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## 30.0 RURAL RESIDENTIAL ZONE

### 30.1 Residential Zone Statement

The Rural Residential Zone is to provide the opportunity for people who wish to live in a rural environment, but to have limited or no involvement in primary production/farming activities. By providing for rural residential areas in selected locations this indicates those areas most appropriate for such activities. This approach also ensures that the use of agricultural land primarily for urban purposes is limited, and thereby sustains the District's land resource for future generations. This approach will contribute to meeting the 'lifestyle' component of the rural and urban property market in South Waikato.

The locations identified for rural residential activity are predominantly adjacent to the three main settlements of Tokoroa, Tirau and Putaruru along with several lakeside/riverside rural residential localities. In such riverside localities however the land may be subject to inundation and erosion and instability, and may also comprise land managed for hydro-electric power generation for the Waikato River. Buildings and developments adjacent to the Waikato River also have the potential to compromise extensions of the Waikato River Trails. Building platforms need to be sited and setback with care from river margins and easement boundaries.

In addition to the Planning Objectives stated in Section 3 of the District Plan, and the objectives and policies in Part B of the District Plan, all activities in the Rural Residential zone are subject to the following provisions:

### 30.2 Resource Management Issues

- 1 New residents' expectations that urban amenity standards should prevail in a rural area where there are existing legitimate rural activities and industries and rural based recreational pursuits such as duck shooting and rabbit /possum shooting for example, and boating.
- 2 Fragmentation of large lots containing productive soils, reducing the versatility of these soils to sustain primary production activities in the long term.
- 3 Demand for infrastructure services to urban standards (power, water, waste water, electricity and telecommunications).
- 4 Increase in traffic on roads, and road intersections, not designed, constructed and maintained for significantly higher traffic volumes.
- 5 Loss of local remnant indigenous vegetation.
- 6 Potential building sites that are compromised by hazards or contamination.



- 7 Potential for cumulative adverse effects resulting from the above on the natural and physical resources, including State highways, and amenity values of the locality.
- 8 Encroachment of rural residential development and activities on existing infrastructure/network utilities

### **30.3 Objectives**

- 30.3.1 To provide for the subdivision and use of land for rural residential activities in selected locations in the district through environmentally responsive subdivision design.
- 30.3.2 To recognise the existing and potential adverse effects of farming activities and rural industries and rural based recreational activities such as boating, hunting and water fowl shooting on the amenity of a locality zoned for rural residential living.
- 30.3.3 To ensure compatibility of new residential activities with existing rural amenity values, and the landscape character of the Waikato River valley.
- 30.3.4 To avoid the fragmentation of large lots containing productive soils, and their long term loss of options for their use for production purposes.
- 30.3.5 To ensure efficient, effective and environmentally sustainable delivery of infrastructure services including water, wastewater disposal, power and telecommunications to rural residential lots.
- 30.3.6 To ensure rural residential development does not adversely affect to more than a minor extent the functioning of roads and traffic movements.
- 30.3.7 To identify potential cumulative adverse effects and to avoid, remedy or mitigate such effects through innovative and environmentally responsive subdivision design.
- 30.3.8 To ensure riverside development does not compromise the consented hydro-electric power generation activities.
- 30.3.9 To ensure the ongoing operation, maintenance, upgrading and development of existing infrastructure/network utilities is not compromised by the encroachment of rural residential development and activities.
- 30.3.10 To protect the National Grid from incompatible rural residential activities.
- 30.3.11 To protect subdivision and development from the adverse effects of natural hazards.



