonica	24 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	180		15.6
280.26	Cedar of Goa	Cupressus lusitanica	24 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	180		16.8
T281	**Street Trees**		**Ruakura Road, Ruakura**			
281.1	Pine	Pinus sp.	Ruakura Road Ruakura Waikato 3214 NZ	180		9.3
281.2	Douglas Fir	Pseudotsuga menziesii	Ruakura Road Ruakura Waikato 3214 NZ	180		10.3
281.3	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		11.5
281.4	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		12.0
281.5	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		13.0

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281.6	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		14.9
281.7	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		16.4
281.8	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		17.3
281.9	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		17.5
281.10	Holm Oak	Quercus ilex	Ruakura Road Ruakura Waikato 3214 NZ	180		18.5
281.11	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		19.4
281.12	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		20.1
281.13	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		20.1
T282	**Street Trees**		**Rutherford Street, Chedworth**			
282.1	Japanese Maple	Acer palmatum	1 Rutherford Street Chedworth Waikato	144		7.5

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			3210 NZ			
282.2	Japanese Maple	Acer palmatum	3 Rutherford Street Chedworth Waikato 3210 NZ	144		6.4
282.3	Japanese Maple	Acer palmatum	7 Rutherford Street Chedworth Waikato 3210 NZ	132		6.9
282.4	Japanese Maple	Acer palmatum	5 Rutherford Street Chedworth Waikato 3210 NZ	138		6.7
282.5	Japanese Maple	Acer palmatum	9 Rutherford Street Chedworth Waikato 3210 NZ	126		7.4
282.6	Japanese Maple	Acer palmatum	11 Rutherford Street Chedworth Waikato 3210 NZ	138		7.3
282.7	Japanese Maple	Acer palmatum	14 Rutherford Street Chedworth Waikato 3210 NZ	138		6.4
282.8	Japanese Maple	Acer palmatum	15 Rutherford Street Chedworth Waikato 3210 NZ	126		7.1
282.9	Japanese Maple	Acer palmatum	16 Rutherford Street Chedworth Waikato 3210 NZ	144		7.1
282.10	Japanese Maple	Acer palmatum	17 Rutherford	138		7.1

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			Street Chedworth Waikato 3210 NZ			
282.11	Japanese Maple	Acer palmatum	19 Rutherford Street Chedworth Waikato 3210 NZ	138		6.9
282.12	Japanese Maple	Acer palmatum	23 Rutherford Street Chedworth Waikato 3210 NZ	144		7.5
282.13	Japanese Maple	Acer palmatum	25 Rutherford Street Chedworth Waikato 3210 NZ	138		7.7
T283	**Street Trees**		**Seddon Road, Hamilton**			
283.1	Copper Beech	Fagus sylvatica var. purpurea	50 Seddon Road Hamilton Waikato 3204 NZ	189		8.6
283.2	English Oak	Quercus robur	50 Seddon Road Hamilton Waikato 3204 NZ	189		9.7
283.3	Pine	Pinus sp.	50 Seddon Road Hamilton Waikato 3204 NZ	189		11.3
283.4	Blue Atlas Cedar	Cedrus atlantica 'Glauca'	50 Seddon Road Hamilton Waikato 3204 NZ	189		12.8
283.5	Himalayan Cedar	Cedrus deodara	50 Seddon Road	189		15.2

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			Hamilton Waikato 3204 NZ			
283.6	Wych Elm	Ulmus glabra	50 Seddon Road Hamilton Waikato 3204 NZ	189		16.2
283.7	Himalayan Cedar	Cedrus deodara	50 Seddon Road Hamilton Waikato 3204 NZ	189		17.5
283.8	London Plane	Platanus x hispanica 'Acerifolia'	50 Seddon Road Hamilton Waikato 3204 NZ	189		17.7
283.9	London Plane	Platanus x hispanica 'Acerifolia'	50 Seddon Road Hamilton Waikato 3204 NZ	174		19.0
T284	**Street Trees**		**Seddon Road, Hamilton**			
284.1	Wych Elm	Ulmus glabra	57 - 75 Seddon Road Hamilton Waikato 3204 NZ	183		15.0
284.2	Wych Elm	Ulmus glabra	57 - 75 Seddon Road Hamilton Waikato 3204 NZ	183		15.0
T285	**Street Trees**		**Seddon Road, Hamilton**			
285.1	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	162		10.8

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285.2	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		9.8
285.3	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		11.7
285.4	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		12.0
285.5	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		13.9
285.6	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		14.0
285.7	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		14.1
285.8	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		14.3
285.9	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		14.5
285.10	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		14.5
285.11	English Oak	Quercus robur	100 Seddon Road	174		14.6

