



Volume 1

Table of Contents

1	Plan Overview	1-1
1.1	Introduction	1-1
2	Strategic Framework	2-1
2.1	Purpose	2-1
2.2	Objectives and Policies: Strategic Framework	2-3
3	Structure Plans	3-1
3.1	Purpose	3-1
3.2	Principles	3-3
3.3	Objectives and Policies: Structure Plans	3-4
3.4	Peacocke	3-9
3.5	Rototuna	3-25
3.6	Rotokauri	3-33
3.7	Ruakura	3-49
4	Residential Zones	4-1
4.1	Purpose	4-1
4.2	Objectives and Policies: Residential Zones	4-4
4.3	Rules – General Residential, Residential Intensification and Large Lot Residential Zones	4-12
4.4	Rules – General Standards – General Residential, Residential Intensification Zones and Large Lot Residential Zone	4-15
4.5	Rules – Medium-Density Residential Zone	4-28
4.6	Rules – General Standards – Medium-Density Residential Zone	4-34
4.7	Rules – Specific Standards – All Residential Zones	4-37
4.8	Rules – Specific Standards – Ruakura Medium-Density Residential Zone	4-40
4.9	Rules – Specific Standards – Large Lot Residential Zone	4-45
4.10	Controlled Activities: Matters of Control	4-46
4.11	Restricted Discretionary Activities: Matters of Discretion Assessment Criteria	4-46
4.12	Notification Rule for Ruakura Medium Density Residential Zone	4-48
4.12	Other Resource Consent Information	4-48
5	Special Character Zones	5-1
5.1	Purpose	5-1
5.2	Objectives and Policies: Special Character Zones	5-9
5.3	Rules – Activity Status Table	5-21
5.4	Rules – General Standards	5-37
5.5	Rules – Specific Standards	5-55

	5.6	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	5-59
	5.7	Other Resource Consent Information	5-60
6	Business 1 to 7 Zones		6-1
	6.1	Purpose	6-1
	6.2	Objectives and Policies: Business 1 to 7 Zones	6-5
	6.3	Rules – Activity Status Table	6-13
	6.4	Rules – General Standards	6-21
	6.5	Rules – Specific Standards	6-27
	6.6	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	6-29
	6.7	Other Resource Consent Information	6-30
7	Central City Zone		7-1
	7.1	Purpose	7-1
	7.2	Objectives and Policies – Central City Zone	7-5
	7.3	Rules – Activity Status	7-12
	7.4	Rules – General Standards	7-15
	7.5	Rules – Specific Standards	7-24
	7.6	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	7-30
	7.7	Other Resource Consent Information	7-32
8	Knowledge Zone		8-1
	8.1	Purpose	8-1
	8.2	Objectives and Policies: Knowledge Zone	8-2
	8.3	Rules – Activity Status	8-8
	8.4	Rules – General Standards	8-13
	8.5	Rules – Specific Standards for AgResearch and Waikato Innovation Park Precincts	8-15
	8.6	Rules – Specific Standards for University of Waikato Precinct	8-15
	8.7	Provisions in Other Chapters	8-15
	8.8	Controlled Activities: Matters of Control	8-16
	8.9	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	8-16
	8.10	Notification Rule	8-19
	8.11	Other Resource Consent Information	8-19
9	Industrial Zone		9-1
	9.1	Purpose	9-1
	9.2	Objectives and Policies: Industrial Zone	9-2
	9.3	Rules – Activity Status Table	9-6

	9.4	Rules – General Standards	9-12
	9.5	Rules – Specific Standards	9-15
	9.6	Controlled Activities: Matters of Control	9-24
	9.7	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	9-24
	9.8	Other Resource Consent Information	9-26
10		Ruakura Logistics Zone	10-1
	10.1	Purpose	10-1
	10.2	Objectives and Policies: Ruakura Logistics Zone	10-2
	10.3	Rules – Activity Status Table	10-4
	10.4	Rules – General Standards	10-5
	10.5	Rules – Specific Standards	10-7
	10.6	Controlled Activities: Matters of Control	10-11
	10.7	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	10-11
	10.8	Notification Rule	10-12
	10.9	Discretionary and Non-complying Activities	10-13
	10.10	Other Resource Consent Information	10-13
11		Ruakura Industrial Park Zone	11-1
	11.1	Purpose	11-1
	11.2	Objectives and Policies: Ruakura Industrial Park Zone	11-1
	11.3	Rules – Activity Status Table	11-3
	11.4	Rules – General Standards	11-5
	11.5	Rules – Specific Standards	11-7
	11.6	Controlled Activities: Matters of Control	11-9
	11.7	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	11-9
	11.8	Notification Rule	11-10
	11.9	Discretionary and Non-Complying Activities	11-10
	11.10	Other Resource Consent Information	11-10
12		Te Rapa North Industrial Zone	12-1
	12.1	Purpose	12-1
	12.2	Objectives and Policies: Te Rapa North Industrial Zone	12-1
	12.3	Rules – Activity Status Table	12-6
	12.4	Rules – General Standards	12-9
	12.5	Controlled Activities: Matters of Control	12-14
	12.6	Rules – Specific Standards	12-14
	12.7	Other Resource Consent Information	12-15