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## 30.4 Policies

- 30.4.1 Provide for rural residential development in a selected number of locations adjoining the main settlements to support the economic, social and cultural viability of these settlements and rural communities.
- 30.4.2 Provide for rural residential development in a selected number of locations in the vicinity of Council recreation reserves that provide public access to the Waikato River.
- 30.4.3 Ensure rural residential development does not result in significant and permanent loss of high quality soils, adversely affect the potential range of options for productive use of these soils, or adversely affect the viability of any current primary production activities.
- 30.4.4 Ensure the level of amenity for rural residential development particularly as this relates to noise, dust, glare and odour recognises existing primary production and rural industry activities and rural based recreational pursuits in the locality
- 30.4.5 Ensure rural residential lots are of sufficient size and designed in accordance with the SWDC Code of Practice for Subdivision and Development to enable safe and reliable waste disposal onsite, adequate drainage on site, the provision of efficient and environmentally sustainable potable water, and the underground provision of power and telecommunications.
- 30.4.6 Ensure there is minimal disturbance to landforms, landscapes and vegetation cover during subdivision and the subsequent development of access ways, building platforms and buildings including accessory buildings.
- 30.4.7 Ensure vehicle access on to local and regional roads and State highways does not adversely affect to more than a minor extent the safety, efficiency and operation of these roads and other road users.
- 30.4.8 Consolidate access ways from lots to minimise the number of crossing places on to roads to ensure separation distances meet sight visibility standards as promoted under 'Guidelines for Visibility at Driveways" RT 6 NZ Transport Agency.
- 30.4.9 Promote the conservation of established indigenous vegetation cover and wildlife habitats identified during the process of subdivision where there are recognised and recorded values associated with these flora and fauna.
- 30.4.10 Require adequate separation distances between established rural activities and new rural residential activities when dwellings are to be located near to noxious activities, being noisy and or



odour producing activities such as quarries, factory farms, dairy sheds, piggeries and associated effluent disposal fields, and orchards where spray drift may occur on a regular basis.

- 30.4.11 Ensure activities that are noxious, noisy and or odour producing such as quarries, factory farms, dairy sheds, piggeries, and associated effluent disposal fields, and orchards where spray drift may occur on a regular basis do not locate within areas zoned for rural residential activities where such effects cannot be avoided, remedied or mitigated.
- 30.4.12 Promote subdivision design that achieves cluster development while avoiding the layout of lots in a lineal pattern alongside roads.
- 30.4.13 Avoid locating lots with building sites on land where there are hazards, including areas subject to inundation or erosion, in or adjacent to gullies and steep land, and the escarpments on the Waikato River that threaten existing vegetation cover and land stability.
- 30.4.14 Ensure building materials and cladding of structures enhance the naturalness of the locality and do not dominate the outlook visually and or physically from or to the locality.
- 30.4.15 To avoid, remedy or mitigate any actual or potential adverse effects of land use development, activities or subdivision on existing infrastructure/network utilities, as far as practicable.
- 30.4.16 Require adequate separation distance between the Waikato River or hydro electric power operating easements and new rural residential development.
- 30.4.17 To minimise the potential for adverse effects of rural residential development at the interface of the Rural Residential zone and other zones.
- 30.4.18 Safeguard the landscape character and visual amenity of the Waikato River valley wherein rural-residential development can occur, by encouraging development to be sited and designed so that it is sympathetic with the local landform and landscape.

### **30.5 Methods to Achieve Objectives and Policies**

Rural residential objectives and policies will be implemented through the following methods:

1. District Plan – Rural Residential Zone provisions to apply in selected locations in the District
2. Other Methods – Private Plan Change requests that are supported by the Council.



### 30.6 Permitted Activities

The following activities are Permitted in the Rural Residential Zone provided they conform to the Performance Standards specified in Section 30.6.1 - 30.6.8:

- (i) Any activity which falls within the definition of 'farming activity' as specified in the Definitions section of this District Plan;
- (ii) Dwellinghouses, except in the Lake Arapuni, Horahora Road (Lot 1 DPS 21946) and Horahora Road north areas as defined on Planning Maps 1, 3 and 6, and subject to the Rural Residential Zone rules for Subdivision;
- (iii) Accessory buildings, except in the Lake Arapuni, Horahora Road (Lot 1 DPS 21946) and Horahora Road north areas;
- (iv) Reserves under the Reserves Act 1977 or the Te Ture Whenua Maori Act 1993;
- (v) Bee keeping and ancillary activities, including extraction, processing and packaging of honey and associated products;
- (vi) Home occupations;
- (vii) Home stays for up to eight persons;
- (viii) Child care facilities for up to eight children;
- (ix) Disposal of up to 5,000m<sup>3</sup> of cleanfill material deposited on a site in any one year;
- (x) Roadside stalls and market places fronting onto roads other than State highways;
- (xi) Recreation activity, excluding club or commercial outdoor recreation activities involving land based motorsports or firearms;
- (xii) Residential storage and activity;
- (xiii) Information centres and public kiosks promoting South Waikato District, except on a State highway.