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			Hamilton Waikato 3204 NZ			
285.12	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		14.9
T286	Monterey Cypress	Cupressus macrocarpa	144 Seddon Road Whitiora Waikato 3204 NZ	201		33.7
T287	**Street Trees**		**Sir Tristram Avenue, Te Rapa**			
287.1	Leyland Cypress	cupressocyparis leylandii	2 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	186		6.3
287.2	Leyland Cypress	cupressocyparis leylandii	2 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	186		14.9
287.3	Phoenix Palm	Phoenix canariensis	4 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	162		8.9
287.4	Phoenix Palm	Phoenix canariensis	4 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	162		9.4
287.5	Phoenix Palm	Phoenix canariensis	6 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	162		10.8

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287.6	Western Red Cedar	Thuja plicata	6 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	162		12.5
287.7	Phoenix Palm	Phoenix canariensis	8 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	168		9.7
287.8	Phoenix Palm	Phoenix canariensis	8 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	168		11.7
287.9	Phoenix Palm	Phoenix canariensis	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		9.9
287.10	Japanese Maple	Acer palmatum	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		10.0
287.11	Phoenix Palm	Phoenix canariensis	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		10.0
287.12	Phoenix Palm	Phoenix canariensis	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		10.0
287.13	Phoenix Palm	Phoenix canariensis	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		10.1

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287.14	Phoenix Palm	Phoenix canariensis	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		10.6
287.15	Phoenix Palm	Phoenix canariensis	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		10.8
287.16	She Oak	Casuarina cunninghamiana	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		13.0
287.17	Japanese Red Cedar	Cryptomeria japonica	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		16.0
T288	**Street Trees**		**Sloper Avenue, Frankton**			
288.1	Lime	Tilia x europaea	1 Sloper Avenue Frankton Waikato 3204 NZ	156		15.1
288.2	Lime	Tilia x europaea	5 Sloper Avenue Frankton Waikato 3204 NZ	150		10.8
288.3	Lime	Tilia x europaea	12 Sloper Avenue Frankton Waikato 3204 NZ	150		10.4
T289	**Street Trees**		**Stanley Street, Claudelands**			
289.1	American Sweetgum	Liquidambar styraciflua	1 - 15 Stanley	144		8.5

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			Street Claudelands Waikato 3214 NZ			
289.2	American Sweetgum	Liquidambar styraciflua	1 Stanley Street Claudelands Waikato 3214 NZ	150		3.9
289.3	American Sweetgum	Liquidambar styraciflua	1 Stanley Street Claudelands Waikato 3214 NZ	150		11.2
289.4	American Sweetgum	Liquidambar styraciflua	2A Stanley Street Claudelands Waikato 3214 NZ	150		8.9
289.5	American Sweetgum	Liquidambar styraciflua	2 Stanley Street Claudelands Waikato 3214 NZ	150		9.8
289.6	Scarlet Oak	Quercus coccinea	3 Stanley Street Claudelands Waikato 3214 NZ	156		9.0
289.7	American Sweetgum	Liquidambar styraciflua	4 Stanley Street Claudelands Waikato 3214 NZ	132		7.1
289.8	Scarlet Oak	Quercus coccinea	5A Stanley Street Claudelands Waikato 3214 NZ	150		6.6
289.9	American Sweetgum	Liquidambar styraciflua	5A Stanley Street Claudelands Waikato 3214 NZ	150		8.8
289.10	American Sweetgum	Liquidambar styraciflua	6 Stanley Street Claudelands	144		10.9

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			Waikato 3214 NZ			
289.11	American Sweetgum	Liquidambar styraciflua	7 Stanley Street Claudelands Waikato 3214 NZ	144		4.8
289.12	American Sweetgum	Liquidambar styraciflua	7 Stanley Street Claudelands Waikato 3214 NZ	144		8.1
289.13	American Sweetgum	Liquidambar styraciflua	8 Stanley Street Claudelands Waikato 3214 NZ	150		10.7
289.14	American Sweetgum	Liquidambar styraciflua	10 Stanley Street Claudelands Waikato 3214 NZ	144		9.2
289.15	American Sweetgum	Liquidambar styraciflua	10 Stanley Street Claudelands Waikato 3214 NZ	144		9.2
289.16	American Sweetgum	Liquidambar styraciflua	11A Stanley Street Claudelands Waikato 3214 NZ	156		14.4
289.17	American Sweetgum	Liquidambar styraciflua	13A - 13F Stanley Street Claudelands Waikato 3214 NZ	132		5.8
289.18	American Sweetgum	Liquidambar styraciflua	14 Stanley Street Claudelands Waikato 3214 NZ	144		8.6
289.19	American Sweetgum	Liquidambar styraciflua	16 Stanley Street Claudelands Waikato	150		8.4

