

## Overview

The residential zone is located in Te Kūiti and Piopio where approximately half of the district's population live. The primary purpose of this zone is to provide for the housing needs of the district, which, over the lifetime of this plan, are predicted to change:

- Figures indicate that the population of Te Kūiti will remain largely static past 2020, however the number of dwellings are predicted to gradually increase. This is because household size is forecast to decrease from 2.6 persons to 2.2 persons by 2048. As a consequence, there will be continued demand for housing in Te Kūiti over the lifetime of this plan.
- In Piopio, the population is forecast to gradually increase to 2028 and then stabilise at around 460 persons. The demand for housing over this time period is also predicted to increase (including post 2028), because of the trend towards decreased household size.

Additionally, the proportion of the population who identify themselves as Māori will increase and the number of people over 65 will increase from 13% of the population in 2013 to 25% in 2048. These trends mean that this plan must accommodate different types of housing demand. Accordingly, this zone provides opportunities for papakāinga developments, minor residential units, duplex dwellings, tiny house and co-housing developments and compact housing, as well as traditional residential units.

To accommodate the gradual increase in demand, an assessment of capacity in the previous district plan's residential zone was undertaken in 2018, which indicated there were approximately 200 vacant sections in Piopio and over 1000 vacant sections in Te Kūiti. A number of these sections are relatively large (greater than 1000 m<sup>2</sup>) and could be subdivided further. However, there are limitations in this assessment of capacity. For example, some residential sections are now subject to more stringent natural hazard provisions in this plan than they were in the previous plan. The extent of the residential zone in this plan also differs slightly to the previous plan, with some areas becoming rural lifestyle zones. There are also limitations in servicing some parts of Piopio and Te Kūiti, meaning larger sections might be required to accommodate on-site wastewater disposal systems. Nonetheless, it is still considered that there is ample capacity within residentially zoned land to meet this demand. However, in order to ensure adequate residential land supply, the future urban zone provides two additional areas of deferred residential land in Te Kūiti totalling 23 ha.

The standards of this zone have been designed to meet housing needs in a manner which provides a high level of flexibility for on-site design while managing adverse effects on adjoining properties and the zone as a whole. It is anticipated that buildings and structures will not be overly dominant, and that people will have access to levels of sunlight, daylight and open space that is reflective of the planned urban form. Within the zone it is also anticipated that activities will only produce low levels of noise that do not interfere with amenity. While residential development is anticipated in this zone, the risks of natural hazards, particularly land instability and flooding, must be recognised and managed at the time of subdivision or when identifying building platforms. This plan provides provisions to manage natural hazards during these processes.

The social and community function of the residential zone is also important. For this reason, Town Concept Plans were undertaken and widely consulted on for both communities and as a result, this plan identifies community based activities that support the outcomes identified in these documents. Consequently, industrial and commercial activities are not anticipated in the zone because the scale and intensity of these activities is not consistent with the anticipated residential amenity and character.

For Te Kūiti outcomes for the residential zone identified in the Te Kūiti Town Concept Plan include:

- Recognising that commercial space in the town centre is oversupplied, so focusing on defining and protecting a core shopping area of retail trading and avoiding commercial and retail development outside of this area.
- Making adequate provision for heritage buildings, including provision for their reuse and repurpose and examining ways to make the railway cottages a significant character element of the northern entry.
- Ensuring the residential areas have a good level of amenity and that activities in these areas are compatible with the places people live.
- Providing for lower density residential development on hillside areas which have issues with land stability.
- Providing for areas of new growth so that the township is prepared for change.

There was also community feedback relating to the small cluster of commercial activities around the northern gateway into Te Kūiti. The community noted that this area was an important drawcard and should be enabled, without allowing expansion which would undermine the role and function of the town centre. Accordingly, the Te Kūiti commercial precinct (PREC2) has been established to allow the ongoing operation of these businesses without applying some of the more limiting provisions of the underlying residential zone. To provide for the unique and historic nature of the railway cottages grouped at the northern end of Te Kūiti, the railway cottage cluster precinct (PREC1) protects the significant character elements of these buildings through design controls.

For Piopio outcomes for the residential zone identified in the Piopio Town Concept Plan include:

- Directing retail activities, services and offices away from residential areas into the commercial centre of Piopio.
- Building on the high level of amenity that has already been achieved by improving connectivity, minimising advertising signs and having rules around noise, derelict buildings and the size and scale of new buildings.
- Recognising that part of the charm of Piopio is the public spaces and identifying where these could be extended and interconnected for residents and visitors to enjoy. This includes better connection with the river.
- Ensuring the plan enables accommodation facilities, campgrounds and ancillary facilities for tourists such as attractions – but only in places where these activities do not undermine the fabric of the town and residential areas.

## Objectives

*Refer also to the relevant objectives in Part 2 District - Wide Matters*

- RESZ-01.** Maintain a level of amenity that is reflective of the planned urban environment and enhance the existing residential elements of Te Kūiti and Piopio that give each town its own unique character.

