

Appendix A – Proposed District Plan Amendments



**PLAN CHANGE 56
PROPOSED NEW SECTION 17
AND ADDITIONAL PLAN PROVISIONS FOR
MATAMATA-PIAKO DISTRICT PLAN**

For Notification

15 December 2021

17 Medium Density Residential Zone

17.1 Medium Density Residential Zone Issues

The purpose of the Medium Density Residential Zone is to provide areas for medium residential development with a mixture of detached, semi-detached housing and terracing housing options.

Some greenfield areas are provided for promoting a higher residential density providing for a range of housing types, to provide a choice of living environments. Development in these areas achieves higher density in conjunction with high quality amenity through a master planned approach that informs a Development Area Plan.

It is intended that by enabling increased densities in these areas, the zone will play a key role in minimising urban sprawl and increasing housing supply with more affordable options in the district.

Good urban design outcomes are anticipated through the performance standards and where applicable through the assessment criteria.

17.2 Medium Density Residential Zone Objectives

MRZ-O1	To provide for residential activities and medium density housing, in comprehensively designed greenfield areas, to provide a variety of lot sizes and housing typologies
MRZ-O2	To ensure residential development produces good on-site amenity and good quality urban design that enhances our communities.
MRZ-O3	A range of housing types and densities are available to meet the needs of the community.
MRZ-O4	To ensure that the design and appearance of buildings and sites provides good urban design, certainty for residents and integrates with the surrounding townscape.
MRZ-O5	All activities are compatible with residential amenity.
MRZ-O6	Land-use, subdivision and infrastructure are planned in an integrated manner that does not compromise the supply and capacity of public services.
MRZ-O7	Residential buildings make efficient use of water and energy resources through access to sunlight and daylight.

17.3 Medium Density Residential Zone Policies

MRZ-P1	To ensure greenfield medium residential density areas are comprehensively designed to provide a range of housing types and densities and development to be in accordance with a Development Area Plan.
MRZ-P2	To encourage a high standard of on-site amenity and ensure that development achieves adequate levels of daylight admission, privacy and open space for development sites and adjacent properties.
MRZ-P3	Ensure residential sites adjacent to public space achieve visual and physical connectivity to these areas.
MRZ-P4	To provide for development within the district in a manner that encourages flexibility and innovation in design and variety in the built form.
MRZ-P5	To ensure the adverse effects on the amenity values of the locality are minimised including the affects of noise, glare, odour, dust, smoke, fumes and other nuisances, and the effects on traffic, parking, and transport.
MRZ-P6	To maintain appropriate standards of amenity and design through setting performance standards for the bulk and location of buildings.
MRZ-P7	To ensure infrastructure is developed efficiently by ensuring that the development of greenfield areas are in compliance with the Development Area Plan including the staging and sequencing of development.

17.4 Activity Status Rules

MRZ - Medium Density Residential Zone

<p>Permitted Activities</p> <p>All permitted activities must comply with the general and relevant activity specific performance standards. The general performance standards are listed in MRZ-R1(1) to MRZ-R1(5). Any activity specific standards are identified in the following activity rules.</p>
<p>MRZ-R(1) One Residential Unit</p> <p>General Performance Standards Refer Rules MRZ-R1(1) to MRZ-R1(5).</p> <p>Activity Specific Performance Standards</p> <p><u>Net site area</u> Every residential unit shall have a net site area of 325m².</p> <p><u>Outdoor Living Space</u> Every residential unit shall have an area of outdoor living space which shall:</p> <p>(i) Have a minimum area of 50m² and contains no dimension less than 4m. Except that this space may be reduced by the same amount where balconies, decks and</p>

conservatories are provided with a minimum area of 10m², with no dimension less than 1.8m;

- (ii) Be located to the north, east or west of the unit. This area shall be at ground level and may include decks up to 1m above ground except where balconies are provided;
- (iii) Be unobstructed by vehicle access, parking spaces and buildings; and
- (iv) Be directly accessible from the main living area.

Service Area

Every residential unit shall have a service area which shall:

- (i) Have a minimum area of 20m², with a minimum dimension of 3m;
- (ii) Be readily accessible from each residential unit; and
- (iii) Is screened from a public road or other public place; and
- (iv) Is setback a minimum of 2m from the primary building frontage.