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			3214 NZ			
289.20	American Sweetgum	Liquidambar styraciflua	17 Stanley Street Claudelands Waikato 3214 NZ	144		10.0
289.21	American Sweetgum	Liquidambar styraciflua	18 Stanley Street Claudelands Waikato 3214 NZ	150		10.4
289.22	American Sweetgum	Liquidambar styraciflua	21 Stanley Street Claudelands Waikato 3214 NZ	150		10.2
289.23	American Sweetgum	Liquidambar styraciflua	22 Stanley Street Claudelands Waikato 3214 NZ	150		12.8
289.24	American Sweetgum	Liquidambar styraciflua	23 Stanley Street Claudelands Waikato 3214 NZ	144		8.7
289.25	American Sweetgum	Liquidambar styraciflua	24 Stanley Street Claudelands Waikato 3214 NZ	144		8.3
289.26	American Sweetgum	Liquidambar styraciflua	25 Stanley Street Claudelands Waikato 3214 NZ	144		7.2
289.27	American Sweetgum	Liquidambar styraciflua	25 Stanley Street Claudelands Waikato 3214 NZ	144		9.0
289.28	American Sweetgum	Liquidambar styraciflua	26 Stanley Street Claudelands Waikato 3214 NZ	144		8.7
289.29	Scarlet Oak	Quercus	27 Stanley	156		12.9

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		coccinea	Street Claudelands Waikato 3214 NZ			
289.30	American Sweetgum	Liquidambar styraciflua	28 Stanley Street Claudelands Waikato 3214 NZ	138		7.5
T290	**Street Trees**		**Tamihana Avenue, Fairfield**			
290.1	Copper Beech	Fagus sylvatica var. purpurea	3 Tamihana Avenue Fairfield Waikato 3214 NZ	162		10.0
290.2	Copper Beech	Fagus sylvatica var. purpurea	3 Tamihana Avenue Fairfield Waikato 3214 NZ	162		13.0
T291	**Street Trees**		**Te Aroha Street, Hamilton**			
291.1	English Oak	Quercus robur	3 Te Aroha Street Hamilton East Waikato 3216 NZ	138		8.0
291.2	English Oak	Quercus robur	4 Te Aroha Street Hamilton East Waikato 3216 NZ	138		7.6
291.3	English Oak	Quercus robur	4 Te Aroha Street Hamilton East Waikato 3216 NZ	138		12.6
291.4	English Oak	Quercus robur	5 Te Aroha Street Hamilton East	150		9.7

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			Waikato 3216 NZ			
T292	**Street Trees**		**Te Aroha Street, Hamilton East**			
292.1	European Hornbeam	Carpinus betulus	14C Te Aroha Street Hamilton East Waikato 3216 NZ	138		8.7
292.2	European Hornbeam	Carpinus betulus	15 Te Aroha Street Hamilton East Waikato 3216 NZ	126		4.7
292.3	English Oak	Quercus robur	15B Te Aroha Street Hamilton East Waikato 3216 NZ	132		11.3
292.4	European Hornbeam	Carpinus betulus	18 Te Aroha Street Hamilton East Waikato 3216 NZ	138		9.8
292.5	English Oak	Quercus robur	22B Te Aroha Street Hamilton East Waikato 3216 NZ	132		11.5
T293	Himalayan Cedar	Cedrus deodara	27 Te Aroha Street Hamilton East Waikato 3216 NZ	150		12.9
T294	English Oak	Quercus robur	46 Te Aroha Street Hamilton East Waikato 3216 NZ	144		8.4

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T295	Pin Oak	Quercus palustris	73D Tennyson Road Enderley Waikato 3214 NZ	132		5.6
T296	**Street Trees**		**Te Rapa Road, Te Rapa**			
296.1	Yellow Gum	Eucalyptus leucoxylon	Te Rapa Road Te Rapa Waikato 3200 NZ	186		10.5
296.2	Dawn Redwood	Metasequoia glyptostroboides	443 - 455 Te Rapa Road Te Rapa Waikato 3200 NZ	156		4.1
296.3	Dawn Redwood	Metasequoia glyptostroboides	445 Te Rapa Road Te Rapa Waikato 3200 NZ	162		4.7
296.4	Leyland Cypress	cupressocyparis leylandii	455 Te Rapa Road Te Rapa Waikato 3200 NZ	174		8.9
296.5	Leyland Cypress	cupressocyparis leylandii	455 Te Rapa Road Te Rapa Waikato 3200 NZ	174		9.4
296.6	Phoenix Palm	Phoenix canariensis	455 Te Rapa Road Te Rapa Waikato 3200 NZ	174		9.8
296.7	Leyland Cypress	cupressocyparis leylandii	455 Te Rapa Road Te Rapa Waikato 3200 NZ	174		10.5
T297	**Street Trees**		**Thames Street,**			