Every activity undertaken in the Rural Residential Zone is required as a Performance Standard to comply with the rules detailed in Part B of the District Plan.

The following table provides a guide to the sections in Part B of the District Plan and reference should be made to the particular sections of Part B that are relevant to the activity. Where no specific standard is provided for the Rural Residential Zone, the standard for the Rural Zone shall apply instead.



Section	Resource Management Issue/Potential Effect
5	Administration
6	Tangata Whenua
7	Water
8	Air Quality
9	Transportation (including parking, loading and access requirements)
10	Public Works and Network Utilities
11	Natural Hazards
12	Landscape and Amenity Values
13	Solid Waste Management
14	Noise
15	Heritage and Ecological Protection
16	Signs
17	Hazardous Substances
18	Subdivision and Development

**Performance Standards for Permitted Activities  
(Rule 30.6.1 - Rule 30.6.8)**

<p>Rule 30.6.1: <b>Building Bulk and Location</b></p>	<p>.1 Building platform is set back from road/front yard – 10 metres; and</p> <p>.2 Building platform is setback from side boundaries – 5 metres; and</p> <p>.3 Building platform is set back from rear boundaries – 5 metres; and</p> <p>.4 Building platform is located outside any identified river flood hazard area (including the consideration of lake operating regimes during normal and flooding conditions).</p> <p>.4.1 The floor level of any habitable building shall be at least 0.5 metres above the 1% design flood level.</p> <p>.4.2 Building platform is set back no closer than 25 metres from either (i) the edge of a lake, river or stream; or (ii) the hydro-electric power operating easement boundary, whichever is greater.</p>
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		<p><i>Note:</i></p> <p><i>Subdivision to create building sites is to be considered as a Controlled Activity resource consent, except that Subdivision to create building sites that adjoin the Waikato River and/or hydro-electric power operating easements is to be considered as a Discretionary Activity resource consent, so consideration can be given to whether a greater setback is required from the standard. Mighty River Power and the Waikato River Trails Trust are affected parties for this reason.</i></p> <p><i>See also Rule 30.7.12.</i></p> <p>.5 Building platforms shall be located at least 32 metres from the centre line of existing transmission lines with 109Kv or greater or a gas pipeline.</p> <p>.6 Buildings shall comply with the safe separation distances set down in NZECP34: New Zealand Electrical Code of Practice for Electrical Safe Distances 2001.</p> <p>.7 Building height – 8 metres</p> <p>.8 New dwellings shall be designed and constructed to meet the internal sound levels of AS/NZ 2017:2000 (where dwellings are to be constructed within 80 metres of a State highway in a 100km/h zone or 40 metres of a State highway in a 50km/h zone).</p>
Rule 30.6.2: <b>Indigenous vegetation loss &amp; threat to animals and wildlife</b>	.1	The location of a building platform on a proposed site shall exclude areas of recorded indigenous vegetation and habitats as set down in Council's Heritage and Ecological Inventory.
Rule 30.6.3: <b>Heritage</b>	.1	The location of a building platform on a proposed site shall not affect any archaeological, historic or cultural sites as recorded in Council's Heritage and Ecological Inventory.
Rule 30.6.4: <b>Noise, odour and glare</b>	.1	Noise: maximum noise level (dBA) L10 at boundary of the receiving environment: Rule 14.4.2B
	.2	Noise: Rural Residential Zone 50 L10 (Day), 40 L10 (night), 75 Lmax night