- RESZ-O2.** Recognise the high levels of economic and social deprivation and enable a range of housing options for a diverse range of households including tiny houses, papakāinga, co-housing and compact housing developments to provide healthy, affordable, safe homes.
- RESZ-O3.** While enabling a range of housing options ensure that the principles of good urban design, form, accessibility and functionality are not compromised.
- RESZ-O4.** Provide for the business and retail characteristics of the Te Kumi commercial precinct (PREC2) while avoiding further expansion of commercial activities outside of the precinct to protect the Te Kūiti town centre.
- RESZ-O5.** Protect the heritage values of the railway cottage cluster precinct (PREC1).
- RESZ-O6.** Provide and enhance public access to areas of open space wherever practicable.
- RESZ-O7.** Enable mana whenua to express their cultural traditions and values through the provision of hapū-focused housing options such as papakāinga and co-housing developments.
- RESZ-O8.** Promote the community aspirations identified in the Te Kūiti and Piopio Town Concept Plans by encouraging all new activities and redevelopment to implement the key moves and actions they contain.
- RESZ-O9.** Avoid the establishment of non-residential activities unless the activity directly provides for the health and wellbeing of the local community.
- RESZ-O10.** Protect lawfully established industrial development in or adjacent to residential zones while ensuring it does not evolve in nature or scale to a point where the adverse effects on surrounding residential areas cannot be adequately managed.
- RESZ-O11.** Ensure new development does not exceed available capacities for servicing and infrastructure.
- RESZ-O12.** Ensure new residential development is designed and located to manage significant risks from natural hazards.

## Policies

*Refer also to the relevant policies in Part 2 District - Wide Matters*

- RESZ-P1.** Ensure development contributes to a residential character that is in accordance with the planned urban form by:
1. Promoting a well-connected, and legible street pattern that encourages a greater level of accessibility within the urban environment and promotes wide vistas to the surrounding hills; and
  2. Encouraging high to medium density residential development accompanied by relatively high levels of on-site open space; and

3. Having easily accessible parks and good connectivity to the Mangaokewa Stream; and
4. Maintaining and enhancing the existing level of infrastructure including kerb and channel and street lighting; and
5. Protecting the integrity of the railway cottages located within the identified precinct; and
6. Ensuring new development contributes to the consolidation of activities within the residential zone boundaries.

**RESZ-P2.** Ensure development in Piopio contributes to a residential character that is in accordance with the planned urban form by:

1. Promoting a grid street layout connected to a roading pattern that follows the natural contour of the surrounding hills; and
2. Encouraging medium density residential development that is set back from road frontages to enable sufficient open space for the planting of trees and private gardens; and;
3. Establishing connectivity to the Mokau River and other open spaces; and
4. Maintaining a mix of housing types.

**RESZ-P3.** In the railway cottage cluster precinct (PREC1):

1. Direct more intensive residential developments - co-housing, papakāinga, compact and tiny house developments, managed care facilities and boarding houses – away from this precinct and into the residential zone; and
2. As far as possible, avoid new structures, additions and alterations, accessory buildings and relocated buildings that are located between any railway cottage and the front boundary of a site; and
3. Avoid the demolition or removal of railway cottages; and
4. Ensure new structures or new accessory buildings maintain a style, form, and building materials that are similar to the existing railway cottages; and
5. Encourage alterations or additions that restore the front or side facades of a railway cottage to its original configuration, style, form, building materials and colour; and
6. As far as possible, avoid the potential adverse visual effects of outdoor storage.

**RESZ-P4.** In the Te Kumi commercial precinct (PREC2):

1. Provide for the ongoing operation and growth of lawfully established businesses while avoiding further expansion of commercial or retail activities outside of this precinct; and
2. Encourage any re-development or new development is sympathetic to the style of the adjacent railway cottages; and
3. Manage the timing and hours of operation of activities to ensure reasonable compatibility with the amenity and character of adjacent residential uses; and

4. Encourage developments that implement the outcomes specified in the key moves of the Te Kūiti Town Concept Plan; and
5. Employ landscaping and fencing to maintain the character and amenity values of the area; and
6. Manage the potential adverse visual effects of outdoor storage.

**RESZ-P5.** Ensure that an acceptable level of residential amenity is delivered and reflective of the planned urban environment, by:

1. Ensuring that buildings are set back from road and internal boundaries to provide opportunities for landscaping, allow for privacy between buildings and maintain an open street character; and
2. Employing height and bulk and location controls as the primary means of maintaining the character and amenity values of the zone in respect of privacy, access to sunlight and overshadowing; and
3. Ensuring that all sites have sufficient open space to provide for landscaping, outdoor activities, storage, parking, and vehicle manoeuvring by maintaining a maximum building coverage requirement; and
4. Encouraging activities which support enhanced public access to river margins as appropriate; and
5. Ensuring that activities are undertaken in a manner that maintains the low ambient noise and vibration environment that is consistent with the amenity expectations of the zone; and
6. Managing the keeping of animals to a level that is compatible with the amenity expectations of the zone; and
7. Avoiding the establishment of fortified sites and hazardous waste processing and/or disposal.

**RESZ-P6.** Land use activities and development should be undertaken in a manner that reflects and delivers the planned urban environment.

**RESZ-P7.** Other than activities directly providing for the health and wellbeing of the local community, avoid the establishment of non-residential activities, so that the amenity, quality and character of the zone is not diminished and the vitality of the district's commercial zones is not undermined. This policy particularly applies to, but is not limited to retail and industrial activities.

**RESZ-P8.** Where on-site standards can be met, enable duplex dwellings and the establishment of one minor residential unit per site.

**RESZ-P9.** Outside of the railway cottage cluster precinct (PREC1), provide for retirement villages, compact housing, tiny-houses, co-housing and papakāinga housing developments where these are comprehensively designed and:

1. Provide buildings that are well designed with architectural detail and meet minimum standards; and
2. Effectively relate to the street, existing buildings, and adjoining developments in the neighbourhood; and

3. Provide for sufficient private and communal space for the reasonable recreation, service and storage needs of residents; and
4. Retain existing trees and landscaping within the development as far as this is practical; and
5. Address reverse sensitivity effects; and
6. Mitigate adverse effects related to traffic generation, parking, access, noise, vibration and light spill; and
7. Are appropriately serviced and co-ordinated with infrastructure provision and integrated with the transport network; and
8. Compact housing developments avoid locating in Piopio or on sites that are not serviced by Council's reticulated wastewater system; and
9. Papakāinga developments are enabled to provide a hapū-focused housing option which may possess a design and layout that differs from that generally found in the residential zone; and

Within the railway cottage cluster precinct (PREC1), avoid retirement villages, compact housing, tiny-houses, co-housing and papakāinga housing developments.