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			Claudelands			
297.1	American Sweetgum	Liquidambar styraciflua	1 - 5/9 Thames Street Claudelands Waikato 3214 NZ	150		9.1
297.2	Pin Oak	Quercus palustris	2A Thames Street Claudelands Waikato 3214 NZ	144		8.6
297.3	Pin Oak	Quercus palustris	3 Thames Street Claudelands Waikato 3214 NZ	150		8.6
297.4	Scarlet Oak	Quercus coccinea	4 Thames Street Claudelands Waikato 3214 NZ	138		8.1
297.5	American Sweetgum	Liquidambar styraciflua	6 Thames Street Claudelands Waikato 3214 NZ	150		10.7
297.6	American Sweetgum	Liquidambar styraciflua	7A Thames Street Claudelands Waikato 3214 NZ	156		9.0
297.7	Pin Oak	Quercus palustris	7A Thames Street Claudelands Waikato 3214 NZ	156		11.8
297.8	Pin Oak	Quercus palustris	8 Thames Street Claudelands Waikato 3214 NZ	132		6.4
297.9	Pin Oak	Quercus palustris	9 Thames Street Claudelands Waikato 3214 NZ	120		3.9

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297.10	Scarlet Oak	Quercus coccinea	10 Thames Street Claudelands Waikato 3214 NZ	144		8.4
297.11	American Sweetgum	Liquidambar styraciflua	12 Thames Street Claudelands Waikato 3214 NZ	150		9.7
297.12	American Sweetgum	Liquidambar styraciflua	13 Thames Street Claudelands Waikato 3214 NZ	150		9.9
297.13	Pin Oak	Quercus palustris	14 Thames Street Claudelands Waikato 3214 NZ	156		8.4
297.14	Pin Oak	Quercus palustris	14 Thames Street Claudelands Waikato 3214 NZ	156		12.4
297.15	American Sweetgum	Liquidambar styraciflua	14 Thames Street Claudelands Waikato 3214 NZ	156		12.4
297.16	Pin Oak	Quercus palustris	15A Thames Street Claudelands Waikato 3214 NZ	144		6.4
297.17	American Sweetgum	Liquidambar styraciflua	16 Thames Street Claudelands Waikato 3214 NZ	150		9.9
297.18	American Sweetgum	Liquidambar styraciflua	18 Thames Street Claudelands Waikato 3214 NZ	150		9.7
297.19	Lime	Tilia x europaea	19B	150		10.4

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			Thames Street Claudelands Waikato 3214 NZ			
297.20	Lime	Tilia x europaea	19B Thames Street Claudelands Waikato 3214 NZ	150		11.1
297.21	Pin Oak	Quercus palustris	20 Thames Street Claudelands Waikato 3214 NZ	150		9.4
297.22	Pin Oak	Quercus palustris	21A Thames Street Claudelands Waikato 3214 NZ	150		9.3
297.23	American Sweetgum	Liquidambar styraciflua	21A Thames Street Claudelands Waikato 3214 NZ	150		9.4
297.24	American Sweetgum	Liquidambar styraciflua	22B Thames Street Claudelands Waikato 3214 NZ	144		8.3
297.25	Pin Oak	Quercus palustris	22B Thames Street Claudelands Waikato 3214 NZ	144		8.7
297.26	American Sweetgum	Liquidambar styraciflua	22 Thames Street Claudelands Waikato 3214 NZ	144		10.0
297.27	Pin Oak	Quercus palustris	24 Thames Street Claudelands	156		11.6

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			Waikato 3214 NZ			
T298	**Street Trees**		**Tisdall Terrace, Hamilton**			
298.1	Illawarra Flame Tree	Brachychiton acerifolius	1 - 21 Tisdall Terrace Hamilton Waikato 3204 NZ	150		7.5
298.2	Japanese Red Cedar	Cryptomeria japonica	1 - 21 Tisdall Terrace Hamilton Waikato 3204 NZ	150		10.5
298.3	Hoop Pine	Araucaria cunninghamii	1 - 21 Tisdall Terrace Hamilton Waikato 3204 NZ	150		10.8
298.4	Japanese Red Cedar	Cryptomeria japonica	1 - 21 Tisdall Terrace Hamilton Waikato 3204 NZ	150		13.8
298.5	Japanese Red Cedar	Cryptomeria japonica	6/6 - 12 Tisdall Street Hamilton Waikato 3204 NZ	162		10.5
298.6	Himalayan Cedar	Cedrus deodara	39 - 51 Tisdall Terrace Hamilton Waikato 3204 NZ	180		23.5
T299	**Street Trees**		**Tristram Street, Hamilton**			
299.1	Lime	Tilia x europaea	Tristram Street Hamilton	168		11.0