MRZ-R(2) Alterations and additions to existing buildings

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

MRZ-R(3) Home Business

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

Activity Specific Performance Standards

A *Home Business* shall comply with the following performance standards:

- (i) 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;
- (ii) The home business shall not involve the parking of heavy vehicles (Gross Vehicle Weight of 3,500kg or more) on site;
- (iii) 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;
- (iv) The total area dedicated to a home business 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;
- (v) A maximum outdoor area of 10m² for the display of goods for sale in addition to (iv);
- (vi) Includes non-self-contained B&B for up to six people;
- (vii) All on site activities must individually and collectively comply with all permitted activity performance standards;
- (viii) Any private day care activity shall be limited to four children (excluding children permanently resident);
- (ix) Shall not involve any pet day care or grooming services, and

- (x) The hours for delivery and collection of goods as well as onsite customer visits within shall be between: 7.30am to 5.30 pm – Monday to Sunday.

MRZ-R(4) Show Homes

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

MRZ-R(5) Accessory Building for any permitted activity

General Performance Standards

Refer Rules MRZ R1(1) to MRZ R1(5).

MRZ-R(6) Demolition of buildings and structures except those outlined in Schedules 1, 2, and 3.

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

MRZ-R(7) Activities (including buildings) on land gazetted as reserve as provided by a Management Plan under the Reserves Act 1977

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

MRZ-R(8) Outdoor informal recreation and incidental structures

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

MRZ-R(9) Earthworks

Activity Specific Performance Standards

Earthworks shall comply with the following performance standards:

- (i) Max cut or fill height -
 - 0.5m within the yard requirement.
 - 1.5m outside the yard requirement.
- (ii) All site works to be reinstated within 6 months of works commencing.
- (iii) Max volume of earthworks 100m³ within any 12 month period.
- (iv) Works must not affect or be located within a scheduled item (Schedule 1 – 3).
- (v) Works cannot involve the excavation or disposal of contaminated land/materials.
- (vi) Works shall be set back 5m from any overland flow path and 10m from any water body.

Exclusion:

Any earthworks which;

- have been approved as part of a land use or subdivision consent,
- are for the removal of topsoil for building foundations and/or driveways, or

- any earthworks associated with utility installation, maintenance, upgrading and / or removal where the ground surface is fully reinstated within one month from when the work started.

Restricted Discretionary Activities

All restricted discretionary activities must comply with the general and relevant activity specific performance standards. The general performance standards are listed in MRZ-R1(1) to MRZ-R1(4). The activity specific standards are identified in the following activity rules.

MRZ-R(10) Any permitted activity which does not comply with one or two performance standards unless otherwise stated in the performance standard rule

Assessment Criteria

General Criteria - Rule MRZ-R2(1).

Specific Criteria - Rule MRZ-R2(2).

MRZ- R(11) Duplex Dwelling

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

Activity Specific Performance Standards

A *Duplex Dwelling* shall comply with the following performance standards:

- (i) The site subject to the duplex must be a front site;
- (ii) The minimum net site area shall be 400m² (200m² per unit);
- (iii) Each unit shall have an exclusive outdoor living space of 36m² and contains no dimension less than 4m. Except that this space may be reduced by the same amount where balconies, decks and conservatories are provided with a minimum area of 10m², with no dimension less than 1.8m;
- (iv) Each unit shall have an exclusive service area of 10m² that contains a dimension of 3m; is screened from a public road or other public place and is setback a minimum of 2m from the primary building frontage;
- (v) Each unit shall have a minimum net site area where the total building coverage shall not exceed 50%;
- (vi) Any exterior wall shall not exceed 15m in length without being horizontally or vertically stepped or containing a material change;
- (vii) No yard or height relative to boundary rules shall apply to new internal boundary between the units; and
- (viii) Both units shall have frontage to a public road

Discretionary Activities

All discretionary activities must comply with the general and relevant activity specific performance standards. The general performance standards are listed in MRZ-R1(1) to MRZ-R1(5). Any activity specific standards are identified in the following activity rules.

The assessment criteria Rule MRZ-R2(1) to MRZ-R2(3) may be used to inform and guide the assessment of a discretionary activity. However, there is no limit or restriction on the matters or effects that may be assessed.

