



te kaunihera ā-rohe o
matamata-piako
district council



Plan Change 61

Aligning with the National Planning Standards and other changes

Draft summary of proposed changes
for Consultation

2 October 2024

Proposed Plan Change 61 – General Updates to Align with National Planning Standards Operative District Plan

Introduction

The following changes to the plan are the result of working through the Operative District Plan and converting it into the National Planning Standards (NPS) framework, a requirement set by government. This work is in two parts, firstly reformatting the plan into the required format. The more significant work includes new chapters such as the Mana Whenua Chapter, the new Open Space and Sport and Active Recreation Chapters, together with new rules to align with new defined terms, such as Minor residential unit. Other work required additions to existing chapters so that the chapter functions effectively within the new framework. The remainder of this summary report discusses all these changes in more detail.

Proposed Changes

(1) Conversion of Operative District Plan to National Planning Standards

The District Plan is required to be restructured and reformatted to provide national consistency through using the national planning standards. It does not require a change in Council policy direction rather its reorganization within the plan. All plans must use the definitions that are within the standards.

Zones are to be used and a 'Zone Framework Standard' requires the zones that have been provided for to be used. For example, there are five residential zones to choose from; Large lot residential, low-density residential zone, general residential zone, and medium residential zone.

A Tangata Whenua/Mana Whenua Chapter is required to be put in place. This chapter is required to outline all the information about Iwi, Iwi Management Plans, Treaty Settlements and Statutory Acknowledgements, Iwi values and relationships to inform the community and give advice in relation to planning processes.

Within the standards, it requires Council to use 99 definitions, not all of which are applicable to the Matamata-Piako district. Some of these are specific Resource Management Act (RMA) definitions that are currently used; however, some will change how the district plan is administered. For example, 'Home occupation' becomes 'Home Business' and the rules within the existing definition will need to be put into the appropriate chapters. A 'Dwelling' becomes a 'Residential Unit' and changes are required throughout the district plan. "Primary production" includes farming, forestry and quarrying and all of the rules for these need to be carefully reworked so as to align with this definition, and/or any definitions that may sit under this.

Council is required to put in place the National Planning Standards as directed by the government. The restructure and reformatting are required to proceed through a RMA Schedule 1 process whereby submissions are called for and this will occur in due course.

The following sections refer to chapter and rule numbers, as they will be shown in the new reformatted National Planning Standards version of the District Plan. A fully reformatted version of the District Plan will be made available at the time of public notification.

(2) Special Purpose Zone Mushroom Processing Zone at former NZ Mushroom Sites at Snell Street and Taukoro Road Morrinsville

Remove 14.7 SPZ-MUPZ and Precinct Plans

- (NZ) Mushrooms Ltd- Morrinsville Snell St - Section 1 SO 55982, Lot 7A DP 2465 and PT Lot 1 DP 16287, all being part of the Motumaoho No. 2 Block.
- (NZ) Mushrooms Ltd – Morrinsville Taukoro Road - Lot 1 DP 36969, Block II Maungakawa SD.

Reason: Under the Operative District Plan, both sites were provided for as Development Concept Plans and were converted into a Special Purpose Zone - Mushroom Processing Zone (SPZ-MPZ) under the National planning Standards.

Both the above sites have discontinued growing and processing mushrooms or compost manufacture. Whilst the provisions provide for the matters either within the General Industrial Zone (GIZ) (for Snell Street) or the General Rural Zone (GRUZ) (for Taukoro Road) for other users developing and using these sites, retaining these rules does not give the community surety over the intended environmental outcomes from these sites.

See Appendix A for a copy of 14.7 SPZ-MUPZ to be deleted.

(3) Use the defined term “Minor Residential Units” to replace the defined term “Dependent Persons Dwelling” within the General Residential Zone, General Rural Zone, and Rural Lifestyle Zone, and provide new standards

Replace ‘Dependent Persons Dwelling’ with ‘Minor residential unit’ as provided for in the NPS within 13.1 General Residential Zone (GRZ), 13.3 General Rural Zone (GRUZ) and 13.4 Rural Lifestyle Zone (RLZ) being the former residential, rural, and rural-residential zones.

Remove the definition of ‘Dependent Persons Dwelling’ from 3.1 Definitions.

Remove the following standards from 13.1 General Residential Zone (GRZ), 13.3 General Rural Zone (GRUZ) and 13.4 Rural Lifestyle Zone (RLZ)

- (a) Be limited to a maximum gross floor area of 50m²;
- (b) Be relocatable buildings to be removed from the site when the need no longer exists. A restrictive covenant to this effect shall be registered on the Certificate of Title of the subject property prior to building work commencing;
- (c) Not be required to comply with the requirements of this plan relating to household recreation space or car parking, but shall comply in all other respects; Rules GRUZ-R6(1)-(8) (or GRZ-R6(1)-(8))
- (d) Be located in such a way that does not compromise the compliance of the principal dwelling with all requirements of this plan.

And **replace** with the following:

Within 13.1 General Residential Zone (GRZ)

- (a) The minimum net site area shall be 600m²;
- (b) The maximum floor area of the unit shall be 60m²;
- (c) An attached carport of no more than 18m² is permissible;
- (d) The vehicle access shall be from the vehicle crossing serving the primary residential unit;
- (e) The minor residential units shall be located within 40m of the primary residential unit;
- (f) A minimum outdoor living space of 20m² exclusive to the minor residential unit shall be provided with minimum dimension of 3m. This shall be unobstructed by vehicle access, parking, and buildings and shall be directly accessible from the main living area; and
- (g) All on site activities must individually and collectively comply with all PER activity standards.

Within 13.3 General Rural Zone (GRZ) and 13.4 Rural Lifestyle Zone (RLZ)

- (a) The minimum net site area shall be 2500 m²
- (b) The maximum floor area of the unit shall be 60m²;
- (c) An attached carport of no more than 18m² is permissible;
- (d) The vehicle access shall be from the vehicle crossing serving the primary residential unit;
- (e) The minor residential units shall be located within 40m of the primary residential unit;
- (f) A minimum outdoor living space of 20m² exclusive to the minor residential unit shall be provided with minimum dimension of 3m. This shall be unobstructed by vehicle access, parking, and buildings and shall be directly accessible from the main living area; and
- (g) All on site activities must individually and collectively comply with all PER activity standards.

3.1 Definitions

Amend the existing term “Minor residential unit” to align with the NPS definition as follows:
~~For the Settlement Zone,~~ means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.

Reason: The “dependent persons dwelling” provides for a limited range of accommodation in that it can only be used by a person dependent on the party in the primary dwelling. The ‘minor residential unit’ provides for anyone to develop a “minor residential unit” in conjunction with the primary residential unit of a site subject to standards to provide minimum amenity for the user of the unit. The standards have been aligned with those developed for the Settlement Zone which previously went through a plan change; therefore the definition needs to be amended to apply to the whole District Plan. It would also compensate for the changes to the definition of “dwelling” which presently allows for an attached self-contained suite occupied by a member of the same family.

(4) Home Businesses in lieu of Home Occupations with New Standards

Replace 'Home Occupations' with 'Home businesses' as provided for in the National Planning Standards within 13.1 General Residential Zone (GRZ), 13.3 General Rural Zone, and 13.4 Rural Lifestyle Zone (RLZ) and,

Remove the definition of 'Home Occupations' and **amend** 'Home occupation business retail area' by deletion of 'occupation'.

Remove the following standards from 13.1 General Residential Zone (GRZ), 13.3 General Rural Zone and 13.4 Rural Lifestyle Zone (RLZ),

- (a) Ancillary character
- (b) The activity must be ancillary to the use of the site for residential or rural use and occupy no more than 10% of the site or 150m² whichever is the lesser.
- (c) The activity is carried out either wholly within the dwelling or within an accessory building erected or modified for the purpose and constructed to the satisfaction of Council.
- (d) Retailing
 - (i) Retailing of goods from the site shall be permitted in accordance with the access provisions in Section 9.
 - (ii) Any area set aside for retail (inside or outside) shall not exceed 20m².

And **Replace** with the following:

13.1 General Residential Zone

- (a) A maximum of two full time equivalent positions may be employed in the home business and it must include at least one permanent resident of the site;
- (b) The home business shall not involve the parking of heavy vehicles (Gross Vehicle Weight of 3,500kg or more) on site;
- (c) The sale of goods directly to customers from the site is limited to those produced on site and/or which are ancillary to a service undertaken on site;
- (d) The total area dedicated to a home occupation shall be limited to 60m² floor area, This may include up to 20m² outdoor areas for the activity including storage subject to this area being screened by fencing and/or landscaping to a minimum height of 1.8m;
- (e) A maximum outdoor area of 10m² for the display of goods for sale in addition to (d);
- (f) Includes non-self-contained B&B for up to six people;
- (g) Shall not involve any pet day care or grooming services, and
- (h) The hours for delivery and collection of goods as well as onsite customer visits shall be between: 7.30am to 5.30 pm – Monday to Sunday.

13.3 General Rural Zone and 13.4 Rural Lifestyle Zone

- (a) A maximum of two full time equivalent positions may be employed in the home business and it must include at least one permanent resident of the site;
- (b) The home business shall not involve the parking of heavy vehicles (Gross Vehicle Weight of 3,500kg or more) on site;
- (c) The sale of goods directly to customers from the site is limited to those produced on site and/or which are ancillary to a service undertaken on site;
- (d) The total area dedicated to a home occupation shall be limited to 60m² floor area, This may include up to 20m² outdoor areas for the activity including storage subject to this area being screened by fencing and/or landscaping to a minimum height of 1.8m;
- (e) A maximum outdoor area of 10m² for the display of goods for sale in addition to (d);

- (f) Includes non-self-contained B&B for up to six people;
- (g) Any private day care activity shall be limited to four children (excluding children permanently resident);
- (h) Shall not involve any pet day care or grooming services, and
- (i) The hours for delivery and collection of goods as well as onsite customer visits shall be between: 7.30am to 5.30 pm – Monday to Sunday.

Reason: The NPS has set a definition of ‘Home Businesses’ which will replace the term ‘Home Occupation’ presently used in the District Plan. The standards in the District Plan have been updated and aligned to provide consistency throughout the District with those developed for the existing Settlement Zone which previously went through a plan change.

(5) General Rural Zone and Rural Lifestyle Zone Maximum Building Footprint

Amend, within 13.3 General Rural Zone and 13.4 Rural Lifestyle Zone the following rules GRUZ-R6(2)(a) and RLZ-R6(2)(a) as follows:

“(a) Total building coverage footprint for accessory buildings on sites less than 4000 m²-1 ha shall not exceed 40 ~~20~~ % of the net site area.”

Reason: To ensure that the degree of buildings on sites of a rural lifestyle nature, are proportional to the size of the lot, through amending the site coverage rule.

(6) Residential Unit and Standards in Town Centre Zone, Commercial Zone and General Industrial Zone

Change the activity- “one residential unit per property ancillary to a business” to now provide for one independent residential unit per site within the Town Centre Zone, and **add** in standards to cater for these. **Add** in 13.7 Commercial Zone and 13.8 General Industrial Zone standards to cater for residential development as outlined below.

Within 13.6 Town Centre Zone

Amend TCZ-R1(12) as follows:

“One dwelling residential unit per site property ancillary to a business or industrial activity within the business or industrial zone

Subject to

Add in “TCZ-R5(5)”

Add in the following as TCZ-R5(5)

(5) Residential Development

- (a) All residential activities must be located above ground floor level, except for any access provided to the upper floor levels, storage and service area.
- (b) Have a minimum gross floor area of 50m²
- (c) All storage and service areas must be located to the rear of the building and be visually screened
- (d) Each residential unit shall be provided with an outdoor living area that is:
 - (i) For the exclusive use of the residential unit, and is contained within the area or unit site area;
 - (ii) Readily accessible from a living area inside the residential unit;

- (iii) Free of driveways, manoeuvring area, parking spaces, buildings and service areas;
- (iv) Located and/or screened so that at least 50% of the outdoor living area has complete visual privacy from the living rooms and outdoor living spaces of other residential units on the site, and from adjoining sites;
- (v) Outdoor living areas shall have a minimum area of 10m² where no dimension is less than 2m.
- (e) Each residential unit shall be provided with a service area that is:
 - (i) Located at or below ground-floor level, readily accessible to the residential unit, secure and weatherproof;
 - (ii) A minimum area of 1.8m long by 1m high by 1m deep.

