

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

#### 5.1.4 Temple View Zone

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

##### 5.1.4.1 Temple View Heritage Area

- a) The Heritage Area is defined on Planning Map 60B. It consists of one precinct ('Heritage Area') only, identified in Volume 2, Appendix 4, Figure 4-5 as Precinct 5.
- b) The heritage values of this area are derived from the combination of the built and landscaped environment immediately surrounding the Temple of the Church of Jesus Christ of Latter-day Saints. The Temple itself was the first in the Southern Hemisphere and is the focal point of the Church of Jesus Christ of Latter-day Saints in New Zealand.
- c) The siting, design and landscape treatment of the Temple emphasise the vertical proportions of the building and create an impression of a monument. Other buildings within the Heritage Area include the Visitor Centre, which has a strong visual relationship with the north elevation of the Temple, and other elements such as dormitory accommodation on the eastern side, the central parking area and the Temple President's house, which is visually connected by the walled car parking area to the south of the Temple. Landscaping and tree planting emphasises the dramatic and dominant position of the Temple in the local landscape and also includes trees that mark periods of occupation before development of the site by the Church.
- d) The Heritage Area is contiguous with the Character Areas, in which buildings were built with the same locally manufactured concrete blocks by the same missionary programme and retains a strong visual relationship with this area, particularly through the continuous curtilage walling adjacent the road frontage. Some of the features within the Heritage Area are separately identified and protected through specific rules, recognising the group value of these features within their wider site context.
- e) The Heritage Area provisions anticipate a range of activities that are compatible with and will enhance the purpose and nature of the Heritage Area.

##### 5.1.4.2 Temple View Character Area

- a) The Temple View Character Area is defined in the Planning Maps (see Maps 51B and 60B), and is divided into four precincts (1-4) identified in Volume 2, Appendix 4, Figure 4-5.
- b) As a result of site planning, development and subsequent management by the Church of Jesus Christ of Latter-day Saints, the area contains elements of the built

and landscaped environment which have combined to produce a distinctive character.

- c) The provisions in the Character Area have been designed to enable a range of different activities within each precinct. The intention of the specific mix is to enhance and complement the adjacent Heritage Area while retaining the distinctive features of the Temple View Character Area. The four precincts have either a residential and commercial, or a residential and community focus.
- d) The Character Area straddles Tuhikaramea Road and includes a number of Heritage Items and Significant Trees that are individually protected through District Plan provisions, but the Character Area values extend beyond these individual items. The character of the area originates from the widespread use of certain key elements such as colour, materials, landscape treatment, consistency of building form and design, and internal roading.
- e) Through features such as siting, design, and proportions there is considerable cohesiveness between different areas of activity. This cohesiveness is carried through into the treatment of buildings, boundary walls, landscaping and roadways within the adjoining Heritage Area.
- f) The built form within the former teacher housing corridor on either side of Tuhikaramea Road creates a distinctive gateway approach to the Temple. The corridor displays a unique spatial pattern which is articulated through uniformity in the height, bulk, architecture, materials and vernacular style of its buildings and other structures. The spacing between buildings, set back from the road and open campus-style setting, all contribute to the character of the area. New development, which is compatible in scale, materials, form and design, and provides a similar spatial treatment, will enhance and maintain this special character.
- g) The distinctive values of the heritage buildings listed in the District Plan should be reflected in new development.

### 5.1.5 Peacocke Character Zone

- a) The Peacocke Character Zone identifies the unique natural area within the Peacocke area that has strong landscape features. These include the Managakotukutuku Gully network, the Waikato River, and the strong natural topography found in the south of the area. The development of the Peacocke area needs to respond positively to these landscape features. The aim is to create an interesting and distinctive urban form based on these natural areas. The Peacocke Character Zone comprises:
  - i. Terrace Area
  - ii. Gully Area
  - iii. Hill Area
- b) The elements that make up the three areas have been identified in the Peacocke Structure Plan in Chapter 3. Along with setting out the components of the Structure Plan it provides a number of objectives that guide the development of the Peacocke area.

Updated: 12 December 2019 -PC3 Operative

- e) Removal of litter.
- f) Removal of rocks and slip material from the transport corridor or catch fences.
- g) Removal of, and protection against, graffiti.
- h) Snow clearing and ice control.
- i) Sweeping loose chip and detritus.

**Equestrian supply retail:** Means a business selling equipment including horse floats, feed, supplements, clothing and accessories related to the equine industry.