MRZ-R(12) Any permitted which does not comply with three or more performance standards or any restricted discretionary activity that cannot comply with one or more performance standard unless otherwise stated in the performance standard rule.

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

MRZ-R(13) One Residential Unit on lots less than 325m²

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

Activity Specific Performance Standards

A *Residential Unit* on a lot less than 325m² shall comply with the following performance standards:

- (a) The minimum lot size shall not be less than 273m²

MRZ-R(14) Retirement Village

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

MRZ-R(15) Places of Assembly

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

MRZ-R(16) Activities (including buildings) on land gazetted as reserve and not provided for by a Management Plan approved under the Reserves Act 1977

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

Non-complying Activities

The assessment criteria Rule MRZ-R2(1) to MRZ-R2(3) may be used to inform and guide the assessment of a non-complying activity. However, there is no limit or restriction on the matters or effects that may be assessed

MRZ-R(17) Education facilities

MRZ-R(18) <i>Accommodation facilities</i>
MRZ-R(19) <i>Terrace Housing</i>
MRZ-R(20) Depots, light industry, industry, packhouses and cool stores, storage and warehousing
MRZ-R(20) Commercial services and offices
MRZ-R(21) Service stations
MRZ-R(22) Veterinary clinics and medical facilities
MRZ-R(23) Any activity not specifically listed within the Medium Density Residential Zone
MRZ-R(24) Any discretionary activity that does not comply with one or more performance standards.

PREC1 - Lockerbie Precinct

Permitted Activities

All permitted activities must comply with the general and relevant activity specific performance standards. The general performance standards are listed in MRZ-R1(1) to MRZ-R1(5). Any activity specific standards are identified in the following activity rules.

PREC-R(1) Permitted Activities as provided for by the following rules;

- MRZ-R(1) One Residential Unit
- MRZ-R(2) Alterations and additions to existing buildings
- MRZ-R(3) Home Business
- MRZ-R(4) Show homes
- MRZ-R(5) Accessory Buildings for any permitted activity
- MRZ-R(6) Demolition of Buildings and Structures
- MRZ-R(7) Activities (including buildings) on land gazetted as reserve as provided by a Management Plan under the Reserves Act 1977
- MRZ-R(8) Outdoor informal recreation and incidental structures
- MRZ-R(9) Earthworks

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

Activity Specific Performance Standards

Refer specific performance standards as per relevant rule.

Restricted Discretionary Activities

All restricted discretionary activities must comply with the general and relevant activity specific performance standards. The general performance standards are listed in MRZ-R1(1) to MRZ-R1(5). The activity specific standards are identified in the following activity rules.

PREC-R(2) Any permitted activity which does not comply with one or two performance standards unless otherwise stated in the performance standard rule

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

Assessment Criteria

General Criteria - Rule MRZ-R2(1)

Specific Criteria - Rule MRZ-R2(3)

PREC-R(3) One Residential Unit on lots less than 325m²

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

Activity Specific Performance Standards

A *Residential Unit* on a lot less than 325m² shall comply with the following performance standards:

- (a) The minimum lot size shall not be less than 273m²

PREC-R(4) Duplex Dwellings**General Performance Standards**

Refer Rules MRZ-R1(1) to MRZ-R1(3) and MRZ-R1(5).

Activity Specific Performance Standards

A *Duplex Dwelling* shall comply with the following performance standards:

- (i) The site subject to the duplex must be a front site;
- (ii) The minimum net site area shall be 400m² (200m² per unit);
- (iii) Each unit shall have an exclusive outdoor living space of 36m² and contains no dimension less than 4m. Except that this space may be reduced by the same amount where balconies, decks and conservatories are provided with a minimum area of 10m², with no dimension less than 1.8m;
- (iv) Each unit shall have an exclusive service area of 10m² that contains a dimension of 3m; is screened from a public road or other public place and is setback a minimum of 2m from the primary building frontage;
- (v) Each unit shall have an minimum net site area where the total building coverage shall not exceed 50%;
- (vi) Any exterior wall shall not exceed 15m in length without being horizontally or vertically stepped or containing a material change;
- (vii) No yard or height relative to boundary rules shall apply; and
- (viii) Both units shall have frontage to a public road.