ADD Within 13.7 Commercial Zone and 13.8 General Industrial Zone, the following as COMZ-R5(4) and GIZ-R5(5)

Residential Development

- (f) All residential activities must be located above ground floor level, except that, residential activities may occur on the ground floor to the rear of the building frontage occupied by retail or another PER activity, and the site is not a through site;
- (g) Have a maximum floor area of no more than 50% of the floor area of the business activity on the site;
- (h) All storage and service areas must be located to the rear of the building and be visually screened
- (i) Each residential unit shall be provided with an outdoor living area that is:
 - (i) For the exclusive use of the residential unit, and is contained within the area or unit site area;
 - (ii) Readily accessible from a living area inside the residential unit;
 - (iii) Free of driveways, manoeuvring areas, parking spaces, buildings and service areas;
 - (iv) Located and/or screened so that at least 50% of the outdoor living area has complete visual privacy from the living rooms and outdoor living spaces of other residential units on the site, and from adjoining sites;
 - (v) Outdoor living areas shall have a minimum area of 10m² where no dimension is less than 2m.
- (j) Each residential unit shall be provided with a service area that is:
 - (i) Located at or below ground-floor level, readily accessible to the residential unit, secure and weatherproof;
 - (ii) A minimum area of 1.8m long by 1m high by 1m deep.

Add a new definition into 3.1 Definitions for “Service area” as follows:

“Service Area means an area of outdoor space for the exclusive use of the residential unit for domestic requirements, such as garbage storage or a clothesline. It excludes any space required for outdoor living space, parking, manoeuvring, or buildings.”

Reason: Residential units independent of a business should be provided for within the Town Centre’s above ground level. There is no reason to require these to be connected to a business. New standards have been developed to allow these to occur as a permitted activity. Standards have also been developed for the residential units provisions in the Commercial and Industrial zones to ensure amenity is provided. A new definition “service area” will also be included.

(7) General Residential Zone – Conservation Forestry

Delete GRZ-R1(12) 'Conservation Forestry' as a permitted activity within 13.1 General Residential Zone

Reason: Conservation forestry is inappropriate within a residential zone as it has the potential to lock down residential zoned land for a landuse more akin to a rural zone and hinder growth opportunities.

(8) Open Space Zone – introduce new zone for Open Space Purposes/Natural Open Space Zone-introduce new zone for Natural Open Space

To provide a new chapter 13.10 Open Space Zone within the district plan to provide objectives, policies, and rules for open space purposes that are used predominantly for a range of passive and active leisure and recreational activities, along with limited facilities and structures. Temporary Activities in this zone are included in chapter 12.8 Temporary Activities.

See attached in Appendix B for the zone chapter for Open Space and the parts of chapter 12.8 Temporary Activities for Open Space.

Remove reference to "Public Reserves" in ENGY-R2(1) to (4) and INF-R1, INF-R3, INF-R7, INF-R9 to INF-R11

Add references to include consideration of the Open Space Zone as follows:

- (a) ENGY-R2, ENGY-R4 to ENGY-R6 Electricity transmission and distribution activities
- (b) ENGY-R7, ENGY-R9 to ENGY-R11-Renewable energy generation activities
- (c) ENGY-R12, ENGY-R15 Liquid fuels and gas transmission and distribution
- (d) INF-R7, INF-R9 to INF-R11 PER, RDIS, DIS and NC activities
- (e) INF-R12 to INF-R15-Water, wastewater and stormwater
- (f) INF-R16, INF-R19, INF-R20-Misc works and network utilities
- (g) Tran-R1
- (h) CL-R1- Discretionary activities for Contaminated Land

Reason: This new zone is a result of the NPS which requires a reserve to be subject to a zoning that encompasses a range of activities with their own objectives, policies, and rules. At present reserves are identified on the planning maps as a 'reserve' and are usually zoned the adjoining zone, with reliance on the objectives, policies, and rules of that zone, rather than have their own objectives, policies and rules. The "Open Space Zone" will provide objective, policies and rules for open space purposes that are used predominantly for a range of passive and active leisure and recreational activities, along with limited facilities and structures.

To provide a new chapter-Natural Open Space Zone. The contents of this chapter are the same as the existing kaitiaki (conservation) zone.

Reason: This new zone is a result of the NPS which provides for Natural Open Space Zones within the Zone Framework. The "Natural Open Space" zone will recognize the existing Conservation/Kaitiaki Zone and provide objectives, policies and rules to ensure its ongoing protection, while providing for the same limited range of activities. While it is an existing zone, its map recognition will change.

(9) Sport and Active Recreation Zone

To provide a new chapter 13.11-SARZ Sport and Active Recreation within the district plan to provide objectives, policies, and rules for open space areas for a range of sport and recreational activities, including organized sport and recreation for local, district-wide and regional communities. Temporary Activities in this zone are included in chapter 12.8 Temporary Activities.

See Appendix C for the zone chapter for the Sport and Active Recreation Zone and the parts of chapter 12.8 Temporary Activities for Sport and Active recreation.

Add references to include consideration of the Sport and Active Recreation Zone as follows:

- (a) ENGY-R2, ENGY-R4 to ENGY-R6 Electricity transmission and distribution activities
- (b) ENGY-R7, ENGY-R9 to ENGY-R11-Renewable energy generation activities
- (c) ENGY-R12, ENGY-R15 Liquid fuels and gas transmission and distribution
- (d) INF-R7, INF-R9 to INF-R11 PER, RDIS, DIS and NC activities
- (e) INF-R12 to INF-R15-Water, wastewater and stormwater
- (f) INF-R16, INF-R19, INF-R20-Misc works and network utilities
- (g) Tran-R1
- (h) CL-R1- Discretionary activities for Contaminated Land

Reason: This new zone is a result of the NPS which provides for Open Space Zones within the Zone Framework. At present reserves are identified on the planning maps as a 'reserve' and are usually zoned the same the adjoining zone, with reliance on the objectives, policies, and rules of that zone, rather than have their own objectives, policies and rules.

3.1 Definitions

Add in new definitions for 'Public Amenities', 'Recreational facilities' and 'Informal Recreation' as follows:

Public Amenities – means facilities established for the convenience and amenity of the public. Includes: landscaping and planting; public toilets; seating and picnic tables; bicycle stands and cycle parking structures; fountains; drinking fountains; rubbish bins; directional signage and information boards; barbecues; lighting; shelters; changing facilities; and playgrounds and playground equipment.

Recreational facilities – means a facility where the primary purpose is to provide for sport and recreation activities. Includes:

- recreation centres;
- aquatic facilities, swimming pools, both indoor and outdoor;
- fitness centres and gymnasiums; and
- indoor sports centres."

Informal recreation – means non-competitive physical activity for the purpose of wellbeing and enjoyment.

Planning Maps – reserve layers.

The following properties have a reserve layer on the planning maps **which are proposed to be removed.**

- (a) 25-27 Ward St, Waharoa – currently in private ownership
- (b) 26 Ward St, Waharoa – currently in private ownership
- (c) Okauia Springs Road, Matamata - Currently in private ownership. Cultural redress property through the Ngāti Hinerangi Claims Settlement Act 2021
- (d) 639 Mowbray Road, Matamata - Currently in private ownership. Cultural redress property through the Ngāti Hinerangi Claims Settlement Act 2021.
- (e) A small number of other privately owned reserves may have their reserve layer removed and Council will be consulting with these parties.

(10) Chapter 5 Mana Whenua

To provide a new Chapter 5-Mana Whenua to align with the NPS.

See Appendix D to view the chapter.

Amend Chapter 6.7 Tangata Whenua to 6.6 Mana Whenua and reorder sections alphabetically. Amend Table of Contents accordingly.

Reason: The NPS requires that the District Plan provide information on Mana Whenua within the District.

(11) Chapter 9.1 Historic Heritage – Heritage Sites – Amend McDonald Cottage Location from Lorne St to Canada St, Morrinsville, and delete Former Borough Council Office at Matamata.

Amend from HH-SCHED1-Heritage Sites

Site ID-14

McDonald Cottage (Residential Unit)

~~53A Lorne Street, Morrinsville~~ 41 Canada Street, Morrinsville

~~(Lot 49 DP 2461)~~ (Part Lot 136 DP 2461)

Relocate on planning map 28.

Reason: The Cottage has been removed from the site at Lorne Street and relocated to the Museum site in Canada Street, Morrinsville.

Delete from HH-SCHED1-Heritage Sites

Site ID-20

Former Borough Council Office (Matamata-Piako District Council Area Office

Corner Tainui & Tui Streets, Matamata

(Sections 18, 19, & 20 and Part Section 15 Block VII Matamata Township)

Delete on planning map 32.

Reason: In 2016 a resource consent was granted to demolish the Former Borough Council Office and has subsequently been removed.

(12) Section 12.1 Activities on the Surface of Water – remove reference to speed and structures over water

Delete ASW-R3 “Motorised vessels are not to exceed speeds of five knots (9kph) within five metres of a riverbank for all tributaries of the Waihou River.”

Add as Other Method “(9) Speed on waterways as determined by WRC Bylaws.”

Delete ASW-R5(f) matter of discretion “The speed and size of any vessels to be used shall comply with the Water Recreation Regulations on the surface of waterways and any likelihood of bank erosion.”

Amend ASW-R2(2) discretionary activities to require structures on or over the surface of water to apply to ‘relevant recreational activities’ only.
“Erection, or placement of new structures, addition, alteration or replacement of existing authorised structures on ~~or over~~ the surface of water with the exception of overhead electricity infrastructure.”

Reason: The speed on the waterways is governed and regulated by the Waikato Regional Council and Council doesn’t want to unnecessarily be a regulator. In terms of the structures on or over the surface of water Council cannot regulate the development of bridges or structures over the surface of water under this rule as it is not within its functions as set out in section 31 of the RMA.

(13) Section 12.5 Light – Assessment Criteria

Add in LIGHT-RDIS activities Matter of Discretion as follows:

“The extent to which the lighting and structure will detract from the amenity value of any adjoining residential areas, and the measures to remedy adverse effects, including through the location of the structure and hours of operation.”

Reason: As a result of reformatting required by the NPS, the provisions related to Light are now required to be captures in one chapter. The addition of new assessment criteria is making it clear that as part of a development, consideration needs to be given to the amenity values of residential areas.

(14) Chapter 3 Interpretations

3.1 Definitions

Amend definition of ‘Storage and Warehousing’ as follows:

“means land or buildings for the purpose of storing materials ~~and includes recycling depots,~~ but excludes retailing.

Reason: Recycling depots are provided for as part of ‘industrial activities’ which has been developed as a new definition under the National Planning Standards.

Amend definition of ‘Specified Reference Point’ as follows:

~~“For the Settlement Zone,~~ means the finished ground level as identified and approved as part of an approved subdivision consent for which S. 224(c) has been granted or the

natural ground level, immediately below the building or building component which is being measured.”

Reason: Specified Reference Point is a new term used in the NPS and was inserted into the plan as part of the Settlement Zone Plan Change. For consistency, it needs to apply to the remainder of the District Plan.

(15) Section 8.1 Contaminated Land

Add in the following policies to Section 8.1 Contaminated Land

CL-P3

Contaminated land is managed or remediated to ensure that contaminants are at a level acceptable for the proposed land-use.

CL-P4

Disposal of contaminated soil must be carried out in a manner that avoids further adverse effects on human health and or on the environment.

CL-P5

Use or development of contaminated land must not damage or destroy any contaminant containment works, unless comparable or better containment is provided, or monitoring demonstrates that the containment is no longer required.

CL-P6

Ensure that development of contaminated land management approaches include site investigations, remediation action plans, or management plans for identifying, monitoring and managing contaminated land.

Reason: This topic is required to be a separate chapter under the NPS. These policies are required to provide substance to the chapter and the need to identify how the objectives are achieved for this chapter.

(16) General Rural Zone and Rural lifestyle Zone – Exclusion for the keeping of animals

Add in the following standard for pastoral farming activities (RLZ-R1(11))

“Excluding the keeping of animals where 50% or more feed comes from the site.”

Add in the following to GRUZ-R4(15), GRUZ-R5(7) and GRUZ-R7(1) –“ but excludes the keeping of animals where 50% or more feed comes from the site.”

Reason: This standard is required to allow for pastoral farming activities to continue where they provide shelter/stand-off pads for animals where reliance for farming is on the soils. This is to ensure that by providing for shelters and feedlots the activity does not get captured as Intensive Indoor Primary Production-a new national planning standards definition.

Provide for a new yard standard within GRUZ-R6 for the keeping of animals

“Any building or enclosure used for the housing and keeping of any animals (including milking and calf rearing sheds, but excluding buildings for intensive farming) are not permitted within 50 metres of the boundary. This standard excludes stock loading

“races or stock loading yards associated with an agricultural activity and commercial stockyards, sales yards and holding paddocks.”

Reason: To provide a setback yard on the site where animals are kept to mitigate or remedy nuisances generated in conjunction with the keeping of animals.