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			Waikato 3204 NZ			
299.2	Scarlet Oak	Quercus coccinea	103 Tristram Street Hamilton Waikato 3204 NZ	174		13.9
299.3	Scarlet Oak	Quercus coccinea	106 Tristram Street Hamilton Waikato 3204 NZ	162		8.3
299.4	English Oak	Quercus robur	106 Tristram Street Hamilton Waikato 3204 NZ	162		8.7
299.5	English Oak	Quercus robur	106 Tristram Street Hamilton Waikato 3204 NZ	162		10.5
299.6	Scarlet Oak	Quercus coccinea	121B Tristram Street Hamilton Waikato 3204 NZ	162		12.6
299.7	Scarlet Oak	Quercus coccinea	125 Tristram Street Hamilton Waikato 3204 NZ	162		10.3
299.8	Copper Beech	Fagus sylvatica var. purpurea	221 Tristram Street Hamilton Waikato 3204 NZ	192		13.1
299.9	Himalaya Spruce	Picea smithiana	221 Tristram Street Hamilton	192		13.5

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			Waikato 3204 NZ			
299.10	Tulip Tree	Liriodendron tulipifera	221 Tristram Street Hamilton Waikato 3204 NZ	192		13.7
299.11	Tulip Tree	Liriodendron tulipifera	221 Tristram Street Hamilton Waikato 3204 NZ	192		14.2
299.12	London Plane	Platanus x hispanica 'Acerifolia'	221 Tristram Street Hamilton Waikato 3204 NZ	192		14.2
299.13	English Oak	Quercus robur	221 Tristram Street Hamilton Waikato 3204 NZ	192		14.8
299.14	English Oak	Quercus robur	221 Tristram Street Hamilton Waikato 3204 NZ	192		16.7
299.15	London Plane	Platanus x hispanica 'Acerifolia'	221 Tristram Street Hamilton Waikato 3204 NZ	192		18.5
299.16	Spanish/Swee Chestnut	Castanea sativa	221 Tristram Street Hamilton Waikato 3204 NZ	192		19.5
T300	**Street Trees**		**Ulster Street, Whitiora**			

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300.1	Coastal Redwood	Sequoia sempervirens	Ulster Street Whitiora Waikato 3200 NZ	162		8.9
300.2	Coastal Redwood	Sequoia sempervirens	Ulster Street Whitiora Waikato 3200 NZ	162		8.9

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ID# (as per planning maps)	Common Name	Botanical Name	Address/Leg Description	STEM Score	This column has been removed by PC 9	Protected Root Zone (Metre radius from the centre of the tree trunk)
T301	**Street Trees**		**Union Street, Claudelands**			
301.1	Ginkgo/Maiden Tree	Ginkgo biloba	3 Union Street Claudelands Waikato 3214 NZ	126		4.9
301.2	Ginkgo/Maiden Tree	Ginkgo biloba	3 Union Street Claudelands Waikato 3214 NZ	126		5.5
301.3	Japanese Red Cedar	Cryptomeria japonica	3 Union Street Claudelands Waikato 3214 NZ	126		5.6
T302	**Street Trees**		**Union Street, Claudelands**			
302.1	Rimu	Dacrydium cupressinum	5A Union Street Claudelands Waikato 3214 NZ	198		11.7
302.2	Himalayan Cedar	Cedrus deodara	5A Union Street Claudelands Waikato 3214 NZ	198		18.4
T303	Ginkgo/Maiden Tree	Ginkgo biloba	15 Union Street Claudelands Waikato 3214 NZ	126		4.8
T304	**Street Trees**		**Union Street, Claudelands**			

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304.1	American Sweetgum	Liquidambar styraciflua	18A Union Street Claudelands Waikato 3214 NZ	150		11.1
304.2	She Oak	Casuarina cunninghamiana	18A Union Street Claudelands Waikato 3214 NZ	150		11.6
304.3	Totara	Podocarpus totara	18 Union Street Claudelands Waikato 3214 NZ	138		11.0
T305	**Street Trees**		**Victoria Street, Hamilton**			
305.1	American Sweetgum	Liquidambar styraciflua	Victoria Street Hamilton Waikato 3216 NZ	162		12.8
305.2	Phoenix Palm	Phoenix canariensis	Victoria Street Hamilton Waikato 3216 NZ	162		7.6
305.3	Karaka	Corynocarpus laevigatus	Victoria Street Hamilton Waikato 3216 NZ	162		6.8
T306	London Plane	Platanus x hispanica 'Acerifolia'	46 Victoria Street Hamilton Waikato 3216 NZ	180		21.7
T307	**Street Trees**		**Victoria Street, Hamilton**			
307.1	Kauri	Agathis australis	60 Victoria Street Hamilton Waikato 3204 NZ	162		6.8