PREC-R(5) Terraced Housing**General Performance Standards**

Refer Rules MRZ-R1(1) to MRZ-R1(3) and MRZ-R1(5).

Activity Specific Performance Standards

A *Terraced Housing* shall comply with the following performance standards:

- (i) The site subject to the *terraced housing* must be a front site and must not be located on a site adjacent to a shared path;
- (ii) The average net site area shall be 150m² per residential unit;
- (iii) The average permeable surface area shall be 20% per residential unit;
- (iv) Each unit shall have an exclusive outdoor living space of 20m² and contains no dimension less than 4m, or a 9m² balcony with a minimum dimension of no less than 1.8m. This shall be unobstructed by vehicle access, parking spaces, and buildings and shall be directly accessible from the main living area;
- (v) The average building coverage shall not exceed 60%;
- (vi) Any exterior wall shall not exceed 15m in length without being horizontally or vertically stepped or containing a material change;

- (vii) No yard or height relative to boundary rules shall apply; and
- (viii) Windows are located and designed (including by glazing) to avoid views between rooms on separate sites.

Discretionary Activities

All discretionary activities must comply with the general and relevant activity specific performance standards. The general performance standards are listed in MRZ-R1(1) to MRZ-R1(5). Any activity specific standards are identified in the following activity rules.

The assessment criteria Rule MRZ-R2(1) to MRZ-R2(3) may be used to inform and guide the assessment of a discretionary activity. However, there is no limit or restriction on the matters or effects that may be assessed.

PREC (6) Any permitted or controlled activity which does not comply with three or more performance standards unless otherwise stated in the performance standard rule.

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

PREC-1(7) Retirement Village

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5).

Non-complying Activities

The assessment criteria Rule MRZ R2(1) to MRZ R2(3) may be used to inform and guide the assessment of a non-complying activity. However, there is no limit or restriction on the matters or effects that may be assessed.

PREC-1(8) Any discretionary activity that does not comply with one or more performance standards.

PREC-1(9) Any activity not specifically listed within the Medium Density Residential Zone

PREC-1(10) Any activity listed as a Non-Complying Activity within the Medium Density Residential Zone.

MRZ-R1 Performance Standards for Medium Density Residential Zone and Lockerbie Precinct

MRZ-R1(1) General Rule									
All activities shall be required to comply with the following performance standards. Rule MRZ-R1(1) to MRZ-R1(5) are general performance standards for all activities including linkage rules to other sections of the District Plan.									
MRZ-R1(2) Building Envelope									
Unless otherwise stated, the following performance standards apply to all buildings in the Medium Density Residential Zone.									
(a)	<p><u>Maximum height</u></p> <p>The maximum building height is 9m</p> <p>The maximum height rule does not apply to a single <i>design feature</i> or <i>building component</i>, which does not exceed the maximum permitted <i>height</i> by more than 2 metres and/or an external dimension of 2 metres in any other direction (excluding diagonal measurements)</p> <p>Refer Section 8 for rules for antenna and dishes.</p>								
(b)	<p><u>Height relative to site boundaries</u></p> <p>No part of any <i>building</i> shall penetrate a recession plane at right angles to the boundary inclined inwards at 45 degrees from 3m ground level and the nearest site boundary, provided that this shall not apply;</p> <p>(i) a <i>design feature</i> or <i>building component</i> that does not exceed an external measurement of 2 metres in any direction (excluding diagonal measurements);</p> <p>(ii) For <i>duplex dwellings</i> or <i>terraced housing</i>;</p> <p>(iii) Where written consent from the owners and occupiers of the adjoining property is obtained.</p>								
(c)	<p><u>Yards</u></p> <table border="0"> <tr> <td style="padding-right: 20px;">Front</td> <td>3m, or 5m for garages to the front boundary or for residential units that do not incorporate a garage.</td> </tr> <tr> <td>Side and Rear</td> <td>1.5m (except on common boundary between a <i>duplex dwelling</i> and <i>terraced housing</i> were a zero lot boundary is provided for)</td> </tr> <tr> <td>Rear access lot</td> <td>1m or 5m for garages from edge of a private way/right of way.</td> </tr> <tr> <td>River protection</td> <td>20m</td> </tr> </table>	Front	3m, or 5m for garages to the front boundary or for residential units that do not incorporate a garage.	Side and Rear	1.5m (except on common boundary between a <i>duplex dwelling</i> and <i>terraced housing</i> were a zero lot boundary is provided for)	Rear access lot	1m or 5m for garages from edge of a private way/right of way.	River protection	20m
Front	3m, or 5m for garages to the front boundary or for residential units that do not incorporate a garage.								
Side and Rear	1.5m (except on common boundary between a <i>duplex dwelling</i> and <i>terraced housing</i> were a zero lot boundary is provided for)								
Rear access lot	1m or 5m for garages from edge of a private way/right of way.								
River protection	20m								