(17) Financial Contributions

Amend Chapter 12.4 Financial Contributions – update financial contributions for reserves and amend SCHED7-FC to show contributions for reserves only and update to current values.

Reason: When the District Plan became operative Financial Contributions for reserves, water, wastewater, and roading were all collected under the Resource Management Act (RMA). Subsequently the Local Government Act provided for Local Authorities to develop Development Contribution Policies whereby these policies are regularly updated to provide for growth, and it is through this mechanism that most of the contributions are collected. Therefore, it is appropriate for Council to update the provisions in the District Plan to reflect that other mechanisms are now utilized to collect many of the financial contributions previously collected under the RMA.

(18) Town Centre Zone

Remove from the Town Centre Zone the following permitted activities:

- Vet clinics
- Fire stations
- Packhouses and cool stores
- Storage and warehousing

Rezone a portion of Matamata, Morrinsville and Te Aroha to the Town Centre zone whilst the remainder of the previous business zone is rezoned Commercial.

Reason: Under the Operative District Plan the zoning of the Town Centre is ‘Business’ Zone and the NPS provides for a Town Centre Zone and a Commercial Zone. Therefore, the Business zone will be rezoned into two and it is considered appropriate to have Town Centre, which is the key shopping areas of the towns. As a result, it is considered inappropriate to provide the activities listed as permitted activities within the Town Centre, which is the key shopping areas of the towns. These activities remain in the Commercial Zone.

See Appendix E for a copy of the maps that show the Town Centre Zone and Commercial Zone in Matamata, Morrinsville and Te Aroha.

(19) SPZ-FUZ Future Urban Zone

To provide a new Chapter 14.7 SPZ-FUZ Special Purpose Zone-Future Urban Zone to align with the existing ‘future residential policy area’ and bring into an appropriate zone in alignment with the NPS. Add objectives, policies and rules within the subdivision chapter to align with the zone. The proposed objectives and policies of the Future Urban Zone will

seek that a plan change is undertaken prior to the urbanisation occurring. This will ensure at the time of development that the land is developed in an appropriate manner, recognising both constraints and opportunities.

See Appendix F to view the chapter and subdivision additions and amendments.

Delete GRUZ-P13, GRUZ-R8 PREC1-Future Residential Policy Area and renumber GRUZ-R9 and rename to: GRUZ-R8 Other Plan Matters

Amend Table of Contents accordingly

Reason: The NPS provides within the Special Purpose Zones for a Future Urban Zone. This recognises areas that have been allocated for urban development in the future.

APPENDIX A – 14.7 SPZ-MUPZ Mushroom Processing to be deleted

14.7-SPZ-MUPZ Mushroom Processing Zone

Issues

Within the district there are two sites near Morrinsville which were provided with specific Development Concept Plans to provide for mushroom processing. One of the sites on the corner of Avenue Road North and Snell Street Morrinsville caters for the growing and processing of mushrooms whilst the other in Taukoro Road caters for the manufacture of compost which is used for mushroom growing at the other site. These sites have been established as a Special Purpose Zone, which provides for the above. The zone is divided into PREC's to provide for the needs of the individual sites.

MUPZ-Objectives

MUPZ-O1	To enable the orderly and coherent development of processing and extractive industry in a manner that promotes the sustainable management of natural and physical resources in the rural areas.
MUPZ-O2	To ensure that the design of potential future development maintains or enhances the rural character, landscape and amenity of the zone and the surrounding area.
MUPZ-O3	To provide healthy and safe working, living and recreational environments by avoiding and mitigating the effect of excessive noise, vibration, odour and dust.

MUPZ-Policies

MUPZ-P1	The adverse effects of processing and extractive industries should be avoided, remedied or mitigated in accordance with the amenity values of the adjacent community.
MUPZ-P2	To encourage a high standard of on-site amenity in industrial areas including within Special Purpose Zones for Industrial purposes.
MUPZ-P3	To ensure that the rural landscape, character and amenity values are maintained by avoiding inappropriate adverse effects, including cumulative adverse effects, from potential future development.
MUPZ-P4	To ensure that activities in rural and industrial areas including Special Purpose Zones avoid, remedy or mitigate generated effects to maintain and enhance a healthy, safe and pleasant environment and take all reasonable steps to internalise any nuisance effects.

SPZ-MUPZ-PREC1- Snell St Morrinsville

Refer to Precinct Plan-Snell Street, Morrinsville

PREC1-R1-PER activities	ZONE Subject to
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	All PER activities must comply with the general and specific activity standards.
<ul style="list-style-type: none"> (1) Any PER activity in GIZ (2) Plant and enclosed facilities for the packing and distribution of mushrooms produced on the site including by-products and waste materials and the following elements of activity <ul style="list-style-type: none"> (a) The growing of mushrooms (b) Warehouses, silos, stores, coolstores and the storage of mushrooms produced on the site (c) Offices, laboratories and research facilities ancillary to the growing of mushrooms (d) Canteens, dining rooms, ablution facilities, medical rooms, care centres and recreational facilities (3) Transport servicing depots and workshops for vehicles used in the operation (4) Farming activities (5) Buildings, structures, car parking and activities accessory and/or ancillary to any PER activity (6) Residential accommodation for staff as at 10 June 1993 	<ul style="list-style-type: none"> (a) Being within the existing and future development areas identified on the Precinct Plan (b) Relevant standard in PREC1 and PREC2 R5(1) to (3) and MUPZ R6
PREC1-R2 CON activities	Zone Subject to All CON activities must comply with the general and specific activity standards.
(1) Any CON activity in the GIZ	Matters of control (a) Relevant standards in PREC1 and PREC2 R5(1) to (3) and MUPZ R6 (b) Matters of Control identified in the GIZ
(2) Subdivision to provide for PER or CON activities	(a) SUB-R6 and SUB-R7 where relevant (b) SUB-R8
PREC1-R3 RDIS activities	Zone Subject to All RDIS activities must comply with the general and specific activity standards. Matters of Discretion SUB-R9(1) and (2)
(1) Subdivision not meeting the standards	
PREC1-R4 DIS activities	Zone

	<p>Subject to The matters of discretion may be used to inform and guide the assessment of a DIS activity. However, there is no limit or restriction on the matters or effects that may be assessed.</p>
<p>(1) Any activity listed as a PER, CON, that does not comply with any of the standards (2) Any industrial activity listed as a DIS activity within the GIZ (3) The processing of mushrooms (4) Waste water treatment plants and ponds (5) Energy production including boilers, power plants, and co-generation plants (6) Facilities for the storage of dangerous goods and hazardous substances associated with the growing and processing of mushrooms including related by-products and waste materials.</p>	<p>Matters of discretion (a) Relevant standards in PREC1 and PREC2 R5(1) to (3) and MUPZ-R6 (b) HPW-R4(2) or SUB-R9(9)</p>
<p>PREC1-R5 NC activities</p>	<p>Zone Subject to The matters of discretion may be used to inform and guide the assessment of a NC activity. However, there is no limit or restriction on the matters or effects that may be assessed.</p>
<p>(1) Any activity not provided for as a PER, CON, or DIS activity or not located in general accordance with the Precinct Plan</p>	

SPZ-MUPZ-PREC2- Taukoro Road, Morrinsville

Refer to Precinct Plan Taukoro Road, Morrinsville

<p>PREC2-R1 PER activities</p>	<p>Subject to All PER activities must comply with the general and specific activity standards.</p>
<p>(1) Plant and facilities for and the manufacture of compost within the four existing covered compost bunkers as identified on the Precinct Plan for supply for use on and off the site, including the following elements of activity: (a) Delivery of raw materials</p>	<p>(a) Being within the existing and future development areas identified on the Precinct Plan (b) Relevant standard in PREC1 and PREC2 R5(1) to (3) and MUPZ-R6</p>

<ul style="list-style-type: none"> (b) Use of a large impervious concrete slab including border and other channels for the collection of all run-off from activities on the slab. Such a slab is to be used for the storage of raw materials used for the compost production at an inventory level for a continuing supply to the compost making process. Concrete bays for loading of trucks, adjoining the concrete slab. (c) Use of covered concrete bunkers with the provision of ducting to provide aeration to materials within such bunkers and the operation of a Biofilter bed to manage the discharge of offensive odours. (d) Use of machinery for spreading/mixing, storing on site (e) Accessory buildings including offices, equipment servicing and laboratories, and other staff facilities (f) A bore and well for water supply (g) Water tanks for the recirculation of the water (h) Access, manoeuvring, loading/unloading and parking of vehicles (i) Provision of all associated and incidental structural engineering, electrical and other work for the completion and operation of the above PER activities <ul style="list-style-type: none"> (2) Transport servicing depots and workshops for the vehicles used in the operation (3) Farming activities (4) Buildings, structures and activities accessory and/or ancillary to any PER activity (5) Residential unit as at 1 November 1996 (6) Any PER activity in the GRUZ 	
<p>PREC2-R2 CON activities</p>	<p>Subject to All CON activities must comply with the general and specific activity standards.</p>

<p>(1) On-site fixed irrigation system, and the spraying or spreading of liquid by-products or wastes as a fertiliser or for irrigation purposes from these systems or from truck-based units in accordance with resource consents and GRUZ-R6(6)</p> <p>(2) Any CON activity in the GRUZ</p>	<p>(a) Relevant standards in PREC1 and PREC2-R5(1) to (3) and MUPZ-R6</p> <p>(b) Relevant standards in HPW-R3</p> <p>Matters of Control</p> <p>(c) Relevant Matters of Control in HPW-R4</p>
<p>PREC2-R3-RDIS activities</p>	<p>Subject to</p> <p>All RDIS activities must comply with the general and specific activity standards.</p> <p>Matters of Discretion</p> <p>(a) Relevant standards in PREC1 and PREC2-R5(1) to (3) and MUPZ-R6</p> <p>(b) HPW-R4 (a) to (e), (h) to (j), (n), (o), (p), and (r).</p>
<p>(1) The growing and processing of mushrooms</p> <p>(2) Plant and facilities for and the manufacture of compost within bunkers, beyond what is identified as a PER activity, for the supply for use on and off the site, including the elements of the activity as identified under Per activities.</p>	
<p>PREC2-R4-DIS activities</p>	<p>Subject to</p> <p>The matters of discretion may be used to inform and guide the assessment of a DIS activity. However, there is no limit or restriction on the matters or effects that may be assessed.</p>
<p>(1) Energy production including boilers, power plants and co-generation plants</p> <p>(2) Facilities for the storage of dangerous goods and hazardous substances associated with the manufacture of compost and the growing and processing of mushrooms including related by-products and waste materials</p> <p>(3) Buildings, structures and activities accessory and/or ancillary to and DIS activity</p> <p>(4) Any activity listed as a PER or CON activity that does not comply with any of the standards or specified conditions</p> <p>(5) Waste water treatment plants and ponds</p> <p>(6) Any DIS activity in the GRUZ</p>	<p>Matters of discretion</p> <p>(a) Relevant standards in PREC1 and PREC2-R5(1) to (3) and MUPZ-R6</p> <p>(b) HPW-R4</p>
<p>PREC2-R5-NC activities</p>	<p>Subject to</p> <p>The matters of discretion may be used to inform and guide the assessment of a NC</p>

	activity. However, there is no limit or restriction on the matters or effects that may be assessed.
(1) Any activity not provided for as a PER, CON, or DIS activity or not located in general accordance with the Precinct Plan	

PREC1- NZ Mushrooms Snell St Morrinsville and PREC2- NZ Mushrooms Taukoro Road, Morrinsville

MUPZ-R5 Standards

1.1.1 R5(1) Building envelope
<p>(a) Maximum height ————— 20m</p> <p>(b) Yards adjoining any road or non-industrial zone ————— 80m</p> <p>(c) All other yards ————— 10m</p> <p>Provided that: The following shall meet the building envelope requirements in R5(1)(a), (b) and (c) above:</p> <p>(i) Any uncovered deck, terrace, platform or bridge which is more than 1m above ground level</p> <p>(ii) Any pool or tank more than 1m in height above ground level or immediately below, (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub)</p> <p>(iii) Any vehicle, caravan or structure whether movable or immovable used as a place of permanent residence or business or for assembly or storage purposes</p> <p>(iv) Any mast, pole or radio or television aerial which exceeds 7m in height above the point of attachment or its base support</p> <p>(d) Fences and walls</p> <p>(i) No fences or walls or a combination of these (whether separate or joined together) shall exceed 2m in height within the yard setback where it adjoins a zone or reserve other than the MUPZ-PREC1 and</p> <p>(ii) Exceed the maximum height rules in MUPZ-R5(1) outside the yard setback</p>
R5(2) Landscaping
<p>(a) Landscaping shall be required on sites that are located within the identified Principal Road Landscaping Areas subject to the following criteria:</p> <p>(i) A redevelopment of the site is proposed which includes any new or replacement building footprint of 50m² or more,</p> <p>(ii) A minimum of 15% of the front yard requirement shall be landscaped and maintained with a mixture of shrubs, specimen trees and ground cover.</p>

The landscaping area shall have a minimum dimension of 1m and shall be located in front of the primary building.