	.3	Odour: Any activity including the spreading of agricultural effluent shall be undertaken in accordance with Rule 19.9.3 and in accordance the requirements of Environment Waikato.
	.4	Lighting and Glare: Spill light from or onto a rural residential site shall not exceed 20 lux (horizontal or vertical) when measured at the boundary of the site in accordance with the provisions of Rule 18.4.2.10.2(b).
	.5	There shall be no requirement for street lighting.
Rule 30.6.5: <b>Solar Access</b>	.1	No part of any building shall protrude through a plane rising at an angle of 45 degrees commencing at an elevation of 3 metres at the boundary.
Rule 30.6.6: <b>'Noxious' Activities</b>	.1	A dwelling site shall be located no closer than 300 metres from intensive farms including poultry and piggery units, effluent treatment ponds and quarries.
Rule 30.6.7: <b>Building Materials</b>	.1	Cladding materials and paint colours shall not exceed a reflectivity value of 37% when applying British Standard 5252: 1976.
Rule 30.6.8 <b>Earthworks</b>	.1	Earthworks shall comply with the safe separation distances set down in NZECP34: New Zealand Electrical Code of Practice for Electrical Safe Distances 2001.

### 30.7 Controlled Activities

Except in Accordance with Rule 30.9.1 (i), subdivision in the Rural Residential Zone shall be a Controlled Activity where the activity complies with all the following Rules and Performance Standards in Rule 30.7.1 - Rule 30.7.14.

Dwellinghouses, accessory buildings and other buildings shall be a controlled activity in the Lake Arapuni, Horahora Road (Lot 1 DPS 21946) and Horahora Road north areas as defined on Planning Maps 1, 3 and 6 where the activity complies with all the following Rules and Performance Standards in Rule 30.7.2 - Rule 30.7.14. Notice of any such application for resource consent will not be served upon affected persons in terms of Section 94 of the Act.

The information submitted with the application must demonstrate compliance with the stated performance standards and enable Council to consider those matters over which Council has reserved control.



An application for a Controlled Activity may be considered without public notification or with limited notification, where Council determines this, in accordance with Section 93 and Section 94 of the Act.

**Rules and Performance Standards for Controlled Activities  
(Rule 30.7.1 – Rule 30.7.14)**

Rule 30.7.1: <b>Subdivision</b>	.1	Minimum Site Area per Subdivision: 1 hectare
	.2	Minimum Lot Size - 2,500m <sup>2</sup> , exclusive of access ways
	.3	Average Lot Size - 5,000m <sup>2</sup> , exclusive of access ways
	.4	For every lot created below the average lot size of 5,000m <sup>2</sup> another lot with an equal, or greater, area above the average lot size of 5,000m <sup>2</sup> shall be created.
	.5	At the time of any subdivision for part of a subject site (being in one or more Certificates of Title) identified as having a Rural Residential zoning, the Council will require a Development Concept Plan to accompany the application for subdivision. The Development Concept Plan shall demonstrate the overall compatibility of the present pattern of subdivision to possible longer term development of the property to ensure that subdivision and development of land will occur in a way that is or can be integrated with possible longer term development of the whole of the subject site for rural residential living.
	.6	A Development Concept Plan shall show: <ul style="list-style-type: none"><li>• Landscape and natural and heritage features, natural hazards or physical constraints including means to integrate such features and or mitigate any hazards;</li><li>• Future provisions for infrastructural services (water, water for fire-fighting, wastewater, power, telephone) based on proposed and potential development opportunities for the site;</li><li>• Commentary on the cumulative impact of infrastructural services provision on the total development of the area and neighbouring areas;</li></ul>



		<ul style="list-style-type: none"> <li>• Commentary on how stormwater disposal is to be managed so as to avoid adverse effects on the existing environment and any probable pattern of subdivision; and</li> <li>• Commentary on transportation links intending to serve the proposed subdivision and probable future development and connectivity to the local or State highway network.</li> </ul> <p>Commentary should explain how subdivision design and lot layout has achieved the safe and efficient operation of the road network, how access layout has avoided adverse effects associated with lineal development of lots along road frontages, and how the consolidation of access ways has been integrated into the overall development.</p>
<p>Rule 30.7.2: <b>Building Platform</b></p>	<p>.1</p> <p>.2</p> <p>.3</p>	<p>It shall be demonstrated that a building area of at least 160m<sup>2</sup> exclusive of all yards can be provided on the site for one habitable building.</p> <p>The floor level of any habitable building shall be at least 0.5metres above the 1% design flood level.</p> <p>The habitable building shall not occupy land steeper than 25 degrees unless a regional consent is held.</p>
<p>Rule 30.7.3: <b>Building Bulk and Location</b></p>	<p>.1</p> <p>.2</p> <p>.3</p> <p>.4</p> <p>.4.1</p>	<p>Building platform is set back from road/front yard – 10 metres; and</p> <p>Building platform is setback from side boundaries – 5 metres; and</p> <p>Building platform is set back from rear boundaries – 5 metres; and</p> <p>Building platform is located outside any identified river flood hazard area (including the consideration of lake operating regimes during normal and flooding conditions) and</p> <p>Building platform is set back no closer than 25 metres from either</p> <p>(i) the edge of a lake, river or stream; or</p> <p>(ii) the hydro-electric power operating easement boundary</p> <p>Whichever is greater.</p>