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307.2	Japanese Red Cedar	Cryptomeria japonica	60 Victoria Street Hamilton Waikato 3204 NZ	162		11.9
T308	Totara	Podocarpus totara	210 Victoria Street Hamilton Waikato 3204 NZ	162		14.9
T309	**Street Trees**		**Victoria Street, Hamilton**			
309.1	American Sweetgum	Liquidambar styraciflua	950 Victoria Street Hamilton Waikato 3204 NZ	150		12.3
309.2	American Sweetgum	Liquidambar styraciflua	950 Victoria Street Hamilton Waikato 3204 NZ	150		13.1
T310	**Street Trees**		**Victoria Street, Whitiora**			
310.1	English Oak	Quercus robur	1110 Victoria Street Whitiora Waikato 3200 NZ	132		6.2
310.2	English Oak	Quercus robur	1110 Victoria Street Whitiora Waikato 3200 NZ	132		6.9
310.3	English Oak	Quercus robur	1110 Victoria Street Whitiora Waikato 3200 NZ	132		7.2
T311	**Street Trees**		**Victoria Street, Whitiora**			

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311.1	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		5.8
311.2	Red Oak	Quercus rubra	1139 Victoria Street Whitiora Waikato 3200 NZ	150		6.0
311.3	Red Oak	Quercus rubra	1139 Victoria Street Whitiora Waikato 3200 NZ	150		6.1
311.4	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		6.3
311.5	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		6.4
311.6	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		6.8
311.7	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		6.9
311.8	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		7.2

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311.9	Red Oak	Quercus rubra	1139 Victoria Street Whitiora Waikato 3200 NZ	150		8.7
311.10	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		8.9
311.11	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		9.7
311.12	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		10.3
311.13	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		11.5
T312	**Street Trees**		**Victoria Street, Hamilton**			
312.1	Black Poplar	Populus nigra	208 Victoria Street Hamilton Waikato 3204 NZ	156		11.9
312.2	Black Poplar	Populus nigra	208 Victoria Street Hamilton Waikato 3204 NZ	156		12.6
T313	Pin Oak	Quercus palustris	1185 - 1187B Victoria Street Whitiora	168		7.7

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			Waikato 3200 NZ			
T314	**Street Trees**		**Victoria Street Whitiora**			
314.1	Pin Oak	Quercus palustris	1202 -1204 Victoria Street Whitiora Waikato 3200 NZ	168		7.9
314.2	Pin Oak	Quercus palustris	1202 -1204 Victoria Street Whitiora Waikato 3200 NZ	168		9.6
T315	**Street Trees**		**Von Tempsky Street, Hamilton East**			
315.1	Pin Oak	Quercus palustris	3A Von Tempsky Street Hamilton East Waikato 3216 NZ	138		11.2
315.2	Pin Oak	Quercus palustris	3C Von Tempsky Street Hamilton East Waikato 3216 NZ	144		10.5
315.3	Pin Oak	Quercus palustris	4 Von Tempsky Street Hamilton East Waikato 3216 NZ	150		13.7
T316	**Street Trees**		**Von Tempsky Street, Hamilton**			

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			East			
316.1	Pin Oak	Quercus palustris	10 Von Tempsky Street Hamilton East Waikato 3216 NZ	126		4.8
316.2	Pin Oak	Quercus palustris	10 Von Tempsky Street Hamilton East Waikato 3216 NZ	126		5.7
316.3	Pin Oak	Quercus palustris	14 Von Tempsky Street Hamilton East Waikato 3216 NZ	126		7.0
316.4	Pin Oak	Quercus palustris	18 Von Tempsky Street Hamilton East Waikato 3216 NZ	126		5.8
T317	**Street Trees**		**Von Tempsky Street Hamilton East**			
317.1	Pin Oak	Quercus palustris	31 Von Tempsky Street Hamilton East Waikato 3216 NZ	120		3.6
317.2	Pin Oak	Quercus palustris	31 Von Tempsky Street Hamilton East Waikato 3216 NZ	120		5.3

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317.3	Pin Oak	Quercus palustris	37 Von Tempsky Street Hamilton East Waikato 3216 NZ	120		4.8
317.4	Pin Oak	Quercus palustris	39 Von Tempsky Street Hamilton East Waikato 3216 NZ	120		6.6
T318	**Street Trees**		**Waikato Hospital**			
318.1	English Oak	Quercus robur	Waikato Hospital Waikato 3204 NZ	144		15.1
318.2	English Oak	Quercus robur	Waikato Hospital Waikato 3204 NZ	144		15.9
T319	Scarlet Oak	Quercus coccinea	179 Ward Street Hamilton Waikato 3204 NZ	168		10.9
T320	**Street Trees**		**Wellington Street, Hamilton East**			
320.1	Pin Oak	Quercus palustris	1A Wellington Street Hamilton East Waikato 3216 NZ	120		4.4
320.2	Pin Oak	Quercus palustris	1 Wellington Street Hamilton East Waikato 3216 NZ	150		8.2
320.3	Pin Oak	Quercus	2 Wellington	126		6.5