~~(b) Landscaping shall be undertaken and maintained in accordance with a Landscape Plan and planting programme submitted to and approved by Council prior to development commencing.~~

~~R5(3) Access, parking, loading and manoeuvring~~

~~1.1.2 See Chapter 7.3 Transport and~~

~~All internal roading and parking areas shall be formed with an all-weather surface designed to minimise dust and noise nuisance.~~

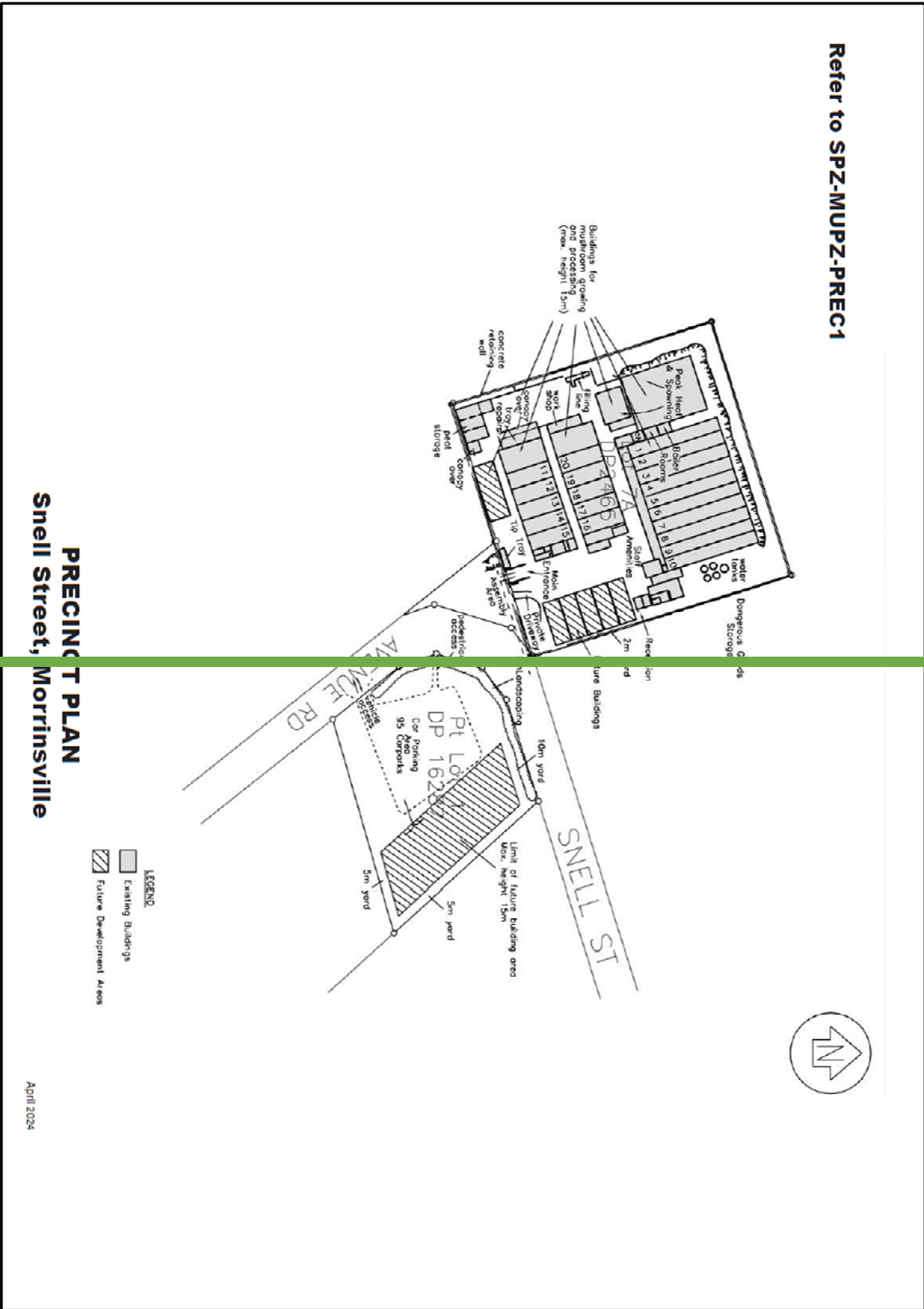
~~MUPZ-R6 Other Plan Matters~~

~~All activities shall comply with the relevant matters where applicable as identified below:~~

- ~~(1) Chapters 1-6~~
- ~~(2) Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport~~
- ~~(3) Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards~~
- ~~(4) Chapter 9 Historic and Cultural Values~~
- ~~(5) Chapter 11 Subdivision~~
- ~~(6) Section 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities~~

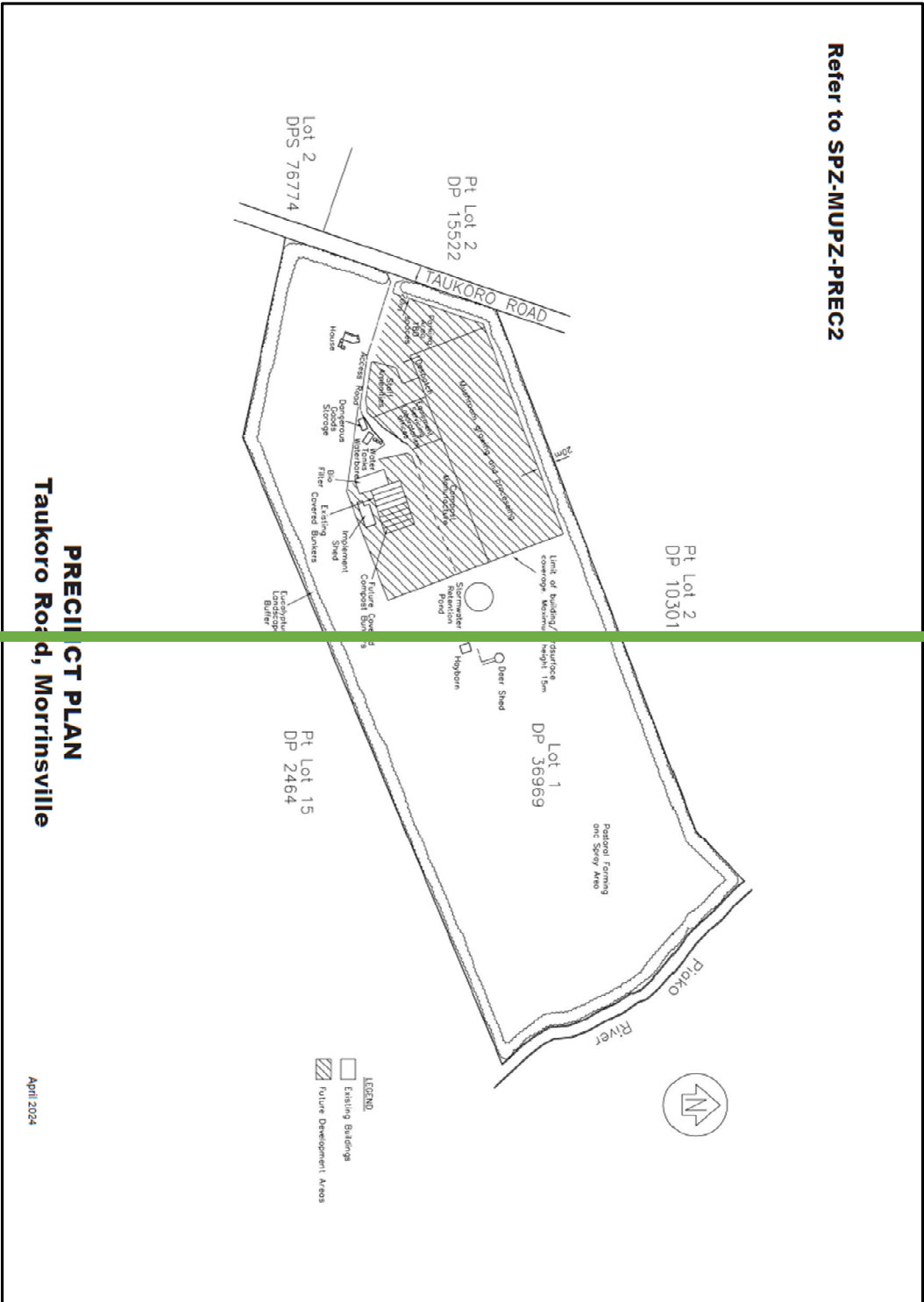
~~The above are subject to any specific rules and controls within the Precincts taking precedence.~~

Refer to SPZ-MUPZ-PREC1



April 2024

Refer to SPZ-MUPZ-PREC2



APPENDIX B – Open Space Zone

13.11-OSZ Open Space Zone

Issues

The Open Space Zone (OSZ) is to provide open spaces that are used predominantly for a range of informal recreational activities, along with limited associated facilities and structures. The District's open spaces vary in size from small neighbourhood parks to larger parks where people can enjoy activities such as walking and cycling, skateboarding, and kicking a ball around. Some of these open spaces are located throughout the District within the rural areas, and others are in urban neighbourhoods and form an important part of the district's active transport network.

These public open spaces are generally more open, with less built features and contribute to an attractive living environment for people within the district. They can also have important natural and historic heritage values.

OSZ – Objectives

<u>OSZ-O1</u>	<u>The open and spacious character, amenity values and any historic, cultural, and natural values of the zone are maintained.</u>
<u>OSZ-O2</u>	<u>Informal recreation activities are the predominant use of the zone and buildings, and exclusive use activities are limited to maintain public use and open space for informal use.</u>
<u>OSZ-O3</u>	<u>OSZ-O2 The adverse effects of use and development of open space areas on residents, communities and the environment are avoided, remedied, or mitigated.</u>

OSZ – Policies

<u>OSZ-P1</u>	<u>Provide for a variety of informal activities, including small scale community uses and accessory activities.</u>
<u>OSZ-P2</u>	<u>Maintain or enhance the natural character values of open spaces by retaining significant vegetation and undertaking new landscaping (where appropriate and practical).</u>
<u>OSZ-P3</u>	<u>Development, including new buildings and structures located near sites of significance to Mana Whenua recognise the relationship of Mana Whenua to the area.</u>

<u>OSZ-P4</u>	<u>Limit buildings, structures and activities to those which enhance people's ability to use and enjoy the open space for informal recreation.</u>
<u>OSZ-P5</u>	<u>Locate and design buildings and structures to:</u> (a) <u>maintain the open space character and function of the zone</u> (b) <u>maintain public accessibility and minimise areas for exclusive use</u> (c) <u>protect any natural or historic heritage values</u>
<u>OSZ-P6</u>	<u>Manage activities to minimise adverse effects such as noise, glare and traffic on the values of the surrounding environment</u>

OSZ – Rules

<u>OSZ-R1- PER activities</u>	<u>Subject to</u> <u>All PER activities must comply with the general and relevant activity specific standards.</u>
(a) <u>Informal recreation</u>	<u>OSZ-R5</u>
(b) <u>Public amenities & buildings for public amenities</u>	
(c) <u>Education & research facilities directly related to the open space</u>	
(d) <u>Observation areas, viewing platforms, & related structures</u>	
(e) <u>Informal sport & play structures</u>	
(f) <u>Open space maintenance</u>	
(g) <u>Information facilities accessory to a PER activity</u>	
(h) <u>Conservation planting & maintenance</u>	
(i) <u>Accessory buildings</u>	
(j) <u>Artworks</u>	
(k) <u>Demolition of buildings</u>	<u>No standards apply</u>
(l) <u>Internal additions & alterations to buildings</u>	<u>No standards apply</u>

<u>OSZ-R2- RDIS activities</u>	<u>Subject to</u> <u>All RDIS activities must comply with the general and relevant activity specific standards.</u>
(a) <u>Activities listed in OSZ-R1 Table that are PER not complying with the Standards, unless otherwise provided.</u>	<u>Matters of discretion</u> (i) <u>OSZ-R5 matters of non-compliance</u> (ii) <u>OSZ-R6</u>
(b) <u>Organised sport and recreation</u>	<u>Matters of discretion</u> (i) <u>OSZ-R5</u> (ii) <u>OSZ-R6</u>