	.	<p><i>Note:</i></p> <p><i>Subdivision to create building sites is to be considered as a Controlled Activity resource consent, except that Subdivision to create building sites that adjoin the Waikato River and/or hydro-electric power operating easements is to be considered as a Discretionary Activity resource consent, so consideration can be given to whether a greater setback is required from the standard. Mighty River Power and the Waikato River Trails Trust are affected parties for this reason.</i></p> <p><i>See also Rule 30.7.12.</i></p> <p>and</p> <p>Building height – 8 metres</p>
Rule 30.7.4: <b>Stormwater Management</b>	.1	Every proposed new site, new road and new accessway shall comply with Rule 18.4.2.2 (i) to manage stormwater drainage
Rule 30.7.5: <b>Water Supply</b>	.1	Every proposed new site shall comply with Rule 18.4.2.2(iii) to provide an adequate and potable water supply.
	.2	<p><i>Note:</i></p> <p><i>The terms ‘adequate’ and ‘potable’ are defined in the Definitions section Volume 1(iv) of the Operative District Plan.</i></p> <p>Fire-fighting capability shall be demonstrated for each new site in accordance with NZ Standard SNZ PAS 4509:2008.</p>
Rule 30.7.6: <b>Effluent Disposal</b>	.1	Every proposed new site shall comply with Rule 18.4.2.2(ii) to manage effluent disposal.
	.2	<p>Effluent disposal fields shall not be located within 30 metres of the margins of a lake, river, or stream</p> <p><i>Note:</i></p> <p><i>The term ‘effluent disposal field’ is defined to be the second stage of an approved on-site sewage disposal system that meets the requirements of Environment Waikato Activity Rules 3.5.7.</i></p>





	.5	State Highway Crossing Places shall comply with Rule 18.4.2.3(iv).
	.6	Where vehicle access is to be provided from a State highway, a record of written consent shall be provided (with or without pre-conditions) from Transit New Zealand at the time of lodgement of the subdivision consent application.
	.7	There shall be no requirement for footpaths, kerbs or street lights.
Rule 30.7.12: <b>Building Sites/Natural Hazards</b>	.1	Where a site adjoins the Waikato River and or operating easements associated with hydro-electricity generation, a geotechnical assessment shall be provided to assess potential erosion and instability threats for those identified building sites.
Rule 30.7.13: <b>Contaminated Sites</b>	.1	Lots should not be located on land containing contaminated sites unless remediation work is completed and certified up to a satisfactory standard by an appropriately qualified person in environmental and health and safety terms. <i>Note:</i> <i>Contaminated sites may include sites used for horticultural purposes prior to 1975; a sheep dip occupying any part of the lot; or a site with a recorded or known history of storage and or use of contaminants.</i>
	.2	For such sites a Site Investigation Report and Proposed Remediation Action Plan and Recommendations prepared in accordance with Ministry for the Environment Contaminated Land Management Guidelines shall be part of the application to confirm suitability for subdivision
Rule 30.7.14: <b>'Noxious' Activities</b>	.1	Subdivisions for a dwelling site shall be located no closer than 300 metres from intensive farms including poultry and piggery units, effluent treatment ponds and quarries.