- RESZ-P10.** Provide for residential buildings and activities that enable mana whenua to connect with their ancestral sites, ancestral lands, water, wāhi tapu, and other taonga.
- RESZ-P11.** Visitor accommodation is only appropriate where the scale and design enhances the amenity, quality and character of the residential zone, and where site specific issues including servicing and transport related effects are appropriately addressed.
- RESZ-P12.** Minimise the potential for residential based visitor accommodation to generate adverse traffic and noise effects on adjoining properties by restricting maximum occupancy.
- RESZ-P13.** Provide for home businesses where these are of a nature, scale and location that does not adversely affect adjoining properties or the character of the area.
- RESZ-P14.** Retirement villages, managed care facilities and boarding houses should be of a scale that is consistent with existing buildings in the zone and must manage the potential adverse effects including those arising from noise and traffic generation.
- RESZ-P15.** Where non-residential activities which directly provide for the health and wellbeing of the local community are proposed, ensure there is adequate onsite parking and vehicle manoeuvring areas and the proposal includes measures to protect residential amenity and reduce the potential for adverse effects by managing structure design and layout, landscaping, fencing and proximity of activities to site boundaries.
- RESZ-P16.** Minimise reverse sensitivity effects by:

1. Ensuring the bulk, design, scale and intensity of structures used for non-residential activities does not detract from local residential character; and
2. Ensuring adequate provision is made for on-site parking and vehicle manoeuvring areas and requiring activities to mitigate adverse effects related to traffic generation; and
3. Managing the potential adverse visual effects of outdoor storage; and
4. Ensuring noise sensitive activities located adjacent to State Highways and/or railways to provide sufficient acoustic treatment to protect the level of amenity anticipated in the zone; and
5. Ensuring activities do not compromise the safe operation of the land transport network; and
6. Ensuring the height of new structures or additions is not out of character with the neighbourhood they are proposed to be located in.

**RESZ-P17.** New industrial activities are not compatible with the anticipated level of amenity in residential areas and must avoid locating in the residential zone. Existing lawfully established industrial activities located within or adjacent to the residential zone must:

1. Not erect new structures or extensions which are of a scale that is inconsistent with the existing residential buildings surrounding the site; and
2. Provide appropriate onsite parking and vehicle manoeuvring areas; and
3. Ensure that any potential adverse effects including the management of noise sources, the position of the garage doors, vehicle access(es), the effects of traffic generation and the location of outdoor storage areas can be appropriately addressed; and
4. Not change in nature or scale to a point where the adverse effects on surrounding residential areas cannot be adequately managed.

**RESZ-P18.** Provide for Marae complex, healthcare activities, visitor accommodation, campgrounds, educational and community facilities outside of the precincts only where the actual and potential reverse sensitivity effects can be managed by:

1. Managing the hours of operation of activities; and
2. Ensuring the bulk, design, scale and intensity of structures used for non-residential activities does not detract from local residential character; and
3. Employing landscaping, height, building coverage, and bulk and location controls as the primary means of maintaining the amenity values and character of the zone in respect of privacy, access to sunlight and overshadowing; and
4. Ensuring adequate provision is made for on-site parking and vehicle manoeuvring areas and requiring activities to mitigate adverse effects related to traffic generation during night-times and early mornings.

- RESZ-P19.** Where reticulated wastewater networks are not available, restrict the scale and intensity of development and subdivision to ensure it can be serviced by on site non-reticulated wastewater and stormwater methods.
- RESZ-P20.** Ensure traffic generated by new development does not compromise the safety and efficiency of the transport system.
- RESZ-P21.** Adequate assessment of the natural hazard risk must be undertaken prior to the establishment of new development. Some areas may not be appropriate for development if the natural hazard risk, particularly flooding and land instability issues, cannot be appropriately managed.
- RESZ-P22.** Ensure the flightpath height restrictions shown on the planning maps are complied with to enable the safe operation of the Te Kūiti Aerodrome.

## Rules

The rules that apply to the residential zone are contained in the tables listed below. To undertake any activity, it must comply with all the rules listed in:

- RESZ - Table 1 - Activities Rules; and
- RESZ - Table 2 - Performance Standards; and
- RESZ - Table 3 - Activities Rules - Railway cottage cluster precinct (PREC1); and
- RESZ - Table 4 - Activities Rules - Te Kumi commercial precinct (PREC2); and
- Any relevant provision in Part 2 District-Wide Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

[Refer to Part 1 - How the Plan Works](#) for an explanation of how to use this plan, including activity status abbreviations.