	(iii) <u>The effects of the intensity, scale and duration of the events on informal recreational use of the open space.</u>
(c) <u>Construction of vehicle access & parking areas</u>	<u>Matters of discretion</u> <u>OSZ-R6</u>
(d) <u>Community gardens</u>	

<u>OSZ-R3 DIS activities</u>	<u>Subject to</u> <u>The matters of discretion may be used to inform and guide the assessment of a DIS activity. However, there is no limit or restriction on the matters or effects that may be assessed.</u>
(a) <u>Recreation facilities</u>	<u>Matters of Discretion</u> <u>OSZ-R5</u> <u>OSZ-R6</u>
(b) <u>Clubrooms</u>	
(c) <u>Visitor Centres</u>	
(d) <u>Community centres, halls, arts & cultural centres</u>	
(e) <u>Jetties & boat ramps</u>	<u>Matters of Discretion</u> <u>OSZ-R6</u>

<u>OSZ-R4 NC Activities</u>	<u>Subject to</u> <u>The matters of discretion may be used to inform and guide the assessment of a NC activity. However, there is no limit or restriction on the matters or effects that may be assessed.</u>
(a) <u>Activities not provided for above in OSZ-R1 to R3</u>	

OSZ-R5 Standards

<u>(1) Building Envelope</u>	
(a) <u>Maximum height</u> <u>The maximum building height is 9m</u>	
(b) <u>Height in relation to boundary</u> <u>Where an open space directly adjoins a site in another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the adjoining open space boundary.</u>	
(c) <u>Yards</u>	
<u>Front</u>	<u>5m or the average setback of buildings on adjacent front sites, whichever is lesser</u>
<u>Side and Rear</u>	<u>6m</u> <u>No side and rear yards are required where the open space zone adjoins a TCZ, COMZ, GIZ, SARZ, and NOSZ</u>

Provided that:

- (a) Accessory buildings may be erected within any rear and/or side yard so long as:
- (i) The written consent of all owners of property/ies contiguous to any building is obtained and Rule MRZ-R 2(2)(b) is not compromised or:
 - (ii) It is proposed to locate the accessory building within the rear and/or side yard and:
 - The building is less than 10m² in area;
 - The building is less than 2.5m in height;
 - The building will not be connected to an electricity supply;
 - There is no discharge of stormwater onto neighbouring land from the building;
 - and:
 - No more than one accessory building is established on a site in accordance with this rule.
- (b) The following shall meet the building envelope requirements in R5(1)(a), (b) and (c) above:
- (i) Any uncovered deck, terrace, platform, or bridge which is more than 1m above ground level
 - (ii) Any pool or tank more than 1.0m in height above ground level or immediately below, (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub)
 - (iii) Any vehicle, caravan or structure whether movable or immovable used as a place of permanent residence or business or for assembly or storage purposes
 - (iv) Any mast, pole or radio or television aerial which exceeds 7m in height above the point of attachment or its base support
- (c) All structures on or adjacent to site boundaries must also comply with the provisions of the Building Act.
- (d) Fences and walls
- (i) No fences or walls or a combination of these (whether separate or joined together) shall exceed 2m in height within the yard setback, and
 - (ii) Exceed the maximum height and height to boundary rules in OSZ-R5(1).

(2) Maximum Building Footprint and Permeable Surface Area unless otherwise provided for

- (a) Maximum building footprint shall be 15 % of the net site area
- (b) Any deck, terrace, platform or bridge which is more than 1m above ground level shall meet the building footprint in R5(2)(a) and (b) above and any decks under one meter in height shall be excluded from this footprint.

(3) Screening

Any outdoor storage or rubbish collection areas that directly face and are visible from a GRZ, GRUZ or business zone (TCZ, COMZ, GIZ) adjoining a boundary with, or on the opposite side of the road from, an open space zone, must be screened from those areas by a wall or fence providing visibility at least 1.8m high.

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OSZ-R6 Matters of Discretion for RDIS, DIS, NC activities	
(a)	<u>The effects of the intensity and scale of the activity on amenity of the locality, and the measures to remedy or mitigate any adverse effects, including but not limited to noise and transport.</u>
(b)	<u>The effects from the development design, external appearance and landscaping.</u>
(c)	<u>The extent the activity is consistent with any relevant adopted Reserve Management Plan, National PA Pest Management Plan, Conservation Management Strategy or Conservation Management Plan for the area</u>
(d)	<u>The effects of the location and design on natural character and landscape values.</u>
(e)	<u>The effects associated with the construction and use of the structures, including effects to landform and vegetation.</u>
(f)	<u>The location and extent of any archaeological cultural and historic sites within any area subject to the application and how they will be affected by the proposal.</u>
(g)	<u>Development proposals shall ensure that any run-off or stormwater resulting from the establishment of the activity does not lead to siltation, sedimentation, or a reduction of water quality in natural watercourses and groundwater that leads to adverse effects on identified natural habitats and ecosystems or detracts from the natural character of the environment.</u>

OSZ-R7 Other Plan Matters	
<u>All activities shall comply with the relevant matters where applicable as identified below:</u>	
(1)	<u>Chapters 1-6</u>
(2)	<u>Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport</u>
(3)	<u>Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards</u>
(4)	<u>Chapter 9 Historic and Cultural Values</u>
(5)	<u>Chapter 10 Natural Environment</u>
(6)	<u>Chapter 11 Subdivision</u>
(7)	<u>Section 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities</u>

OSZ - Other Methods	
<u>OSZ-M1</u>	<u>Reserve management plans and bylaws controlling the use of reserves.</u>

OSZ - Principal Reasons	
<u>OSZ-PR1</u>	<u>The OSZ provides for the zoning of open spaces which have been developed as reserves for a range of passive and active leisure and recreational activities and enable activities to occur. The zoning of these areas provide a clear indication as to their location within the district.</u>

OSZ - Anticipated Environmental Results

<u>OSZ-AER1</u>	<u>That the open spaces within the OSZ are utilized by the community and provide for their health and wellbeing by providing for active and passive recreational needs.</u>
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Insert the following into **3.1 Definitions**

Public Amenities – means facilities established for the convenience and amenity of the public. Includes: landscaping and planting; public toilets; seating and picnic tables; bicycle stands and cycle parking structures; fountains; drinking fountains; rubbish bins; directional signage and information boards; barbeques; lighting; shelters; changing facilities; and playgrounds and playground equipment.

Recreational facilities – means A facility where the primary purpose is to provide for sport and recreation activities. Includes:

- recreation centres;
- aquatic facilities, swimming pools, both indoor and outdoor;
- fitness centres and gymnasiums; and
- indoor sports centres

Informal recreation – means non-competitive physical activity for the purpose of wellbeing and enjoyment.

12.8-TEMP Temporary Activities

Add the following to cater for markets and events within the Open Space Zone and Sport and Active Recreation Zone

TEMP-R4 PER activities- OSZ and SARZ	Subject to
<u>(1) Entertainment events (excluding concerts), carnivals, festivals, fairs, markets, or exhibitions, and associated temporary buildings and carparks.</u>	(a) <u>TEMP-R9</u> (b) <u>No more than 12 events per calendar year in the SARZ and 3 events per calendar year in the OSZ.</u> (c) <u>Hours of operation: 7am to 8pm Sunday to Thursday, and 7am to 10.30pm Friday and Saturday</u> (d) <u>No event shall exceed two consecutive days duration and temporary structures are:</u> <ol style="list-style-type: none"> (i) <u>Erected no more than 2 days before the event occurs</u> (ii) <u>Removed no more than 3 days after the end of the event</u>
TEMP-R6 RDIS activities – OSZ and SARZ	Subject to

<p>(1) <u>Entertainment events (excluding concerts), carnivals, festivals, fairs, markets, or exhibitions, and associated temporary buildings and carparks not meeting the standards.</u></p> <p>(2) <u>Concerts within the SARZ only.</u></p>	<p><u>Matters of discretion</u></p> <p>(a) <u>Those matters of non-compliance</u></p> <p>(b) <u>TEMP-R10</u></p>
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APPENDIX C – Sport and Active Recreation Zone

13.12-SARZ Sport and Active Recreation

Issues

The Sport and Active Recreation Zone (SARZ) provides open space areas for a range of sport and recreation activities, including organised sport and recreation for local, district-wide and regional communities. This zone applies in parks, sports grounds and multi-sport facilities. Such areas will normally have associated buildings such as club rooms, changing sheds or toilet facilities.

Sport and active recreation areas are predominantly characterised by large open space areas with associated buildings and facilities that vary in scale depending on the sport and recreation activities that take place there. It is generally accepted that the level of development in this zone is higher than other Open Space and Recreation zones and that the sport and recreation activities that are anticipated to take place in this zone can generate noise, light and traffic effects in surrounding neighbourhoods.

SARZ – Objectives

<u>SARZ-O1</u>	<u>Sport and active recreation open space areas are predominantly used by the public for organized sport and active recreation characterized by community and cultural activities.</u>
<u>SARZ-O2</u>	<u>Indoor and outdoor sport and active recreation opportunities are provided, while avoiding or mitigating any significant adverse effects on nearby residents, communities and the surrounding areas.</u>
<u>SARZ-O3</u>	<u>The role, function and predominant character and amenity of the SARZ is not compromised by incompatible activities and/or built form.</u>
<u>SARZ-O4</u>	<u>Encourage shared use of existing facilities in preference for construction of new facilities to ensure open space is used efficiently.</u>

SARZ – Policies

<u>SARZ-P1</u>	<u>Enable indoor and outdoor organised sports, active recreation, informal recreation and playground facilities, community activities, accessory activities and associated building and structures while ensuring design, scale and intensity is appropriate.</u>
<u>SARZ-P2</u>	<u>Avoid activities that are incompatible with the role, function and predominant character of the SARZ and/or activities that will result in reverse sensitivity issues or conflict with those activities PER, or where adverse effects cannot be appropriately avoided, remedied or mitigated.</u>
<u>SARZ-P3</u>	<u>Maintain the role, function and predominant character of the zone by controlling the effects of the bulk, scale and location of built form, structures and activities so that any adverse effects including noise, signage, lighting effects, traffic and vehicle access, are managed to maintain a reasonable</u>

	<u>level of amenity value for nearby residents, communities and the surrounding environment.</u>
<u>SARZ-P4</u>	<u>Maximise the use of indoor and outdoor recreational facilities including through multifunctional use and adaptable designs to increase the capacity and use of open space</u>

SARZ – Rules

<u>SARZ-R1- PER activities</u>	<u>Subject to</u> <u>All PER activities must comply with the general and relevant activity specific standards.</u>
<u>(m) Informal recreation</u>	<u>SARZ-R5</u>
<u>(n) Organised sport and recreation</u>	
<u>(o) Recreation facilities</u>	
<u>(p) Clubrooms</u>	
<u>(q) Public amenities & Buildings for public amenities</u>	
<u>(r) Gardens including landscaping</u>	
<u>(s) Education & research facilities directly related to the open space</u>	
<u>(t) Observation areas, viewing platforms, & related structures</u>	
<u>(u) Parks, sport & recreation structures</u>	
<u>(v) Park, utility sheds & storage maintenance</u>	
<u>(w) Retail, services & information facilities accessory to a PER activity</u>	
<u>(x) Conservation planting & maintenance</u>	
<u>(y) Accessory buildings</u>	
<u>(z) Artworks</u>	
<u>(aa) Demolition of buildings</u>	<u>No standards apply</u>
<u>(bb) Internal additions & alterations to buildings</u>	<u>No standards apply</u>
<u>(cc) External additions & alterations to buildings</u>	<u>SARZ-R5</u>
<u>(dd) Customary use</u>	<u>SARZ-R5</u>

<u>SARZ-R2- RDIS activities</u>	<u>Subject to</u> <u>All RDIS activities must comply with the general and relevant activity specific standards.</u>
<u>(a) Activities listed in SARZ-R1 that are PER not complying with the Standards</u>	<u>Matters of discretion</u> <u>SARZ-R5 Matters of non-compliance</u> <u>SARZ-R6</u>
<u>(b) Grandstands</u>	<u>Matters of discretion</u> <u>SARZ-R6 and</u> <u>The extent a grandstand will enhance and maximise use of the site</u>

(c) <u>Restaurants and cafes</u>	<u>Matters of discretion</u> <u>SARZ-R6 and</u> <u>The effects on public access to , and use of,</u> <u>the open space.</u>
(d) <u>Non-security floodlighting, fittings & support towers up to 18m in height</u>	<u>Matters of discretion</u> <u>SARZ-R6</u>
(e) <u>Community gardens</u>	
(f) <u>Non-security floodlighting, fittings & support towers</u>	