### **30.8 Matters over which Council shall exercise control for Controlled Activities**

The matters the Council shall exercise control over include:

1. Subdivision layout, including number, arrangement, area, frontage and shape of new lots and access to these lots to provide for the residential use proposed;
2. Subdivision development and associated works which may affect the stability of the land and adjoining land being land disturbance, excavation and filling, and land contamination;
3. Subdivision design and effects on safety of internal access ways and roads, and their location in relation to local roads, State highways, and network utilities;
4. Subdivision design and effects on indigenous vegetation and habitat of fauna (animals and wildlife);
5. Subdivision design and effects on known and or identified sites of archaeological, historic and cultural sites;
6. Subdivision design and effects relating to access and use of adjacent recreational reserve land, effects on riparian margins and effects on other adjoining zones;
7. Subdivision design and compatibility with any probable subsequent development of further lots on the balance of the zoned land as illustrated by a Development Concept Plan.
8. Measures necessary to protect existing high voltage transmission lines and people's health and safety.
9. In respect of dwellinghouses, accessory buildings and other buildings in the Lake Arapuni, Horahora Road (Lot 1 DPS 21946) and Horahora Road north areas;
  - The extent to which the location of structures will make them obtrusively visible, by being sited near the skyline, on a headland, or in another prominent position;
  - Whether structures, and associated artificial screening and shelter belts, would obstruct views from roads, the Waikato River and other public viewpoints;
  - The external design, construction and finish of structures including how closely the finish blends with background colours and nearby buildings;
  - The extent to which alternative mitigation options and building sites are practical, having regard to the costs and benefits involved.
10. Provision to be made for water supply, including future fire-fighting capability.



### 30.9 Discretionary Activities

The following activities are Discretionary Activities in the Rural Residential Zone:

1. (i) Subdivision proposals for sites that adjoin the Waikato River and/or hydro-electric power operating easements; or
- (ii) Land use and/or subdivision proposals to create building sites that do not comply with the building platform setback from the Waikato River and/or hydro-electric power operating easements in Rule 30.7.3.4.1; or
- (iii) Any activity listed as a Permitted Activity in section 30.6 that does not comply with the building platform setback from the Waikato River and/or hydro-electric power operating easements in Rule 30.6.1.4.2;

subject to an application providing a geotechnical assessment to assess potential erosion and instability threats for those identified building sites.

Mighty River Power shall be an affected party to any proposal under Rule 30.9.1. A record of consultation with MRP shall be included as part of the information provided with any subdivision or land use application under this Rule.

2. Except in accordance with Rule 30.9.1(ii), land use and subdivision proposals that do not comply with the standards and terms (conditions) for Controlled Activities.
3. Except in accordance with Rule 30.9.1(iii), any activity listed as a Permitted Activity in section 30.6 that does not conform to the Performance Standards in section 30.6.1 - 30.6.7.
4.
  - Tourist accommodation including Home Stays for more than eight persons;
  - Tourist Development;
  - Childcare facilities for more than eight children;
  - Forestry;
  - Portable chipping, post preparation or sawmills, all of which are used for a limited time (not exceeding two months) and using wood grown on the same property;
  - Veterinary clinics and animal boarding facilities;
  - Golf courses and club houses;
  - Marae developments;
  - Spreading of Agricultural Effluent.



Resource consent applications for Discretionary Activities in the Rural Residential Zone will be assessed according to the Performance Standards in section 30.6 and section 30.7 and the criteria contained in section 30.11 of the District Plan.

### **30.10 Non-Complying Activities**

The following activities are Non-Complying Activities in the Rural Residential Zone:

- Activities that are not Permitted or Discretionary will be Non-Complying Activities;
- Intensive Animal Farming;
- Recreation activity, including club or commercial outdoor recreation activities involving land based motorsports or firearms;
- Mining and Quarrying;
- Any industry which is ancillary to farming or forestry of any kind, including premises used for the manufacture of milk products, abattoirs, timber processing, stock yards and sale yards;
- Licensed Premises.
- Building within 12 metres either side of the centre line of an existing high voltage transmission line.
- Subdivision and Land Use proposals not in accordance with the standard for Rule 30.9.1 for a geotechnical assessment.

Subdivision proposals that do not meet the following standards shall become a Non-Complying Subdivision:

1. Minimum lot size under Rule 30.7.1 ; and/or
2. Average lot size when applying the 'averaging' performance standard under Rule 30.7.1.