**RESZ - Table 1 – Activities Rules**

The rules in this table apply to the residential zone outside of the railway cottage cluster precinct (PREC1) and Te Kumi commercial precinct (PREC2)	
<b>RESZ-R1.</b>	<b>Residential units, minor residential units and show homes</b>
<b>RESZ-R2.</b>	<b>Duplex dwellings</b>
<b>RESZ-R3.</b>	<b>Co-housing, compact housing, papakāinga and tiny house developments</b>
<b>RESZ-R4.</b>	<b>Managed care facilities</b>
<b>RESZ-R5.</b>	<b>Residential based visitor accommodation</b>
<b>RESZ-R6.</b>	<b>Accessory buildings ancillary to any permitted activity</b>



<b>RESZ-R7.</b>	<b>Construction, additions and alteration of buildings for any permitted activity</b>	
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>All of the performance standards in RESZ – Table 2 are complied with; and</li> <li>Show homes are subject to the same requirements as a residential unit.</li> </ol> <p><i>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, also see the <a href="#">historic heritage chapter</a>.</i></p> <p><i>Note: Where building work is carried out (for example to join two tiny houses together by a walkway or create a permanent deck) or where kitchen and bathroom plumbing fittings need to be connected to reticulated water or wastewater systems or septic tank systems, the tiny house becomes a building.</i></p>	<p><b>Activity status where compliance is not achieved with RESZ-R20 to RESZ-R27: RDIS</b></p> <p><b>Activity status where compliance is not achieved with RESZ-R28 to RESZ-R34: DIS</b></p> <p><b>Where the activity is RDIS, the matters over which discretion is restricted are:</b></p> <p>(a) The matters of discretion associated with any performance standard which cannot be complied with in RESZ – Table 2.</p>	
<p><b>Activity status: NC</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>A papakāinga or compact housing development is located on a site(s) not serviced by Council's reticulated wastewater system.</li> <li>A compact housing development is located in Piopio.</li> </ol>	<p><b>Activity status where compliance is not achieved: N/A</b></p>	
<b>RESZ-R8.</b>	<b>Home businesses</b>	
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>No more than two full time equivalent persons who do not reside on the site are employed in the home business, except in tiny house and compact housing developments where only the people living on the site can be engaged in the home business; and</li> <li>The hours of operation for the home business are between 7am and 7pm Monday to Friday and between 9am and 5pm Saturday, Sunday and Public Holidays; and</li> <li>The home business and household(s) combined must not generate more than 22 vehicle movements to the site per 24 hour period; and</li> <li>Any outdoor storage area must be screened from any road or public space; and</li> </ol>	<p><b>Activity status where compliance is not achieved: DIS</b></p>	

<p>5. A home business may include home based child care but must not be any of the following activities: Panel beating, spray painting, motor vehicle repair or wrecking, fibre glassing, activities involving heavy vehicles, sheet metal work, wrought iron work, activities involving scrap metal or demolition materials or hazardous waste substances, activities involving fish or meat processing, funeral parlours, boarding or breeding kennels or catteries. In the residential zone these activities are <b>industrial activities</b>.</p>	
<b>RESZ-R9.</b>	<b>Housing and keeping of animals</b>
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The number of poultry must not exceed 5 per site and must not include any roosters; and</li> <li>2. Sites may be used for grazing of horses and farm animals but pigs must not be kept within the residential zone; and</li> <li>3. A maximum of two beehives are permitted per site only where the net site area is equal to or greater than 1000 m<sup>2</sup> and; <ol style="list-style-type: none"> <li>(i) The site is not adjacent to an educational facility or a community facility; and</li> <li>(ii) The beehive(s) are located at least 5 m from any site boundary.</li> </ol> </li> </ol>	<p><b>Activity status where compliance is not achieved: DIS</b></p>
<b>RESZ-R10.</b>	<b>Demolition and / or removal of buildings and structures</b>
<p><b>Activity Status: PER</b></p> <p><i>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, see the <a href="#">historic heritage chapter</a>.</i></p>	<p><b>Activity status where compliance is not achieved: N/A</b></p>
<b>RESZ-R11.</b>	<b>Boarding houses and retirement villages</b>
<p><b>Activity Status: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>(a) The size, design, location, construction and materials used; and</li> <li>(b) Effects on the streetscape and amenity of the area; and</li> <li>(c) The level of on-site amenity, landscaping and outdoor living space provided to residents; and</li> <li>(d) Adverse effects on the safe, efficient and effective operation of the road transport network, giving particular consideration to pedestrian and cyclist safety; and</li> </ol>	

- (e) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and
- (f) Consideration of reverse sensitivity effects; and
- (g) The extent to which the key moves in the relevant Town Concept Plan has been considered and provided for.

**Activity status where compliance is not achieved: N/A**

RESZ-R12.	<b>Educational facilities and community facilities, libraries and museums</b>		
RESZ-R13.	<b>Healthcare facilities, hospitals, and emergency service facilities</b>		
RESZ-R14.	<b>Visitor accommodation and campgrounds</b>		
RESZ-R15.	<b>Marae complex</b>		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Activity status: DIS</td> <td style="width: 50%;">Activity status where compliance is not achieved: N/A</td> </tr> </table>		Activity status: DIS	Activity status where compliance is not achieved: N/A
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RESZ-R16.	<b>Industrial activities and activities not otherwise listed in Table 1</b>		
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Activity status: NC</td> <td style="width: 50%;">Activity status where compliance is not achieved: N/A</td> </tr> </table>		Activity status: NC	Activity status where compliance is not achieved: N/A
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RESZ-R17.	<b>Fortified sites</b>		
RESZ-R18.	<b>Hazardous waste processing or disposal</b>		
RESZ-R19.	<b>Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps</b>		
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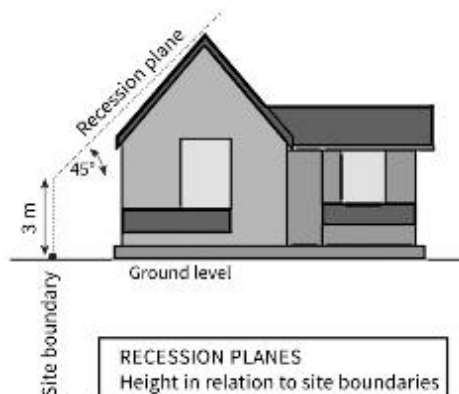
**RESZ - Table 2 - Performance Standards**