<u>SARZ-R3 DIS activities</u>	<u>Subject to</u> <u>The matters of discretion may be used to</u> <u>inform and guide the assessment of a DIS</u> <u>activity. However, there is no limit or</u> <u>restriction on the matters or effects that may</u> <u>be assessed.</u>
(a) <u>Community facilities & halls</u>	<u>Matters of discretion</u>
(i) <u>Art galleries, arts & cultural centres</u>	<u>SARZ-R5</u> <u>SARZ-R6</u>
(ii) <u>Retail not otherwise provided for</u>	
(b) <u>Early childhood learning facilities</u>	

<u>SARZ-R4 NC Activities</u>	<u>Subject to</u> <u>The matters of discretion may be used to</u> <u>inform and guide the assessment of a NC</u> <u>activity. However, there is no limit or</u> <u>restriction on the matters or effects that may</u> <u>be assessed.</u>
(a) <u>Activities not provided for</u>	<u>Matters of discretion</u> <u>SARZ-R5</u> <u>SARZ-R6</u>

<u>SARZ-R5 Standards</u>	
<u>(1) Building Envelope</u>	
(a) <u>Maximum height</u> <u>The maximum building height is 10m</u>	
(b) <u>Height in relation to boundary</u> <u>Where an open space directly adjoins a site in another zone, the height in relation to</u> <u>boundary standard that applies in the adjoining zone applies to the adjoining open</u> <u>space boundary.</u>	
(c) <u>Yards</u>	
<u>Front</u>	<u>5m</u>
<u>Side and Rear</u>	<u>6m</u>

No side and rear yards are required where the open space zone adjoins a business or industrial zone

River Protection

20m

Provided that:

Accessory buildings may be erected within any rear and/or side yard so long as:

(i) The written consent of all owners of property/ies contiguous to any building is obtained and Rule MRZ-R 2(2)(b) is not compromised or:

(ii) It is proposed to locate the accessory building within the rear and/or side yard and:

The building is less than 10m² in area;

The building is less than 2.5m in height;

The building will not be connected to an electricity supply;

There is no discharge of stormwater onto neighbouring land from the building;
and:

No more than one accessory building is established on a site in accordance with this rule.

(iii) The following shall meet the building envelope requirements in R5(1)(a), (b) and (c) above:

(v) Any uncovered deck, terrace, platform or bridge which is more than 1m above ground level

(vi) Any pool or tank more than 1.0m in height above ground level or immediately below, (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub)

(vii) Any vehicle, caravan or structure whether movable or immovable used as a place of permanent residence or business or for assembly or storage purposes

(viii) Any mast, pole or radio or television aerial which exceeds 7m in height above the point of attachment or its base support

All structures on or adjacent to site boundaries must also comply with the provisions of the Building Act.

(d) Fences and walls

(i) No fences or walls or a combination of these (whether separate or joined together) shall exceed 2m in height within the yard setback, and

(ii) Exceed the maximum height and height to boundary rules in SARZ-R5(1) above

(2) Maximum Building Footprint and Permeable Surface Area unless otherwise provided for

(c) Maximum building footprint shall be 35 % of the net site area

(d) Maximum permeable surface area to manage stormwater runoff is 40% of the net site area

(e) Any uncovered deck, terrace, platform or bridge which is more than 1m above ground level shall meet the building footprint in R5(2)(a) and (b) above and any decks under one meter in height shall be excluded from this footprint.

(3) Screening

Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone, rural zone or business zone (TCZ, COMZ or GIS) adjoining a boundary with, or on the opposite side of the road from, this zone, must be screened.

SARZ-R6 Matters of Discretion

- (h) The effects of the intensity and scale of the activity on residential amenity, and the measures to remedy or mitigate any adverse effects.
- (i) The effects from the development design, external appearance and landscaping.
- (j) The extent the activity is consistent with any relevant adopted Parks Strategy, Reserve Management Plan, Conservation Management Strategy or Conservation Management Plan for the area
- (k) The location and extent of any archaeological cultural and historic sites within any area subject to the application and how they will be affected by the proposal.
- (l) Development proposals shall ensure that any run-off or stormwater resulting from the establishment of the activity does not lead to siltation, sedimentation, or a reduction of water quality in natural watercourses and groundwater that leads to adverse effects on identified natural habitats and ecosystems or detracts from the natural character of the environment.

SARZ-R7 Other Plan Matters

All activities shall comply with the relevant matters where applicable as identified below:

- (1) Chapters 1-6
- (2) Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport
- (3) Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards
- (4) Chapter 9 Historic and Cultural Values
- (5) Chapter 10 Natural Environment
- (6) Section 12.3 Earthworks, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities

SARZ - Other Methods

<u>SARZ-M1</u>	<u>Reserve Management Plans</u>
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SARZ - Principal Reasons

<u>SARZ-PR1</u>	<u>The zoning of existing reserve areas has been developed within this zone for a range of recreational activities and enable activities to occur. The zoning of these areas provide a clear indication as to their location within the district.</u>
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SARZ-Anticipated Environmental Result

<u>SARZ-AER1</u>	<u>That the open spaces within the SARZ are utilized by the community to provide for their health and well-being by provide for sport and active recreation areas.</u>
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12.8-TEMP Temporary Activities

Add the following to cater for markets and events within the Open Space Zone and Sport and Active Recreation Zone

TEMP-R4 PER activities- OSZ and SARZ	Subject to
(2) <u>Entertainment events (excluding concerts), carnivals, festivals, fairs, markets, or exhibitions, and associated temporary buildings and carparks.</u>	(e) <u>TEMP-R9</u> (f) <u>No more than 12 events per calendar year in the SARZ and 3 events per calendar year in the OSZ.</u> (g) <u>Hours of operation: 7am to 8pm Sunday to Thursday, and 7am to 10.30pm Friday and Saturday</u> (h) <u>No event shall exceed two consecutive days duration and temporary structures are:</u> <ul style="list-style-type: none"> (i) <u>Erected no more than 2 days before the event occurs</u> (ii) <u>Removed no more than 3 days after the end of the event</u>
TEMP-R6 RDIS activities – OSZ and SARZ	Subject to
(3) <u>Entertainment events (excluding concerts), carnivals, festivals, fairs, markets, or exhibitions, and associated temporary buildings and carparks not meeting the standards.</u> (4) <u>Concerts within the SARZ only.</u>	<u>Matters of discretion</u> (c) <u>Those matters of non-compliance</u> (d) <u>TEMP-R10</u>

APPENDIX D – 5 Mana Whenua

5 Mana Whenua

Mana whenua means an iwi or hapū that exercise a customary authority within in an identified area of the Matamata-Piako District.

5.1 Recognition of Iwi and Hapū

The following iwi and hapū are mana whenua within the Matamata-Piako District.

<u>Iwi</u>	<u>Hapu (within MPDC)</u>	<u>Waka</u>
<u>Ngāti Hauā Iwi Trust</u> https://ngatihauaiwitrust.co.nz/	<u>Ngāti Rangī Tawhaki</u> <u>Ngāti Te Oro</u> <u>Ngāti Werewere</u> <u>Ngāti Te Rangitaupi</u> <u>Ngāti Waenganui</u>	<u>Tainui</u>
<u>Ngāti Hinerangi Iwi</u> https://www.ngatihinerangiwi.co.nz/	<u>Ngāti Kura</u> <u>Ngāti Rangī</u> <u>Ngāti Tamapango</u> <u>Ngāti Tangata</u> <u>Ngāti Tawhaki</u> <u>Ngāti Te Riha</u> <u>Ngāti Tokotoko</u> <u>Ngāti Whakamaungarangi</u> <u>Uri o Tangata</u>	<u>Tainui</u>
<u>Ngāti Koroki Kahukura Trust</u>		<u>Tainui</u>
<u>Ngāti Maru Runanga Iwi Authority</u> https://ngatimaru.iwi.nz/		<u>Hauraki / Tāmaki</u>
<u>Ngāti Rāhiri Tumutumu</u> https://rahiritumutumu.co.nz/	<u>Ngāti Haumia</u> <u>Ngāti Hue</u> <u>Ngāti Kopirimau</u> <u>Ngāti Kotopara</u> <u>Ngāti Rāhiri</u> <u>Ngāti Tau</u> <u>Ngāti Te Atua</u> <u>Ngāti Te Kaha</u> <u>Ngāti Te Ruinga</u> <u>Ngāti Tumutumu</u>	<u>Hauraki</u>
<u>Ngāti Whanaunga Inc</u> http://www.ngaatiwhanaunga.maori.nz/		<u>Hauraki / Tāmaki</u>
<u>Raukawa Iwi</u> https://www.raukawa.org.nz/	<u>Ngāti Hinerangi</u> <u>Ngāti Kirihika</u> <u>Ngāti Mōtai</u> <u>Ngāti Te Apunga</u> <u>Ngāti Wehiwehi</u>	<u>Tainui</u>
<u>Te Kupenga O Ngāti Hako</u> https://hako.co.nz/		<u>Hauraki</u>
<u>Te Runanga A Iwi O Ngāti Tamatera</u> https://tamatera.co.nz/		<u>Hauraki / Tāmaki</u>
<u>Te Runanga O Ngāti Pāoa</u> https://www.ngatipaoaiwi.co.nz/	<u>Matekiwaho</u> <u>Ngamuri</u> <u>Ngāti Horowhenua</u> <u>Ngāti Huia</u>	<u>Hauraki / Tāmaki</u>

	Ngāti Hura Ngāti Huruhuru Ngātis Kahu Ngāti Kauahi Ngāti Kohua Ngāti Koura Ngāti Mahia Ngāti Ngamuri Ngāti Omakau Ngāti Parengaherehere Ngāti Rapu Ngāti Rauwhea Ngāti Ringatahu Ngāti Ruakura Ngāti Rurangi Ngāti Taharoku Ngāti Tahuna Ngāti Tarao Ngāti Te Aho Ngāti Te Aute Ngāti Te Hiko Ngāti Tipa Ngāti Tuwhanga Ngāti Wharetoi Ngāti Whata Te Hingawaka Te Mata Tokeroa Te Rapupo	
Ngāti Tara Tokanui https://ngatitaratokanui.maori.nz/		Hauraki
Waikato-Tainui https://waikatotainui.com/	Ngāti Hauā Ngāti Makirangi Ngāti Ngutu Ngāti Paretekawa Ngāti Wairere	Tainui

Clicking on the iwi authority links above will take you to their respective websites, where you will find information regarding histories, tribal areas, associated marae, vision statements, cultural, social and environmental priorities, and contact details.

5.2 Iwi and Hapū Values

<u>Ngā Kaupapa</u>		<u>Ngā Whāinga</u>
Tiriti	Tiriti based relationships	A relationship characterised by mutual respect, open communication, and meaningful partnerships that uphold the mana and interests of both parties. Respecting Te Tiriti by honouring the spirit and principles of partnership, protection and participation.
Te Puāwaitanga o Te Ao Māori	Cultural Vibrancy and Protection	Recognise and protect cultural values in particular to Mana whenua’s relationship to land, cultural heritage, sites of significance,

		<u>to taonga and the natural environment as a whole. Appreciate and realise Māori Culture is to be respected, thriving and added richness to inclusiveness and diversity.</u>
<u>Kaitiakitanga</u>	<u>Environmental Stewardship</u>	<u>Enable the exercise of guardianship of natural and physical resources by Mana whenua in accordance with tikanga Māori.</u>
<u>Tū Rangatiratanga</u>	<u>Representation</u>	<u>Empowering self-determination to support and promote Rangatiratanga leading to achieve collective aspirations in a way that acknowledges Mana whenua's role in their mana motuhake.</u>
<u>Ngākau Pūmau</u>	<u>Integrity and Accountability</u>	<u>Uphold high standards of integrity and accountability ensuring transparency and trust between Council and Mana whenua</u>
<u>Te Reo</u>	<u>Language of Connections</u> <u>Language of Whakapapa</u> <u>Language of Mātauranga</u>	<u>Upholding in high regard Te Reo Māori as a vessel to:</u> <ul style="list-style-type: none"> • <u>Unite people, cultures and community</u> • <u>Carry past generations, weaving whakapapa and generational threads to honour “who we are and where we come from.”</u> <u>Encompass transferring of traditional knowledge and wisdom enabling ancestral lived experiences to help shape current and future driven decision-making</u>

5.3 Treaty Settlement Interests

The following iwi have settled their historic Te Tiriti o Waitangi claims against the Crown, with certain provisions of their respective Deeds of Settlement enacted by legislation.