### **30.11 Performance Criteria for the Assessment of Discretionary Activities and Non-Complying Activities**

1. The Performance Standards required to be met for Permitted and Controlled Activities are to be used as a guide for assessing Discretionary and Non-Complying Activities as they relate to land use and subdivision applications to avoid, remedy or mitigate any actual or potential adverse effects on the environment; and
2. The extent to which the objectives and policies of the Zone are met and promoted; and
3. Whether the subdivision or land use can occur without generating adverse effects, including cumulative effects on the functioning, character and amenity of the area, adjoining Zones and adjoining land uses; and



4. Whether not meeting any performance standard listed in Rule 30.6, and Rule 30.7 would:
  - have an adverse effect; and or
  - not undermine the relevant rule because of unusual or site specific circumstances; and
5. The outcome of any consultation with potentially affected persons such as neighbours, network utility providers and or the NZ Transport Agency for example; and
6. The extent to which alternative designs and engineering techniques could be successfully incorporated into the subdivision; and
7. The likely effect of traffic flows arising from the development of the new lots and the implications for the roading hierarchy, and the design, location and construction of affected roads and intersections; and
8. The extent to which buildings, earthworks, drainage or vegetation clearance would affect ecological, landscape or landform values of the area, or natural character of the margins of lakes and rivers, the risks of land instability, inundation or erosion, and re-vegetation measures; and
9. The effects in terms of public health and safety, and cultural, economic and social welfare of the people of the District; and
10. The extent to which subdivision design can avoid creating a lineal pattern of lots all having frontage and direct access to public roads; and
11. The extent to which access ways from lots can be consolidated to minimise the number of crossing places on to public roads, to ensure adequate separation distances and sight visibility; and
12. The extent to which subdivision design can provide or demonstrate adequate buffer distances to nearby 'noxious' activities and thereby avoid land use conflict between potentially incompatible activities.
13. The extent to which an adequate setback can be provided for a building platform so as to not compromise or interfere with the consented hydro-electric generation activities on the Waikato River.
14. The location of building sites, platforms and works and whether they will inhibit the safe and efficient operation of any existing network utility, or result in adverse effects on people's health and safety including:
  - The ability for maintenance and inspection of transmission lines, including support structures, and the minimising of risk of injury or property damage from or to such lines:
  - The extent to which any buildings, structures, mobile plant or earthworks could affect transmission lines and support structures:



- The ability to comply with the NZ Electrical Code of Practice of Electrical Safety Distances (NZCEP: 34 2001)
  - The ability to comply with the Electricity (Hazards from Trees) Regulations 2003;
  - The nature and location of tree/vegetation planting near the transmission lines and support structures;
  - The availability of access to utility services; and
  - The outcome of any consultation with the line operator.
15. The matters referred to in Section 106 of the Resource Management Act 1991 for subdivision consents.
16. In respect of dwellinghouses, accessory buildings and other buildings in the Lake Arapuni, Horahora Road (Lot 1 DPS 21946) and Horahora Road north areas;
- The extent to which the location of structures will make them obtrusively visible, by being sited near the skyline, on a headland, or in another prominent position;
  - Whether structures, and associated artificial screening and shelter belts would obstruct views from roads, the Waikato River and other public viewpoints;
  - The external design, construction and finish of structures including how closely the finish blends with background colours and nearby buildings;
  - The extent to which alternative mitigation options and building locations are practical, having regard to the costs and benefits involved.

### **30.12 Principal Reasons**

Provide a consent process that promotes an environmentally responsive subdivision design to accommodate a range and variety of lot sizes for residential scale activities in selected parts of the rural area.

### **30.13 Anticipated Environmental Results**

It is anticipated that the objectives, policies and methods contained in this Section will achieve the following environmental results:

- Subdivision designs that cluster and integrate residential living into the overall character of a local rural landscape;
- Rural residential living environments in a predominantly rural area do not detract from the existing amenity values and the operation of established rural activities;
- Defined rural residential living environments adjacent to the open, green space of the Council reserves and that do not detract from



the natural, landscape and ecological values of the riparian margins of the Waikato River;

- Infrastructure services are provided by property owners in a manner that promotes the sustainable management of resources.
- Retained and enhanced recreational opportunities for Council's reserves.
- Existing transmission lines are protected from the adverse effects of subdivision and development.