RESZ-R20.	<b>Minimum setback from road boundaries</b>
<ol style="list-style-type: none"> <li>1. The minimum setback from road boundaries for any building adjacent to any road must be at least 5 m; and</li> <li>2. For the avoidance of doubt, a tiny house is a building for the purpose of this rule.</li> </ol>	<p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>(a) Visual effects including bulk, scale and location of the building; and</li> <li>(b) The provision of daylight and sunlight into neighbouring buildings; and</li> <li>(c) Effects on surrounding properties, character and amenity; and</li> </ol>

		<p>(d) Ability to soften the visual impact of the building from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p> <p>(e) Potential reverse sensitivity effects on any adjoining activities; and</p> <p>(f) Parking, manoeuvring and access; safety and efficiency of the transport system, including the provision of sufficient off-street parking and the effects of traffic generation.</p>
<b>RESZ-R21.</b>	<b>Minimum setback from internal boundaries</b>	
<p>1. The minimum setback for buildings from internal site boundaries must be 1.5 m, provided that:</p> <p>(i) The eaves of any building may encroach into the required setback by not more than 600 mm; and</p> <p>(ii) In all locations, no building or eave shall encroach into any vehicle accessway, service lane, driveway, or other vehicle access point;</p> <p>AND</p> <p>2. Buildings may be erected up to any common boundary with an adjoining site which is in the same holding; and</p> <p>3. This rule does not apply to common walls of duplex dwellings; and</p> <p>4. Decks, balconies and terraces more than 1.5 m in height from ground level and located along any internal boundary must be setback 3 m; and</p> <p>5. For the avoidance of doubt a tiny house is a building for the purpose of this rule.</p> <p><i>Note: All buildings and structures must also comply with NATC-R2.</i></p>		<p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the building; and</p> <p>(b) The provision of daylight and sunlight into neighbouring buildings; and</p> <p>(c) Effects on surrounding properties, privacy, character and amenity; and</p> <p>(d) Ability to soften the visual impact of the building from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p> <p>(e) The potential effects of the building or eave encroaching into any vehicle accessway, service lane, driveway, or other vehicle access point; and</p> <p>(f) Potential reverse sensitivity effects on any adjoining activities.</p>
<b>RESZ-R22.</b>	<b>Height in relation to boundary</b>	
<p>1. No structure or stored materials shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundaries of a site. See Figure - RESZ 1, provided that:</p> <p>(i) Where an internal boundary of a site abuts a driveway or right of way the recession plane may be measured from points 3 m above the</p>		<p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the structure or materials; and</p> <p>(b) The provision of daylight and sunlight into neighbouring buildings; and</p> <p>(c) Effects on surrounding properties, privacy, character and amenity; and</p> <p>(d) Ability to soften the visual impact of the structure or materials from nearby residential properties and adjoining road boundaries, including</p>

<p>furthest boundary of the driveway or right of way.</p>	<p>retention of any existing mature trees and landscaping; and (e) Potential reverse sensitivity effects on any adjoining activities.</p>
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**Figure – RESZ 1 –Height in relation to boundary**



<p><b>RESZ-R23.</b></p>	<p><b>Screening of site boundaries within PREC2</b></p>
<p>1. The permitted activities listed in PREC2-R3 – PREC2-R6 must comply with the following:</p> <p>(i) Where an activity has an internal site boundary that is adjacent to a site containing a residential activity or a vacant site, the internal boundary of the site adjoining the residential activity or a vacant site must be screened by a solid fence or wall 2 m in height as measured from ground level; and</p> <p>(ii) Where a site is adjacent to a road, the road boundary must be landscaped to a minimum depth of 2 m, except for the required access and egress points. The landscaping must consist of either grass and/or a combination of groundcovers, shrubs and/or trees.</p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the building or activity; and (b) Other methods employed to soften the visual impact of the building or activity from the adjoining site or road; and (c) Topographical and geographical features affecting the ability to provide the required fencing or landscaping; and (d) Species of plants and height at time of planting; and (e) The extent to which the key moves in the Te Kūiti Town Concept Plan have been considered and provided for.</p>
<p><b>RESZ-R24.</b></p>	<p><b>Hours of operation within PREC2</b></p>
<p>1. The permitted activities listed in PREC2-R4 – PREC2-R6 must not operate outside the hours of Monday to Sunday 7am – 9pm, including the loading and unloading of goods.</p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) The layout, design and location of activities on the site, including parking areas, loading areas and outdoor seating areas; and (b) The time and duration of the noise effect and the anticipated noise level; and (c) Effects on surrounding properties, character and amenity; and</p>