<u>Deed of Settlement</u>	<u>Statutory Acknowledgements</u>
<u>Waikato Raupatu Claims Settlement Act 1995</u>	
<u>Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010</u>	
<u>Raukawa Claims Settlement Act 2014</u>	<u>See sections 27 and 34, and Statements of Association for the Statutory Areas Maps for Part Kaimai-Mamaku Conservation Park, Okauia and Taihoa Geothermal Fields, Part of Waihou River and its tributaries, and Part of Lake Karapiro</u>
<u>Ngāti Hauā Claims Settlement Act 2014</u>	<u>See section 36 and Statements of Association for the Statutory Areas Maps for Waiorongomai, Ngatamahinerua (Part of Kaimai Mamaku Conservation Park and part Maurihoro Scenic Reserve, Te Wairere (being Wairere Falls Scenic</u>

	Reserve, part of Gordon Park Scenic Reserve, and part of Kaimai Mamaku Conservation Park, Te Weraiti (part of Kaimai Mamaku Conservation Park), and Waikato River and tributaries within the Ngati Haua Area of Interest
Ngāti Koroki Kahukura Claims Settlement Act 2014	See sections 27 and Statements of Association for the Statutory Areas Maps for Waikato River and tributaries within the Ngati Haua Area of Interest, and Lake Karapiro
Ngāti Hinerangi Settlement Act 2021	See sections 33 and 40, and Statements of Association for the Statutory Areas Maps for Okauia and Taihoa Geothermal Fields, Kaimai range ridgeline, Part Kaimai Range (including part Kaimai Mamaku Conservation Park, part Gordon Park Scenic Reserve, part Wairere Falls Scenic Reserve, and part Maurihero Scenic Reserve), Part Maurihero Scenic Reserve, Te Ara o Maurihero (Thompson's Track), Te Tapui Scenic Reserve within the area of interest, Waianuanau, and Waihou River and its tributaries within the area of interest.

[The above links will take you to the Statutory Acknowledgement section of the respective settlement legislation for each iwi. Statutory Acknowledgement interests are identified through Treaty Settlement legislation. The Council must also provide summaries of resource consent applications or copies of notices to iwi for each resource consent it receives for an activity within, adjacent to, or directly affecting a statutory acknowledgement area. This provides iwi/hapū with the opportunity to directly identify any cultural matters relating to the statutory acknowledgment area. This information is then factored into the Council's assessment and decisions around the proposed activity.](#)

[The following iwi have not settled their historic Te Tiriti o Waitangi claims against the Crown, but it is considered good practice to have regard to any statutory acknowledgements identified.](#)

Te Kupenga O Ngāti Hako - Member of Hauraki Collective
Ngati Maru Rununga Iwi Authority – Deed of Settlement initialled with Crown 8 September 2017 Member of Hauraki Collective
Te Runanga O Ngāti Paoa – Ngati Paoa Claims Settlement Bill 2022
Ngāti Rāhuiiri Tumutumu – Deed of Settlement initialled with Crown on 13 July 2017
Te Rununga A Iwi O Ngāti Tamatera – Deed of Settlement initialled with Crown on 20 September 2017.
Ngāti Tara Tokanui – Deed of Settlement signed on 28 July 2022; Ngāti Tara Tokanui Claims Settlement Bill
Ngāti Whanaunga Inc – Deed of Settlement initialled with the Crown on 25 August 2017 Member of Hauraki Collective

5.4 Council and Mana Whenua Relationships

- (1) Te Manawhenua Forum mō Matamata-Piako is, “To facilitate tangata whenua contribution to Council’s decision making.” The forum considers matters to sustainably promote the social, economic, environmental and cultural wellbeing of Māori communities for today and for the future.

The Forum includes representatives from Council, Ngāti Hauā, Ngāti Rāhiri-Tumutumu, Raukawa, Ngāti Maru, Ngāti Whanaunga, Ngāti Pāoa and Ngāti Hinerangi. Ngāti Tamaterā also have the ability to join.

The forum is a standing committee of Council and the structure was developed through discussions with Māori nominated representatives.

- (2) There is a specific agreement to administer and manage reserve land at the Waharoa Aerodrome.
- (3) Terms of Reference for specific working groups on plan changes have been put in place at various times, the latest being the development of the Papakāinga plan change.
- (4) When Council undertakes large projects, be it development of community sites or bilingual signage policy, iwi representatives are invited to participate.
- (5) Council staff will work with mana whenua to prioritise the establishment of Mana Whakahono ā Rohe agreements for the iwi within the district.

5.5 Iwi and Hapū Planning Documents

The table below lists iwi and hapū planning and/or environment related documents.

<u>Iwi</u>	<u>Document</u>	<u>Date</u>	<u>Type</u>	<u>Status</u>
<u>Waikato Tainui</u>	<u>Tai Tumu, Tai Pari, Tai ao</u>	<u>2013</u>	<u>Environmental Management Plan</u>	<u>Lodged with Council</u>
<u>Ngāti Hauā Iwi Trust</u>	<u>Te Rautaki Tamata Ao Turoa o Haua</u>	<u>2018</u>	<u>Environmental Management Plan</u>	<u>Lodged with Council</u>
<u>Ngāti Whanaunga</u>	<u>Ngaati Whanaunga Strategic Management Plan</u>	<u>2019</u>	<u>Strategic Management Plan</u>	<u>Lodged with Council</u>
<u>Raukawa</u>	<u>Te Rautaki Taiao A Raukawa</u>	<u>2015</u>	<u>Environmental Management Plan</u>	<u>Lodged with Council</u>

5.6 Engagement and Consultation with Mana Whenua

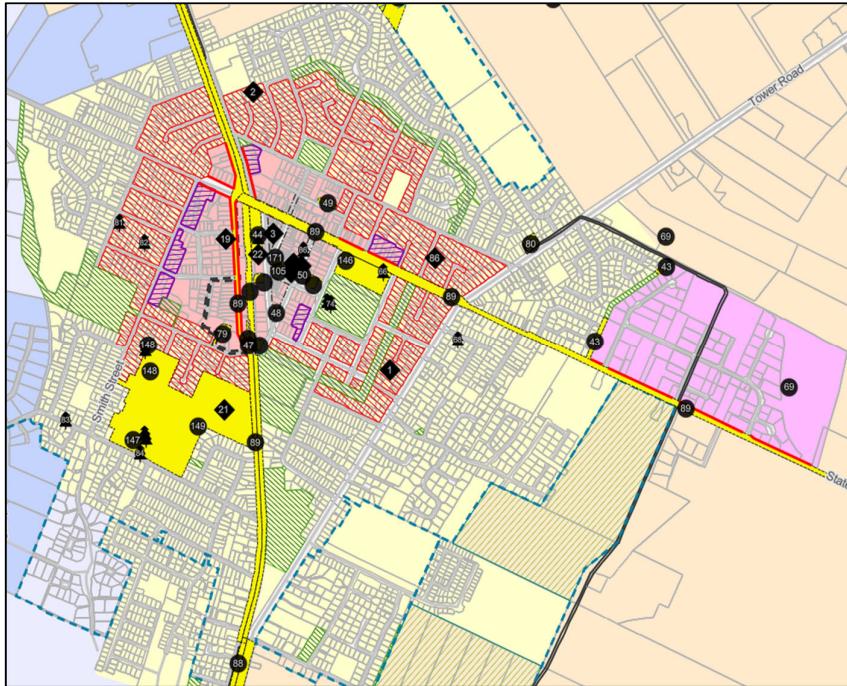
Council recognises the need to consult with Mana whenua stems from Te Tiriti o Waitangi principles of partnership, participation and protection and requiring both parties to act reasonably and make informed decisions. Council also acknowledges engaging and consulting with Mana whenua as cultural experts often leads to a better understanding of the issues and opportunities. In many instances, this shared responsibility will result in improved

social, cultural and environmental outcomes, trusting relationships, and positive outcomes of mutual benefit.

While the Resource Management Act 1991 has different requirements for consulting with Mana whenua, their contribution to assessing effects on Māori cultural values as set out under Part II of the Act can be significant. For this reason, Council engages and consults with Mana whenua on all resource consent applications through the relevant Iwi authority.

APPENDIX E – Town Centre Zone and Commercial Zone for Matamata, Morrinsville and Te Aroha