**Event:** Means an activity that is irregular or infrequent and does not require the construction of a permanent building, the installation of permanent infrastructure or services, or works such as vegetation clearing or other operational work. Events involve large groups of people either as participants or spectators and include carnivals, parades, concerts, markets, craft or trade fairs, field days, open days, displays and the like. This definition applies only where the activity is **not** covered by another definition/activity in the District Plan.

**Excavation, modification and disturbance:** Means to dig into the soil, or the removal of soil or other material from the ground; or the movement of soil or other material on to or within the site which changes the existing profile of the landform; with the exception of those matters defined as minor work.

**Exotic vegetation or trees:** Means vegetation or trees which do not occur naturally in New Zealand (refer also to the definition of **indigenous vegetation**).

**Expected outcome:** Means in relation to any rule the environmental outcome expected from compliance with that rule.

**Expressway:** Means a road mainly for through traffic, usually a dual carriageway with full or partial control of access. Intersections are generally grade separated.

**External Outlook Area:** Means an area of open space visible from the window of an indoor living area which remains unobstructed by buildings or other structures.

**Fabric:** Means all the physical material of a building, object, site, place or area that contributes to its character.

**Farming:** Means a land-based activity having as its primary purpose the commercial production of any livestock or vegetative matter, and includes bee-keeping, horse training agistment, but excludes forestry and intensive farming.

**Fence:** Means any structure, intended to be a permanent division, screen or barrier, but shall not include a post-wire fence or temporary fence.

**Flammable:** Means having the capability to be ignited in the presence of oxygen and to sustain combustion. Refer Hazardous Substances and New Organisms Act 1996 Regulations.

**Flood Hazard Area:** Means the land shown on the Planning Maps as:

- a) High Flood Hazard Area.
- b) Medium Flood Hazard Area.
- c) Low Flood Hazard Area.
- d) Temple View Flood Hazard Area.

e) Culvert Block Flood Hazard Area.

**Flood protection structure:** Means physical structures for the purpose of flood protection, such as dams, stop-banks and flood gates.

**Floor Area (for residential units in the Residential Intensification zone, Medium Density Residential zone, General Residential Zone, Central City zone and Business zones):** Means that total square metres (m<sup>2</sup>) of the floor space of each residential unit when measured from the outer edge of the unit's exterior walls, including from the mid-point of the inter-tenancy walls shared with adjoining units. But excludes garages, carports and other accessory buildings associated with the residential unit; and communal spaces such as pedestrian access, stairwells or service areas within the building.

**Floor area ratio:** Means the ratio between the gross floor area of a building and the net area of the site which for the purposes of this definition comprises one or more lots in permanent contiguous ownership and occupied exclusively by the development to which the requirement applies.

**Food and beverage outlets:** Means premises serving food and/or beverages prepared for immediate consumption on or off the premises to the general public. It includes bakeries, lunch bars and cafes operating during normal working hours, but excludes restaurants, licensed premises, and supermarkets.

**Forestry:** Means the establishment (including replanting) and management of forest or tree plantations for commercial gain but does not include saw-milling or other timber processing. Includes pruning and thinning (manual operations done from the ground). Does not include Christmas tree farms.

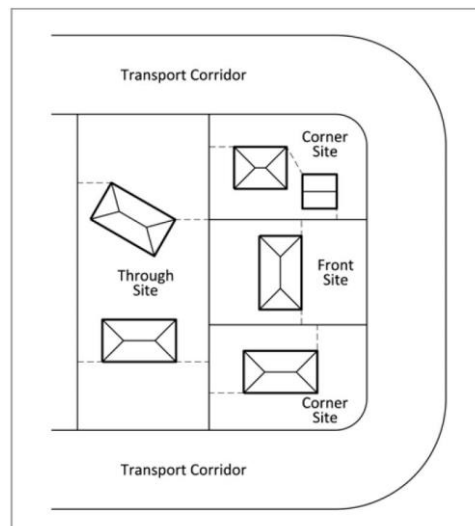
**Formal recreation:** Means sports fields, greens, courts.

**Frangible:** Means able to be broken and absorb enough impact energy to reduce the severity of a vehicle collision. Non-hardwood species of trees with a diameter of less than 100mm when measured 400mm above the ground are considered to be frangible.

**Note**

Guidance for frangible species can be found in Appendix 1 of 'Guidelines for Highway Landscaping' December 2006, Transit New Zealand.

**Front building line:** Means a line or lines drawn across the site creating a space forward of the façade of any buildings facing an adjoining transport corridor.



**Figure 2-21: Te Awa Lakes Land Development Plan Areas**