		(d) The extent to which topographical and geographical features, landscaping and screening on the site will assist in the management of effects.
<b>RESZ-R25.</b>	<b>Noise insulation for noise sensitive activities</b>	
<p>1. All new buildings accommodating noise sensitive activities must be insulated to achieve a noise level of 40dB LAeq inside habitable rooms where it is proposed to be located within:</p> <p>(i) 40 m of State Highway 3 or 30 (as measured from the edge of the carriageway) where the posted speed limit is equal to or less than 70 km/hour; or</p> <p>(ii) 80 m of State Highway 3 or 30 (as measured from the edge of the carriageway) where the posted speed limit is greater than 70 km/hour;</p> <p>AND</p> <p>2. A report from an experienced acoustic practitioner must be submitted at the time of application to demonstrate compliance with this rule; and</p> <p>3. This rule does not apply to any item of historic heritage listed in <a href="#">SCH1 – Heritage Buildings and Structures</a> and any railway cottage in PREC1.</p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) The time and duration of the noise effect and the impact of any vibration; and</p> <p>(b) The extent to which the activity can be relocated to meet setback requirements; and</p> <p>(c) The layout, design and location of the activity, including consideration of wind and climate patterns and the ability to maintain on-site amenity; and</p> <p>(d) Topographical and geographical features affecting the receiving environment in respect of vibration and noise; and</p> <p>(e) Outcomes of the acoustic report.</p>	
<b>RESZ-R26.</b>	<b>Residential based visitor accommodation</b>	
<p>1. The maximum occupancy must not exceed six guests at any one time.</p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) The effect on surrounding properties, character and amenity; and</p> <p>(b) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</p> <p>(c) Potential reverse sensitivity effects on any adjoining activities.</p>	
<b>RESZ-R27.</b>	<b>Maximum height of fences and freestanding walls</b>	
<p>1. Fences, walls or a combination of these structures, whether they are separate or joined together, must not exceed 2 m in height as measured from ground level.</p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) Visual effects including bulk, scale and location of the structure; and</p> <p>(b) Other methods employed to soften the visual impact of the structure from the adjoining site or road; and</p>	

	(c) Topographical and geographical features affecting the ability to provide the required fencing.
<b>RESZ-R28.</b>	<b>Maximum number of residential units – sites serviced by wastewater reticulation</b>
<p>The maximum number of buildings per site is:</p> <ol style="list-style-type: none"> <li>One residential unit per 450 m<sup>2</sup> of net site area, except sites less than 450 m<sup>2</sup> existing on 20 October 2022 may erect one residential unit on the site; and</li> <li>Either one minor residential unit with a maximum gross floor area of 70 m<sup>2</sup> excluding garaging or one tiny house per site;</li> </ol> <p>OR</p> <ol style="list-style-type: none"> <li>One set of duplex dwellings per 800 m<sup>2</sup> of net site area; or</li> <li>A co-housing development comprising of no more than 6 household units where 400 m<sup>2</sup> of net site area is provided per residential unit; or</li> <li>A tiny house or tiny house development comprising of no more than 6 tiny houses where 200 m<sup>2</sup> of net site area is provided per tiny house; or</li> <li>A papakāinga unit or papakāinga development comprising of no more than 6 papakāinga units where 200 m<sup>2</sup> of net site area is provided per unit; and</li> <li>A compact housing development comprising of no more than 6 residential units where 300 m<sup>2</sup> of net site area is provided per unit.</li> </ol>	<b>Activity status where compliance is not achieved: DIS</b>
<b>RESZ-R29.</b>	<b>Maximum number of residential units – sites not serviced by wastewater reticulation</b>
<ol style="list-style-type: none"> <li>One residential unit per 2500 m<sup>2</sup> of net site area; and</li> <li>Either one minor residential unit with a maximum gross floor area of 70 m<sup>2</sup> excluding garaging or one tiny house per site; OR</li> <li>One set of duplex dwellings per 2500 m<sup>2</sup> of net site area; or</li> <li>Co-housing developments and tiny house developments of no more than 6 residential units/tiny houses respectively, must be on a site of sufficient size to contain the treatment and disposal of wastewater and stormwater resulting from any development within the site boundaries.</li> </ol>	<b>Activity status where compliance is not achieved: DIS</b>

<b>RESZ-R30.</b>	<b>Height</b>	
1. Structures must not exceed 9 m in height as measured from ground level.		<b>Activity status where compliance is not achieved: DIS</b>
<b>RESZ-R31.</b>	<b>Maximum building coverage</b>	
1. The maximum total building coverage on a site must not exceed 35% of the net site area.  <i>Note: This rule does not apply to papakāinga housing developments or compact housing developments. See RESZ-R33.</i>		<b>Activity status where compliance is not achieved: DIS</b>
<b>RESZ-R32.</b>	<b>Minimum outdoor service space – papakāinga, co-housing, compact housing and tiny house developments</b>	
1. Each development must provide one communally accessible outdoor service space with a minimum area of 10 m <sup>2</sup> which must be screened so that it is not visible from the road boundary of the site.		<b>Activity status where compliance is not achieved: DIS</b>
<b>RESZ-R33.</b>	<b>Papakāinga housing developments and compact housing developments</b>	
1. At least 30% of the net site area of any site or unit site area must be grassed or otherwise landscaped in a manner that retains the permeable nature of the surface.		<b>Activity status where compliance is not achieved: DIS</b>
<b>RESZ-R34.</b>	<b>Servicing</b>	
1. Where a connection to the Council's reticulated water supply system is not available, all developments must have an independent potable water supply for activities on the site; and 2. Where a connection to the Council's reticulated wastewater system is not available, all developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and 3. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP); and		<b>Activity status where compliance is not achieved: DIS</b>



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4. Where water is not supplied by Council or a private community supply, each site must provide access to a water supply for firefighting purposes that is:
- (i) Accessible to firefighting equipment; and
  - (ii) Between 6 and 90 m from any building housing a residential activity on the site; and
  - (iii) Located on the site except where the specified volume or flow of water is in a water body that is within the required distances; and
  - (iv) Either stores at least 45,000 litres of water or provides at least 25 litres of water per second for 30 minutes.
5. Tiny houses must comply with RESZ-R34.1 and RESZ-R34.3 only and provide suitable on-site wastewater disposal with preference given to composting toilets or systems which do not require discharge of liquid waste.