13	Rototuna Town Centre Zone		13-1
	13.1	Purpose	13-1
	13.2	Objectives and Policies: Rototuna Town Centre Zone	13-1
	13.3	Explanation of Rules	13-9
	13.4	Rules – Activities Subject to a Comprehensive Development Plan	13-9
	13.5	Rules – Activities proposed after the Implementation of a Comprehensive Development Plan	13-11
	13.6	Rules – Activity Status Table for Comprehensive Development Plans	13-11
	13.7	Rules – Activity Status Table for Activities Proposed Within an Area with an Implemented Comprehensive Development Plan	13-13
	13.8	Rules – General Standards for All Permitted Activities in the Rototuna Town Centre Zone	13-15
	13.9	Rules – Standards for Discretionary Activities, Only for Activities Listed in Rule 13.6	13-19
	13.10	Other Resource Consent Information	13-24
14	Future Urban Zone		14-1
	14.1	Purpose	14-1
	14.2	Objectives and Policies: Future Urban Zone	14-1
	14.3	Rules – Activity Status Table	14-4
	14.4	Rules – General Standards	14-5
	14.5	Rules – Specific Standards	14-7
	14.6	Relocated Buildings	14-8
	14.7	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	14-8
		14.8	Other Resource Consent Information
15	Open Space Zones		15-1
	15.1	Purpose	15-1
	15.2	Objectives and Policies: Open Space Zones	15-2
	15.3	Rules – Activity Status Table	15-8
	15.4	Rules – General Standards	15-10
	15.5	Rules – Specific Standards	15-13
	15.6	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	15-14
	15.7	Notification Rule Ruakura Open Space Zone	15-15
		15.8	Other Resource Consent Information

16	Community Facilities Zone		16-1
	16.1	Purpose	16-1
	16.2	Objectives and Policies: Community Facilities Zone	16-1
	16.3	Rules – Activity Status Table	16-2
	16.4	Rules – General Standards	16-5
	16.5	Rules – Specific Standards	16-9
	16.6	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	16-11
	16.7	Other Resource Consent Information	16-11
17	Major Facilities Zone		17-1
	17.1	Purpose	17-1
	17.2	Objectives and Policies: Major Facilities Zone	17-1
	17.3	Rules – Activity Status Table	17-2
	17.4	Rules – Concept Development Consent	17-5
	17.5	Rules – General Standards	17-6
	17.6	Rules – Specific Standards	17-7
	17.7	Controlled Activities: Matters of Control	17-10
	17.8	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	17-10
	17.9	Other Resource Consent Information	17-11
18	Transport Corridor Zone		18-1
	18.1	Purpose	18-1
	18.2	Objectives and Policies: Transport Corridor Zone	18-1
	18.3	Rules – Application of the Transport Corridor Zone	18-3
	18.4	Rules – Activity Status Table	18-4
	18.5	Rules – General Standards	18-5
	18.6	Rules – Specific Standards	18-5
	18.7	Other Resource Consent Information	18-5
19	Historic Heritage		19-1
	19.1	Purpose	19-1
	19.2	Objectives and Policies: Historic Heritage	19-2
	19.3	Rules – Activity Status Table	19-6
	19.4	Rules – Specific Standards	19-7
	19.5	Controlled Activities: Matters of Control	19-8
	19.6	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	19-8
	19.7	Other Resource Consent Information	19-9

20	Natural Environments		20-1
	20.1	Purpose	20-1
	20.2	Objectives and Policies: Natural Environments	20-3
	20.3	Rules – Activity Status Table	20-8
	20.4	Rules – General Standards	20-9
	20.5	Rules – Specific Standards	20-10
	20.6	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	20-11
	20.7	Other Resource Consent Information	20-11
21	Waikato River Corridor and Gully Systems		21-1
	21.1	Purpose	21-1
	21.2	Objectives and Policies: Waikato River Corridor and Gully Systems	21-1
	21.3	Other Relevant Chapters	21-4
22	Natural Hazards		22-1
	22.1	Purpose	22-1
	22.2	Objectives and Policies: Natural Hazards	22-2
	22.3	Rules – Activity Status Table	22-6
	22.4	Rules – General Standards	22-9
	22.5	Rules – Specific Standards	22-9
	22.6	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	22-13
	22.7	Non-Complying Activities in a Flood Hazard Area	22-14
	22.8	Other Resource Consent Information	22-14
23	Subdivision		23-1
	23.1	Purpose	23-1
	23.2	Objectives and Policies: Subdivision	23-1
	23.3	Rules – Activity Status Tables	23-5
	23.4	Rules – Application of the Transport Corridor Zone	23-9
	23.5	Rules – General Standards	23-9
	23.6	Rules – Specific Standards	23-10
	23.7	Subdivision Design Standards	23-16
	23.8	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	23-22
	23.9	Other Resource Consent Information	23-23
24	Financial Contributions		24-1
	24.1	Purpose	24-1
	24.2	Objectives and Policies: Financial Contributions	24-2
	24.3	Rules – General Standards	24-3
	24.4	Rules – Specific Standards	24-8
	24.5	Other Resource Consent Information	24-9