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		palustris	Street Hamilton East Waikato 3216 NZ			
320.4	Pin Oak	Quercus palustris	3 Wellington Street Hamilton East Waikato 3216 NZ	132		6.2
320.5	Pin Oak	Quercus palustris	4 Wellington Street Hamilton East Waikato 3216 NZ	132		5.5
320.6	Pin Oak	Quercus palustris	5 Wellington Street Hamilton East Waikato 3216 NZ	126		5.1
320.7	Pin Oak	Quercus palustris	6 Wellington Street Hamilton East Waikato 3216 NZ	126		5.8
320.8	Pin Oak	Quercus palustris	7 Wellington Street Hamilton East Waikato 3216 NZ	120		5.1
320.9	Pin Oak	Quercus palustris	8 Wellington Street Hamilton East Waikato 3216 NZ	120		4.5
320.10	Pin Oak	Quercus palustris	10 Wellington Street Hamilton East Waikato 3216 NZ	126		6.8

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320.11	Pin Oak	Quercus palustris	12 Wellington Street Hamilton East Waikato 3216 NZ	150		4.2
320.12	Pin Oak	Quercus palustris	12 Wellington Street Hamilton East Waikato 3216 NZ	150		5.8
320.13	Pin Oak	Quercus palustris	13A Wellington Street Hamilton East Waikato 3216 NZ	120		4.7
320.14	Pin Oak	Quercus palustris	14 Wellington Street Hamilton East Waikato 3216 NZ	126		4.9
320.15	Pin Oak	Quercus palustris	14 Wellington Street Hamilton East Waikato 3216 NZ	126		5.0
320.16	Pin Oak	Quercus palustris	16 Wellington Street Hamilton East Waikato 3216 NZ	132		6.2
320.17	Pin Oak	Quercus palustris	17 Wellington Street Hamilton East Waikato 3216 NZ	126		5.6

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320.18	Pin Oak	Quercus palustris	18 Wellington Street Hamilton East Waikato 3216 NZ	126		5.5
320.19	Pin Oak	Quercus palustris	18 Wellington Street Hamilton East Waikato 3216 NZ	126		5.9
320.20	Pin Oak	Quercus palustris	19 Wellington Street Hamilton East Waikato 3216 NZ	126		6.0
320.21	Pin Oak	Quercus palustris	21 Wellington Street Hamilton East Waikato 3216 NZ	120		4.1
T321	**Street Trees**		**Wellington Street, Hamilton East**			
321.1	Pin Oak	Quercus palustris	22 Wellington Street Hamilton East Waikato 3216 NZ	132		6.2
321.2	Pin Oak	Quercus palustris	22 Wellington Street Hamilton East Waikato 3216 NZ	132		8.2
321.3	Pin Oak	Quercus palustris	26A Wellington	126		5.6

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			Street Hamilton East Waikato 3216 NZ			
321.4	Pin Oak	Quercus palustris	32C Wellington Street Hamilton East Waikato 3216 NZ	132		7.8
321.5	Pin Oak	Quercus palustris	36 Wellington Street Hamilton East Waikato 3216 NZ	126		4.7
321.6	Pin Oak	Quercus palustris	36 Wellington Street Hamilton East Waikato 3216 NZ	126		4.8
321.7	Pin Oak	Quercus palustris	38B Wellington Street Hamilton East Waikato 3216 NZ	132		6.0
321.8	Pin Oak	Quercus palustris	38B Wellington Street Hamilton East Waikato 3216 NZ	132		6.8
321.9	Pin Oak	Quercus palustris	42A - 42H Wellington Street Hamilton East Waikato 3216 NZ	132		6.8
321.10	Pin Oak	Quercus palustris	44 Wellington	126		6.1

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			Street Hamilton East Waikato 3216 NZ			
T322	Pin Oak	Quercus palustris	53A Wellington Street Hamilton East Waikato 3216 NZ	132		5.1
T323	**Street Trees**		**Wellington Street, Hamilton East**			
323.1	Pin Oak	Quercus palustris	57A Wellington Street Hamilton East Waikato 3216 NZ	132		6.7
323.2	Pin Oak	Quercus palustris	61 Wellington Street Hamilton East Waikato 3216 NZ	120		5.7
323.3	Pin Oak	Quercus palustris	63 Wellington Street Hamilton East Waikato 3216 NZ	126		5.0
323.4	Pin Oak	Quercus palustris	63A Wellington Street Hamilton East Waikato 3216 NZ	132		6.5
323.5	Pin Oak	Quercus palustris	65B Wellington Street Hamilton	132		7.2