*Note: See SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice for further information about managing fire risk and storage of water for firefighting purposes.*

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**AREA SPECIFIC MATTERS**  
**Residential Zone**

**Railway Cottage Cluster Precinct (PREC1)**

RESIDENTIAL



 **Railway Cottage Cluster Precinct**

**RESZ - Table 3 – Activities Rules - Railway cottage cluster precinct (PREC1)**

The rules in this table only apply within the railway cottage cluster precinct (PREC1)	
<b>PREC1-R1.</b>	<b>Residential based visitor accommodation</b>
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <p>1. All of the performance standards in RESZ – Table 2 are complied with.</p>	<p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <p>(a) The matters of discretion associated with any performance standard which cannot be complied with in RESZ – Table 2.</p>

<b>PREC1-R2.</b>	<b>Accessory buildings ancillary to any permitted activity</b>
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>All of the performance standards in RESZ – Table 2 are complied with; and</li> <li>The maximum height of the accessory building must not be greater than the maximum height of the existing railway cottage on that site; and</li> <li>The accessory building must not be located between the railway cottage and the road.</li> </ol>	<p><b>Activity status where compliance is not achieved: DIS</b></p>
<b>PREC1-R3.</b>	<b>Additions and alterations of buildings for any permitted activity</b>
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>All of the performance standards in RESZ – Table 2 are complied with; and</li> <li>The maximum height of the addition/alteration is no greater than the maximum height of the existing railway cottage; and</li> <li>The addition or alteration is undertaken on the rear of the building.</li> </ol>	<p><b>Activity status where compliance is not achieved: DIS</b></p> <p><i>Note: In the event that the alteration or addition restores the front or side facades of the railway cottage to their original configuration, Waitomo District Council may waive all or part of the resource consent fees.</i></p>
<b>PREC1-R4.</b>	<b>Residential units, minor residential units, construction of new buildings</b>
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>All of the performance standards in RESZ – Table 2 are complied with; and</li> <li>The new building is not located between the railway cottage and the road; and</li> <li>The maximum height of the new building is no greater than the maximum height of the existing railway cottage on that site.</li> </ol> <p><i>Note: For relocated buildings see the <a href="#">relocated buildings chapter</a>.</i></p>	<p><b>Activity status where compliance is not achieved: NC</b></p>
<b>PREC1-R5.</b>	<b>Home businesses</b>
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p>	<p><b>Activity status where compliance is not achieved: DIS</b></p>

<ol style="list-style-type: none"> <li>1. No more than two full time equivalent persons who do not reside on the site are employed in the home business; and</li> <li>2. The hours of operation for the home business are between 7am and 7pm Monday to Friday and between 9am and 5pm Saturday, Sunday and Public Holidays; and</li> <li>3. The home business and household(s) combined must not generate more than 22 vehicle movements to the site per 24 hour period; and</li> <li>4. Outdoor storage must not be located between the railway cottage and the road, must be visually screened from any road or public space; and</li> <li>5. A home business may include home based child care but must not be any of the following activities: Panel beating, spray painting, motor vehicle repair or wrecking, fibre glassing, activities involving heavy vehicles, sheet metal work, wrought iron work, activities involving scrap metal or demolition materials or hazardous waste substances, activities involving fish or meat processing, funeral parlours, boarding or breeding kennels or catteries. In the residential zone these activities are <b>industrial activities</b>.</li> </ol>	
<b>PREC1-R6.</b>	<b>Housing and keeping of animals</b>
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The number of poultry must not exceed 5 per site and must not include any roosters; and</li> <li>2. Sites may be used for grazing of horses and farm animals but pigs must not be kept; and</li> <li>3. A maximum of two beehives are permitted per site only where the net site area is equal to or greater than 1000 m<sup>2</sup> and; <ol style="list-style-type: none"> <li>(i) The site is not adjacent to an educational facility or a community facility; and</li> <li>(ii) The beehive(s) are located at least 5 m from any site boundary.</li> </ol> </li> </ol>	<p><b>Activity status where compliance is not achieved: DIS</b></p>
<b>PREC1-R7.</b>	<b>Demolition and / or removal of buildings and structures</b>
<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The building or structure is not a railway cottage.</li> </ol>	<p><b>Activity status where compliance is not achieved: NC</b></p>

PREC1-R8.	Duplex dwellings, tiny houses, papakāinga units
PREC1-R9.	Co-housing, papakāinga, compact housing and tiny house developments
PREC1-R10.	Managed care facilities, Boarding houses and retirement villages
PREC1-R11.	Educational facilities and community facilities, libraries and museums
PREC1-R12.	Healthcare facilities and hospitals
PREC1-R13.	Visitor accommodation and campgrounds
PREC1-R14.	Marae complex
PREC1-R15.	Industrial activities and activities not otherwise listed in Table 3
Activity status: NC	
Activity status where compliance is not achieved: N/A	
PREC1-R16.	Fortified sites
PREC1-R17.	Hazardous waste processing or disposal
PREC1-R18.	Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps
Activity status: PR	
Activity status where compliance is not achieved: N/A	

AREA SPECIFIC MATTERS  
**Residential Zone**

**Te Kumi Commercial Precinct (PREC2)**

RESIDENTIAL



 Te Kumi Commercial Precinct

RESZ - Table 4 – Activities Rules - Te Kumi Commercial Precinct (PREC2)

The rules in this table only apply within Te Kumi Commercial Precinct (PREC2)	
PREC2-R1.	Residential units and minor residential units
PREC2-R2.	Residential based visitor accommodation
PREC2-R3.	Visitor accommodation
PREC2-R4.	Cafes, restaurants and licensed premises
PREC2-R5.	Retail activities including pop up shops
PREC2-R6.	Tourism facilities
PREC2-R7.	Duplex dwellings
PREC2-R8.	Co-housing, papakāinga, compact housing and tiny house developments