25	City Wide		25-1
25.1	Development Suitability		25-2
	25.1.1	Purpose	25-2
	25.1.2	Objectives and Policies: Development Suitability	25-2
	25.1.3	Rules – National Environmental Standards	25-4
25.2	Earthworks and Vegetation Removal		25-5
	25.2.1	Purpose	25-5
	25.2.2	Objectives and Policies: Earthworks and Vegetation Removal	25-6
	25.2.3	Rules – Activity Status Table	25-7
	25.2.4	Rules – General Standards	25-8
	25.2.5	Other Resource Consent Information	25-10
25.3	Events and Temporary Activities		25-11
	25.3.1	Purpose	25-11
	25.3.2	Objectives and Policies: Events and Temporary Activities	25-11
	25.3.3	Rules – Activity Status Table	25-12
	25.3.4	Rules – General Standards	25-13
	25.3.5	Rules – Specific Standards	25-13
	25.3.6	Other Resource Consent Information	25-19
25.4	Hazardous Facilities		25-20
	25.4.1	Purpose	25-20
	25.4.2	Objectives and Policies: Hazardous Facilities	25-20
	25.4.3	Rules – Activity Status Table	25-22
	25.4.4	Rules – General Standards	25-24
	25.4.5	Rules – Specific Standards	25-26
	25.4.6	Controlled Activities: Matters of Control	25-28
	25.4.7	Other Resource Consent Information	25-29
25.5	Landscape and Screening		25-30
	25.5.1	Purpose	25-30
	25.5.2	Objectives and Policies: Landscape and Screening	25-30
	25.5.3	Rules – General Standards	25-30
	25.5.4	Rules – Specific Standards	25-33
	25.5.5	Other Resource Consent Information	25-40
25.6	Lighting and Glare		25-41
	25.6.1	Purpose	25-41
	25.6.2	Objectives and Policies: Lighting and Glare	25-41
	25.6.3	Rules – General Standards	25-41

	25.6.4	Rules – Specific Standards	25-41
	25.6.5	Other Resource Consent Information	25-43
25.7	Network Utilities and the Electricity National Grid Corridor		25-44
	25.7.1	Purpose	25-44
	25.7.2	Objectives and Policies: Network Utilities and Electricity Transmission Corridors	25-44
	25.7.3	Rules – Activity Status	25-51
	25.7.4	Rules – Activity Status – Electricity National Grid Corridor	25-54
	25.7.5	Rules – General Standards	25-56
	25.7.6	Rules – Specific Standards	25-59
	25.7.7	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	25-62
	25.7.8	Other Resource Consent Information	25-64
25.8	Noise and Vibration		25-65
	25.8.1	Purpose	25-65
	25.8.2	Objectives and Policies: Noise and Vibration	25-65
	25.8.3	Rules – Specific Standards	25-67
	25.8.4	Other Resource Consent Information	25-78
25.9	Public Art		25-79
	25.9.1	Purpose	25-79
	25.9.2	Objectives and Policies: Public Art	25-79
25.10	Signs		25-80
	25.10.1	Purpose	25-80
	25.10.2	Objectives and Policies: Signs	25-80
	25.10.3	Rules – Activity Status Table	25-81
	25.10.4	Rules – General Standards	25-82
	25.10.5	Rules – Specific Standards	25-83
	25.10.6	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	25-92
	25.10.7	Other Resource Consent Information	25-93
25.11	Smoke, Fumes, Odour and Dust		25-94
	25.11.1	Purpose	25-94
	25.11.2	Objectives and Policies: Smoke, Fumes, Odour and Dust	25-94
	25.11.3	Rules – General Standards	25-95
	25.11.4	Other Resource Consent Information	25-95

25.12	Solid Waste		25-96
	25.12.1	Purpose	25-96
	25.12.2	Objectives and Policies: Solid Waste	25-96
	25.12.3	Rules – General Standards	25-97
	25.12.4	Other Resource Consent Information	25-97
25.13	Three Waters		25-99
	25.13.1	Purpose	25-99
	25.13.2	Objectives and Policies: Three Waters	25-99
	25.13.3	Rules – Activity Status Table	25-103
	25.13.4	Rules – General Standards	25-103
	25.13.5	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	25-108
	25.13.6	Other Resource Consent Information	25-108
25.14	Transportation		25-110
	25.14.1	Purpose	25-110
	25.14.2	Objectives and Policies: Transportation	25-110
	25.14.3	Rules – Activity Status Table	25-114
	25.14.4	Rules – General Standards	25-114
	25.14.5	Rules – Specific Standards	25-129
	25.14.6	Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria	25-129
	25.14.7	Other Resource Consent Information	25-130
25.15	Urban Design		25-131
	25.15.1	Purpose	25-131
	25.15.2	Objectives and Policies: Urban Design	25-132
	25.15.3	Other Resource Consent Information	25-135
26	Designations		26-1
	26.1	Purpose	26-1
	26.2	Use of Designated Land	26-1
	26.3	Schedule of Designations	26-2