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			East Waikato 3216 NZ			
323.6	Pin Oak	Quercus palustris	67 Wellington Street Hamilton East Waikato 3216 NZ	132		6.4
323.7	Pin Oak	Quercus palustris	69A Wellington Street Hamilton East Waikato 3216 NZ	126		6.0
323.8	Pin Oak	Quercus palustris	69 Wellington Street Hamilton East Waikato 3216 NZ	132		6.0
323.9	Pin Oak	Quercus palustris	71A Wellington Street Hamilton East Waikato 3216 NZ	138		5.9
323.10	Pin Oak	Quercus palustris	75A Wellington Street Hamilton East Waikato 3216 NZ	132		6.4
323.11	Pin Oak	Quercus palustris	75 Wellington Street Hamilton East Waikato 3216 NZ	132		6.7
323.12	Pin Oak	Quercus palustris	77 Wellington Street Hamilton	132		6.1

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			East Waikato 3216 NZ			
323.13	Pin Oak	Quercus palustris	79 Wellington Street Hamilton East Waikato 3216 NZ	132		5.9
323.14	Green Ash/Red Ash	Fraxinus pennsylvanica	100 Wellington Street Hamilton East Waikato 3216 NZ	126		6.1
T324	Pin Oak	Quercus palustris	Whatukooruru Drive Tamahere Waikato 3282 NZ	168		11.0
T325	Caucasian Fir	Abies nordmanniana	Whitiora Waikato 3200 NZ	168		8.0
T326	**Street Trees**		**Willoughby, Street Whitiora**			
326.1	Lime	Tilia x europaea	42 - 52 Willoughby Street Whitiora Waikato 3200 NZ	186		11.6
326.2	London Plane	Platanus x hispanica 'Acerifolia'	42 - 52 Willoughby Street Whitiora Waikato 3200 NZ	186		15.1
326.3	London Plane	Platanus x hispanica 'Acerifolia'	42 - 52 Willoughby Street Whitiora Waikato 3200 NZ	186		17.9
326.4	London	Platanus x	54 - 58D	186		21.2

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	Plane	hispanica 'Acerifolia'	Willoughby Street Whitiora Waikato 3200 NZ			
T327	American Sweetgum	Liquidambar styraciflua	1 Wilson Street Hamilton East Waikato 3216 NZ	150		9.4
T328	American Sweetgum	Liquidambar styraciflua	3 Wilson Street Hamilton East Waikato 3216 NZ	144		9.8
T329	American Sweetgum	Liquidambar styraciflua	12 Wilson Street Hamilton East Waikato 3216 NZ	144		9.9
T330	**Street Trees**		**Wilson Street, Hamilton East**			
330.1	American Sweetgum	Liquidambar styraciflua	26 Wilson Street Hamilton East Waikato 3216 NZ	162		12.9
330.2	American Sweetgum	Liquidambar styraciflua	27 Wilson Street Hamilton East Waikato 3216 NZ	156		13.6
T331	**Street Trees**		**Wilson Street, Hamilton East**			
331.1	American Sweetgum	Liquidambar styraciflua	30 Wilson Street Hamilton East Waikato	150		16.4

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			3216 NZ			
331.2	American Sweetgum	Liquidambar styraciflua	31 Wilson Street Hamilton East Waikato 3216 NZ	156		10.7
T332	American Sweetgum	Liquidambar styraciflua	37 Wilson Street Hamilton East Waikato 3216 NZ	150		11.7
T333	American Sweetgum	Liquidambar styraciflua	41 Wilson Street Hamilton East Waikato 3216 NZ	156		13.8
T334	**Street Trees**		**Young Street, Claudelands**			
334.1	Gum	Eucalyptus sp.	17 Young Street Claudelands Waikato 3214 NZ	150		12.4
334.2	American Sweetgum	Liquidambar styraciflua	19 Young Street Claudelands Waikato 3214 NZ	132		8.4
334.3	River Birch	Betula nigra	20 Young Street Claudelands Waikato 3214 NZ	132		7.7
T335	Indian Bead Tree/Persian Lilac	Melia azedarach	36 Graham Street Hamilton East Waikato 3216 NZ	138		7.4

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Appendix 13: Network Utilities and the Electricity National Grid Corridor

13-1 Areas with Historic Heritage Values or Visual Amenity Values

Note
In terms of the National Environmental Standards for Telecommunications Facilities (2008), this schedule identifies areas with historic heritage values or visual amenity values. Rules in this appendix make the installation of telecommunications facilities (mainly telecommunications masts, antennae, and cabinets) located within the Transport Corridor Zone within these areas a restricted discretionary activity.

Lake Domain Drive - lake side
Wellington Street/Jelicoe Drive - adjacent to river bank and Wellington Street beach Special Heritage Area Zone
~~Special~~Historic Heritage ~~Area Zone: Frankton Railway Village~~ ~~Hayes Paddock~~ ~~Hamilton East Villas~~ Areas in Schedule 8D
Special Natural Area Zone: Lake Waiwhakareke Landscape Character Area Rotokauri Ridgeline Area
Temple View Zone: Temple View Heritage Area
All Significant Natural Areas in Schedule 9C

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