PREC2-R9.	<b>Managed care facilities</b>
PREC2-R10.	<b>Accessory buildings</b> ancillary to any permitted activity
PREC2-R11.	<b>Construction, additions and alteration of buildings</b> for any permitted activity
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>All of the performance standards in RESZ – Table 2 are complied with.</li> </ol> <p><i>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, also see the <a href="#">historic heritage chapter</a>.</i></p> <p><i>Note: Where building work is carried out (for example to join two tiny houses together by a walkway or create a permanent deck) or where kitchen and bathroom plumbing fittings need to be connected to reticulated water or wastewater systems or septic tank systems, the tiny house becomes a building.</i></p>	<p><b>Activity status where compliance is not achieved with RESZ-R20 to RESZ-R27: RDIS</b></p> <p><b>Activity status where compliance is not achieved with RESZ-R28 to RESZ-R34: DIS</b></p> <p><b>Where the activity is RDIS, the matters over which discretion is restricted are:</b></p> <ol style="list-style-type: none"> <li>The matters of discretion associated with any performance standard which cannot be complied with in RESZ – Table 2.</li> </ol>
PREC2-R12.	<b>Home businesses</b>
<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>No more than two full time equivalent persons who do not reside on the site are employed in the home business; and</li> <li>The hours of operation for the home business are between 7am and 7pm Monday to Friday and between 9am and 5pm Saturday, Sunday and Public Holidays; and</li> <li>The home business and household(s) combined must not generate more than 22 vehicle movements to the site per 24 hour period; and</li> <li>Any outdoor storage area must be screened from any road or public space; and</li> <li>A home business may include home based child care but must not be any of the following activities: Panel beating, spray painting, motor vehicle repair or wrecking, fibre glassing, activities involving heavy vehicles, sheet metal work, wrought iron work, activities involving scrap metal or demolition materials or hazardous waste substances, activities involving fish or meat processing, funeral parlours, boarding or breeding kennels or catteries. In the</li> </ol>	<p><b>Activity status where compliance is not achieved: DIS</b></p>

	residential zone these activities are <b>industrial activities</b> .	
<b>PREC2-R13.</b>	<b>Housing and keeping of animals</b>	
<b>Activity status: PER</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>1. The number of poultry must not exceed 5 per site and must not include any roosters; and</li> <li>2. Sites may be used for grazing of horses and farm animals but pigs must not be kept; and</li> <li>3. A maximum of two beehives are permitted per site only where the net site area is equal to or greater than 1000 m<sup>2</sup> and; <ol style="list-style-type: none"> <li>(iii) The site is not adjacent to an educational facility or a community facility; and</li> <li>(iv) The beehive(s) are located at least 5 m from any site boundary.</li> </ol> </li> </ol>		<b>Activity status where compliance is not achieved: DIS</b>
<b>PREC2-R14.</b>	<b>Demolition and / or removal of buildings and structures</b>	
<b>Activity Status: PER</b>  <i>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, see the <a href="#">historic heritage chapter</a>.</i>		<b>Activity status where compliance is not achieved: N/A</b>
<b>PREC2-R15.</b>	<b>Boarding houses and retirement villages</b>	
<b>Activity Status: RDIS</b>  <b>Matters over which discretion is restricted:</b> <ol style="list-style-type: none"> <li>(a) The size, design, location, construction and materials used; and</li> <li>(b) Effects on the streetscape and amenity of the area; and</li> <li>(c) The level of on-site amenity, landscaping and outdoor living space provided to residents; and</li> <li>(d) Adverse effects on the safe, efficient and effective operation of the road transport network, giving particular consideration to pedestrian and cyclist safety; and</li> <li>(e) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</li> <li>(f) Consideration of reverse sensitivity effects; and</li> <li>(g) The extent to which the key moves in the relevant Town Concept Plan has been considered and provided for.</li> </ol>		
<b>Activity status where compliance is not achieved: N/A</b>		
<b>PREC2-R16.</b>	<b>Educational facilities and community facilities, libraries and museums</b>	
<b>PREC2-R17.</b>	<b>Healthcare facilities and hospitals</b>	



PREC2-R18.	<b>Campgrounds</b>	
PREC2-R19.	<b>Marae complex</b>	
Activity status: DIS		Activity status where compliance is not achieved: N/A
PREC2-R20.	<b>Industrial activities and activities not otherwise listed in Table 4</b>	
Activity status: NC		Activity status where compliance is not achieved: N/A
PREC2-R21.	<b>Fortified sites</b>	
PREC2-R22.	<b>Hazardous waste processing or disposal</b>	
PREC2-R23.	<b>Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps</b>	
Activity status: PR		Activity status where compliance is not achieved: N/A

#### Advice notes

##### Accidental discovery protocol

*In the event that an unidentified archaeological site or a wāhi tapu site is located during works, the following applies:*

- *Work must cease immediately at that place and within 20 m around the site;*
- *Heritage New Zealand Regional Archaeologist must be notified and apply for the appropriate authority if required;*
- *Notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014);*
- *If human remains (koiwi) are uncovered then the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative must be notified. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded;*
- *Works affecting the archaeological site and any human remains (koiwi) must not resume until appropriate authority and protocols are completed.*

*If the protocol is not adhered to then Heritage New Zealand can take out prosecution proceedings under the New Zealand Pouhere Taonga Act 2014.*

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**Contaminated land**

*If the site is contaminated or potentially contaminated refer to the contaminated land chapter and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) 2012.*

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**Regional Council consents**

*A resource consent for some earthworks may also be required from the Waikato Regional Council.*

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**Works in close proximity to any electricity line**

*Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.*

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**Landscaping**

*Where the site is adjacent to a State Highway, consultation with the New Zealand Transport Agency on appropriate tree species and the location of planting is advisable.*

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