Matamata

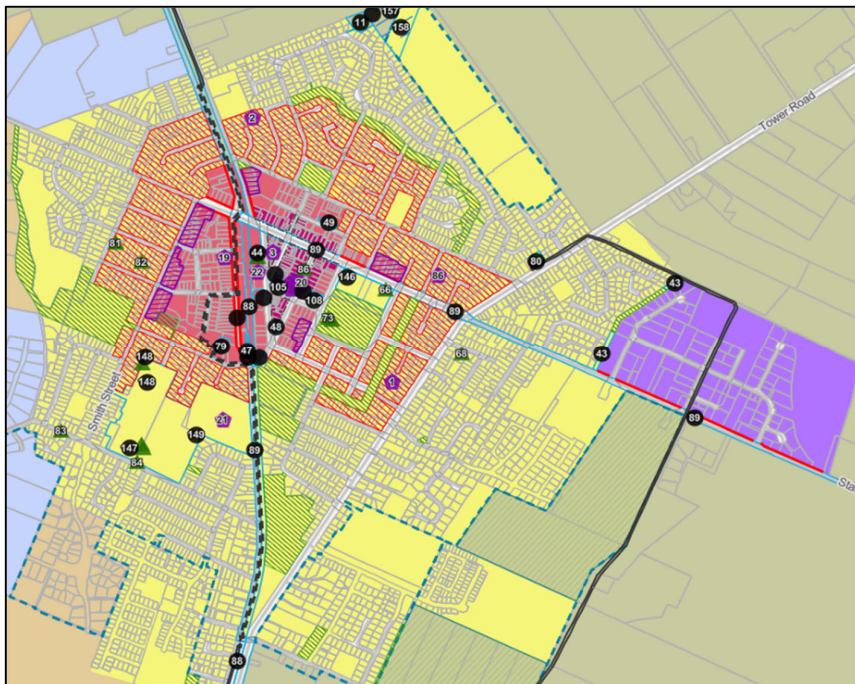


Before

Business Zone



Industrial Zone



After

Commercial Zone



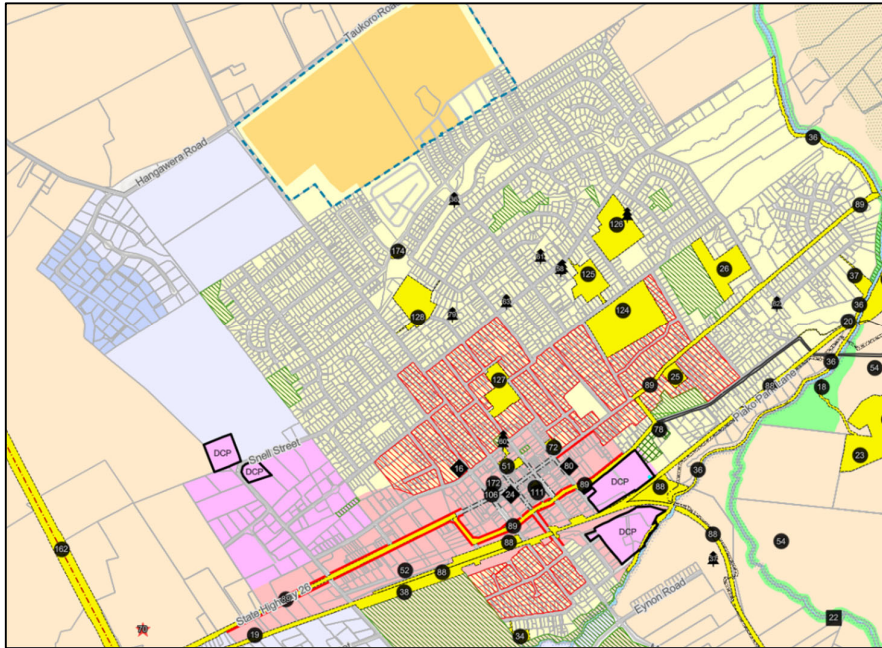
Town Centre Zone



General Industrial Zone



Morrinsville

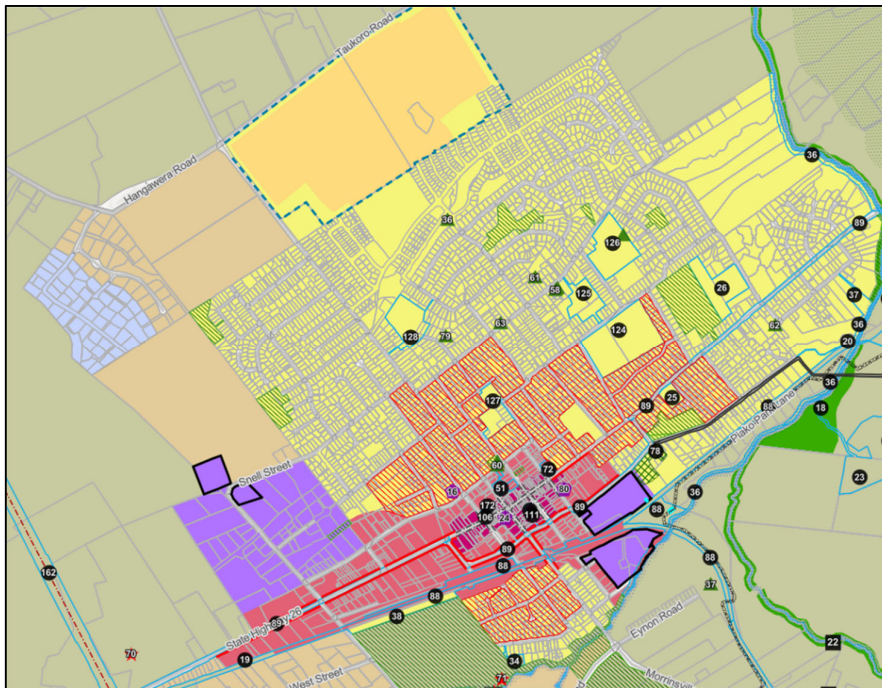


Before

Business Zone



Industrial Zone



After

Commercial Zone



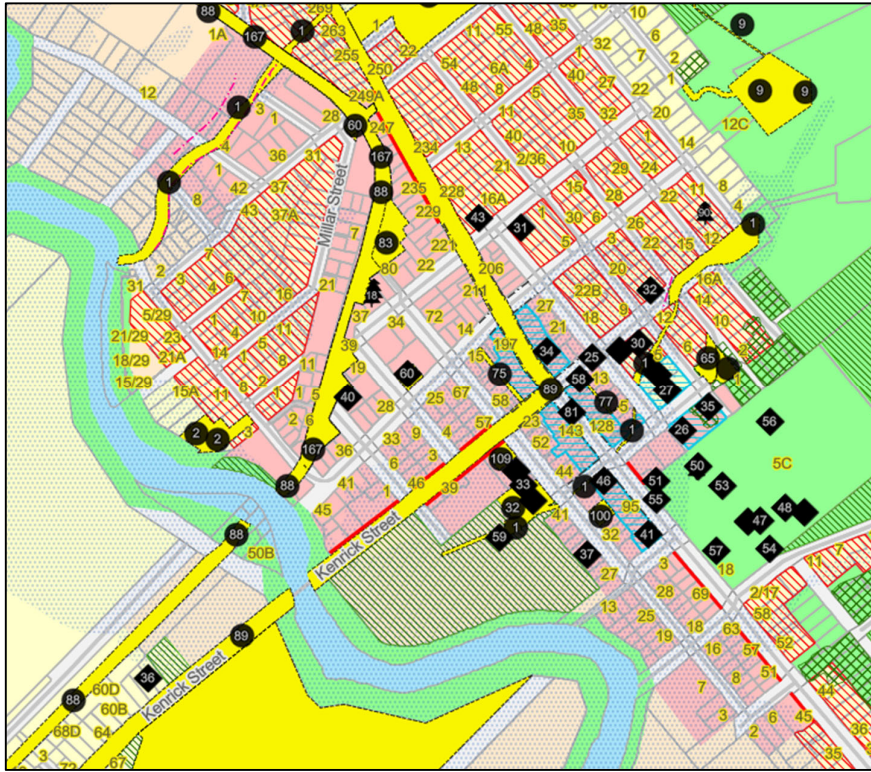
Town Centre Zone



General Industrial Zone



Te Aroha



Before

Business Zone



Industrial Zone



After

Commercial Zone



Town Centre Zone



General Industrial Zone



APPENDIX F – Special Purpose Zone-Future Urban Zone

14.7 SPZ-FUZ Special Purpose Zone- Future Urban Zone

Issues

Council provided for 'future residential policy areas' adjacent to the towns of Matamata and Te Aroha as part of its former District Plan. Such policy areas signal future urban zoning; therefore these areas are now (proposed) zoned a Special Purpose Zone as a 'Future Urban Zone'.

The SPZ-FUZ in Matamata is part of the Banks Road to Mangawhero Road Development Area Plan, and the other area in Te Aroha fronts Stanley Avenue and Te Kawana Road. The SPZ-FUZ is a transitional zone. It essentially creates a holding pattern by identifying land suitable for urban development in the future and preventing any development in the interim that may compromise urban development. This holding pattern will remain in place until a District Plan Change and concurrent Development Area Plan release the land for live urban zoning such as general residential or medium residential zoning.

FUZ Objectives

FUZ-O1	<u>Future urban development for residential purposes is not compromised by premature use or development.</u>
FUZ-O2	<u>Rural landuse activities such as farming are provided for to continue until the land is zoned for urban purposes.</u>
FUZ-O3	<u>The development of land zoned SPZ-FUZ occurs in an orderly, timely and planned manner and urbanisation is avoided until the sites have been zoned for urban purposes.</u>

FUZ Policies

FUZ-P1	<u>Require use and development to maintain and complement rural character and amenity.</u>
FUZ-P2	<u>Avoid use and development of land that may result in one or more of the following:</u> <ul style="list-style-type: none"> <u>(a) Structures and buildings of a scale and form that will hinder or prevent urban development;</u> <u>(b) Require the extension of the transport network and compromise the efficient and effective operation of the local and wider transport network;</u> <u>(c) Require upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure;</u> <u>(d) Inhibit the efficient provision of infrastructure;</u>

	<p>(e) <u>Give rise to reverse sensitivity effects when urban development occurs;</u></p> <p>(f) <u>Give rise to reverse sensitivity effects in relation to existing rural activities or infrastructure;</u></p> <p>(g) <u>Undermine the form or nature of future urban development.</u></p> <p>(h) <u>Compromising any relevant Development Area Plan.</u></p>
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FUZ – Rules

<u>FUZ-R1- PER activities</u>	<u>Subject to</u>
(ee) <u>Primary production (excluding mineral exploration, forestry and quarrying activities)</u>	<u>FUZ-R4(1) to (5) where relevant and FUZ-R5</u>
(ff) <u>Demolition of buildings and structures</u>	<u>N/A</u>
(gg) <u>Internal alterations to existing buildings</u>	<u>N/A</u>
(hh) <u>Accessory buildings for PER activities</u>	<u>FUZ-R4(1) to (5), FUZ-R5</u>
(ii) <u>Use of land for effluent disposal of non-human waste from agricultural activities</u>	
(jj) <u>The keeping of not more than 25 poultry and/or 10 pigs</u>	
<u>FUZ-R2 RDIS activities</u>	<u>Subject to</u>
(a) <u>Activities listed in FUZ-R1 not complying with the standards</u>	<u>Matters of discretion</u> <u>(a) FUZ-R4(1) to (5) and FUZ-R5</u>
<u>FUZ-R3 – NC activities</u>	<u>Subject to</u>
	<u>The matters of discretion may be used to inform and guide the assessment of a NC activity. However, there is no limit or restriction on the matters or effects that may be assessed.</u>
(a) <u>Activities that are not PER,RDIS or DIS</u>	<u>Matters of discretion</u> <u>HPW-R4(2) where applicable</u>

FUZ-R4 Standards

(1) Building Envelope

- (a) Maximum height -----10m
- (b) Height relative to site boundary

No part of any building shall exceed a height of 3m plus the shortest horizontal distance between that part of the building and the nearest site boundary.

(c) Yards

Front yards -----	25m
Side yards -----	10m
River protection yard -----	20m

Provided that:

- (i) Accessory buildings may be erected on any rear and/or side yard but not the river protection yard so long as the written consent of any affected property owner(s) is obtained and rule FUZ-R4(1)(a) is not compromised.
- (ii) Any accessory building to be developed in conjunction with an existing residential unit shall be PER in a front yard provided that it shall be erected behind the front line of the dwelling residential unit.
- (d) Any deck, terrace, platform or bridge which is more than 1m above ground level shall meet the yard requirements in R4(1)(c) above.
- (e) Any pool or tank more than 1.0m in height above ground level or immediately below, (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub) shall meet the yard requirements in R4(1)(c) above.
- (f) Any vehicle, caravan or structure whether movable or immovable used as a place of permanent residence or business or for assembly or storage purposes shall meet the yard requirements in R4(1)(c) above.
- (g) Any mast, pole or radio or television aerial which exceeds 7m in height above the point of attachment or its base support shall meet the yard requirements in R4(1)(c) above.

(h) Rural House Sites

For Rural house sites within the FUZ which contain less than 2,500 m² the following yards shall apply:

- (i) Front Yard..... 15m
- (ii) Side/Rear Yards..... 10m,

unless the adjacent property is 1ha or less in which case a minimum side/rear yard of 5m shall apply.

For sites located along a state highway or railway line corridor refer to Noise-R12

(i) Fences and walls

- (i) No fences or walls or a combination of these (whether separate or joined together) shall exceed 2m in height within the yard setback; or
- (ii) Exceed the maximum height and height to boundary rules in R4(1) (a) and (b) above outside of the yard setback.

(2) Maximum Building Footprint

- (a) Total building footprint for accessory buildings on allotments less than 1 ha shall not exceed 20 % of the net site area.
- (b) Any deck, terrace, platform or bridge which is more than 1m above ground level shall meet the building footprint above and any decks under one meter in height shall be excluded from this footprint.

(3) Effluent disposal systems

Any effluent disposal system (including disposal onto land by way of spray irrigation) associated with the disposal of non-human waste shall comply with the following:

(a) Yards

10 metres from a road boundary;

300 metres from a school, marae, hall or public reserve only from spraying which is associated with or from intensive indoor primary production as identified in GRUZ R4(15) or an industrial use;

300 metres from a Residential zone only from spraying which is associated with or from intensive indoor primary production as identified in GRUZ R4(15) or an industrial use;

150 metres from residential units;

Provided that the required yards shall be reduced in respect of any school, marae, hall, public reserve or other facility where all persons owning and occupying those facilities give written consent to a specific reduced yard.

(b) Access

See TRAN-R4

(c) No spraying shall occur from a public road or place.

(4) Keeping of Animals

Any building or enclosure used for the housing and keeping of any animals (including milking and calf rearing sheds, but excluding buildings for intensive farming) are not permitted within 50 metres of the boundary. This standard excludes stock loading races or stock loading yards associated with an agricultural activity and commercial stockyards, sales yards and holding paddocks.

(5) Future Development

Any activity within the FUZ, shall not be established or located in such a manner that may interfere with or compromise the alignment of any roading linkage to adjacent residential zoned land and/or an identified road corridor, or compromise future development of a Development Area Plan.

FUZ-R5 Other Plan Matters

All activities shall comply with the relevant matters where applicable as identified below:

- (1) Chapters 1-6
- (2) Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport
- (3) Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards
- (4) Chapter 9 Historic and Cultural Values
- (5) Section 10 Natural Environment
- (6) Section 11 Subdivision
- (7) Section 12.1 Activities on the Surface of Water, 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities

FUZ-Principal Reasons

FUZ-PR1	<u>'Future Residential Policy Areas' were provided for in the former district plan to signal future urban zoning to provide for growth around the towns of Matamata and Te Aroha. These same areas are zoned as a 'Future Urban Zone' being a transitional zoning whereby limitations on future development are put in place so as not to compromise the ability for the land to be developed for urban purposes in the future.</u>
FUZ-PR2	By putting in place the Future Urban Zone, rather than keeping the 'Future Residential Policy Area' aligns with the structure of the National Planning Standards.

FUZ-Anticipated Environmental Results

FUZ-AER1	<u>Future urban development for residential purposes is not compromised by premature use or development.</u>
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Subdivision

Add in the following objective and policies

SUB-O10

Future urban development for residential purposes is not compromised by premature subdivision within the FUZ.

SUB-P18

Avoid subdivision that will result in the fragmentation of land and compromise future urban development of the anticipated residential nature within the FUZ.

SUB-P19

Avoid subdivision of land within the FUZ that may result in one or more of the following:

- (a) Structures and buildings of a scale and form that will hinder or prevent urban development;
- (b) Compromise the efficient and effective operation of the local and wider transport network;
- (c) Require significant upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure;
- (d) Inhibit the efficient provision of infrastructure;
- (e) Undermine the form or nature of future urban development.

SUB-R3 RDIS activities

SUB-R3(2) **amend** as follows: 'All zones except FUZ'

SUB-R5 NC activities

Add in the following:

(14) Any subdivision within the FUZ except as provided for above in SUB-R2(1) and (2)

SUB-R6(3)(d) amend as follows:

Any activity within the ~~Future Residential Policy Area~~FUZ, shall not be established or located in such a manner that may interfere with or compromise the alignment of any roading linkage to adjacent residential zoned land and/or an identified road corridor.