Provided that:

- (i) Accessory buildings may be erected on any rear and/or side yard so long as;
 - the written consent of all property owners contiguous to any building is obtained and Rule MRZ-R1(2)(b) is not compromised and/or;
 - It is proposed to site a building within the rear and/or side yard and:
 - (i) The building is less than 10m² in area; and
 - (ii) The building is less than 2.5m in height; and
 - (iii) The building will not be connected to electricity supply; and
 - (iv) There is no discharge of stormwater onto neighbouring land from the building; and
 - (v) No more than one building is established on a site in accordance with this rule.
- (ii) All structures on or adjacent to site boundaries must also comply with the provisions of the Building Act.

MRZ-R1(3) Maximum *Building Coverage* and *Permeable Surface Area* unless otherwise provided for

- (a) Maximum building coverage shall be 50% of the net site area
- (b) Minimum permeable surface area shall be 20% of the net site area

MRZ-R1(4) Interface between public and private

- (a) On a site with a frontage of less than 15m wide, the front façade of a building shall comprise a minimum non-garage width of 4.5m.
- (b) All wall facing the street, except the wall containing the garage door must contain clear-glazed windows for at least 20% of the area of these walls.
- (c) For front sites, the primary entrance on the ground floor shall face the street and provide pedestrian access separated from the driveway.
- (d) At least one habitable room shall have a clear-glazed window facing the street. For corner sites and sties with two transport corridor frontages, this is required on both street frontages.
- (e) Maximum fence heights:

Front and side boundary fences or walls located forward of the front building line of the dwelling	1.2m
For boundaries of sites adjoining an Open Space Area as shown on a Development Area Plan	Maximum 1.5m with maximum of 1.2m for at least 50% of the boundary length; maximum 1.8m only behind the face of the dwelling.
All other boundary fences or walls	1.8m

(f) Outlook space

- (i) An outlook space must be provided from the face of a building containing windows to a habitable room, at the following minimum dimensions:

Main living room	6m in depth and 4m in width
Main bedroom	3m in depth and 3m in width
All other habitable rooms	1m in depth and 1m in width

- (ii) Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
- (iii) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (iv) The outlook space cannot extend over adjacent sites, except where that space is a public road or other public place.

MRZ-R1(5) District Plan Linkage Rules – Performance Standards

All activities shall comply with the relevant performance standards identified in the following sections of the District Plan.

- Rule 1.2 Development Suitability
- Rule 2.2.9.1 and 2.2.9.2 Clean fill activities
- Rule 3.5 Activities adjacent to the National Grid
- Rule 3.6 Development adjacent to sub-transmission lines
- Rule 3.7 Approach and restart sight triangles at railway level crossings
- Rule 3.8 Activities adjacent to Flood Control Assets
- Rule 3.9 Signage
- Rule 5.2 Noise
- Rule 5.3 Vibration
- Rule 5.4 Lighting and Glare
- Rule 5.5 Air Emissions
- Rule 5.6 Management of Disposal of wastes
- Rule 5.7 Use and Storage of Hazardous Substances
- Rule 5.9 Infrastructure and servicing
- Section 7: Development Contributions
- Section 9: Transportation

MRZ R2 Assessment Criteria for Medium Density Residential Zone and PREC1-Lockerbie

MRZ R2(1) General Assessment Criteria

The following assessment criteria shall apply to all Restricted Discretionary activities:

- (a) The extent of non-compliance with any performance standards and the degree to which this adversely affects the amenity and character of the site and surrounding area;
- (b) The degree to which on site amenity is retained for residents and the appropriate level of separation, space and amenity between sites;
- (c) The degree to which the built form achieves coherent and consistency whilst avoiding monotony.
- (d) The extent to which the scale and nature of the proposal including any specific site features or design mitigates the adverse effects of the activity;
- (e) The degree to which subtle variation in the building mass, cladding materials and colours is applied to ensure that no more than 2 residential units, in a row are identical in terms of both form, exterior materials and colours.
- (f) Traffic, parking and access effects, including the safety and efficiency of the roading network and any effects of not providing carparking. This shall, as required, include specific consideration of the safety and efficiency effects of the George Street/Coronation Street intersection and how the development is providing for/enabling public transport;
- (g) The extent to which landscaping and screening is used to mitigate adverse visual effects; and
- (h) Whether adequate capacity exists to maintain acceptable levels of service within available public reticulated three waters services.

MRZ R2(2) Restricted Assessment Criteria – *Duplex Dwelling*

Note: These specific Restricted Discretionary Assessment criteria apply in addition to all other general assessment criteria and other assessment criteria resulting from the rule mechanisms that apply to the activity

In addition, the criteria set out in Rule MRZ-R2(1), the following assessment criteria shall apply to any Restricted Discretionary Activity for a *duplex dwelling*:

- (a) The nature and design of buildings and outdoor spaces to ensure that a high level of residential amenity and high-quality character is provided for residents;
- (b) The scale, density and design of buildings and the degree that this maintains the residential amenity and values of other surrounding sites; and
- (c) The extent to which the building design provides for informal surveillance of public spaces by locating doors, windows and other openings associated with living areas so they overlook and interact with public spaces and have entrances facing the transport corridor

MRZ R2(3) Restricted Assessment Criteria – *Terrace Housing*

Note: These specific Restricted Discretionary Assessment criteria apply in addition to all other general assessment criteria and other assessment criteria resulting from the rule mechanisms that apply to the activity

In addition to MRZ R2(1), the following assessment criteria shall apply to *Terraced Housing* in PREC-1: Lockerbie:

- (a) The nature and design of buildings and outdoor spaces to ensure that a high level of residential amenity is provided for residents;
- (b) The extent to which the building design provides for informal surveillance of public spaces by locating doors, windows and other openings associated with living areas so they overlook and interact with public spaces and have entrances facing the transport corridor;
- (c) The extent to which building design and proposed landscaping will add visual interest and vitality to the streetscape and avoids large, featureless facades and front gardens;
- (d) The extent to which parking, manoeuvring areas and driveways have been designed and located;
- (e) The scale, density and design of buildings and the degree that this maintains the residential amenity and values of other surrounding sites, including maintaining privacy between the residential units and buildings on adjoining sites.

Note: The assessment criteria Rule MRZ R2(1) to MRZ R2(3) may be also used to inform and guide the assessment of a discretionary activity. However, there is no limit or restriction on the matters or effects that may be assessed.

MRZ- R3 OTHER PLAN PROVISIONS

MRZ- R3(1) Other Plan Provisions

Any activity within the Medium Density Residential Zone will also need to be reviewed and assessed against the following rules and sections of the District Plan

- Rule 1.1 Information requirements for resource consent applications
- Rule 1.5 Notified and non-notified consents
- Section 5 Performance Standards
- Section 6 Subdivision
- Section 8 Works and network utilities
- Section 10 Natural Environments and heritage
- Section 11 Natural Hazards
- Section 12 Surface of Water
- Section 13 Other Methods
- Section 14 Monitoring
- Section 15 Definitions

PART C.2

**PLAN CHANGE 56
OTHER PROPOSED CHANGES TO
MATAMATA-PIAKO DISTRICT PLAN**

Part 2 – Development Suitability

C.2.1) Amend Rule 1.2.2 – Development Suitability to read as follows:

1.2.2 Development suitability

(i) Compliance

All activities in all zones shall comply with the following conditions, performance standards and terms.

Every allotment created by subdivision exclusive of those for works and network utilities shall comply with the following conditions, performance standards and terms.

(ii) Building site

- (a) Each lot in the Residential Zone must contain a rectangular area of land for building purposes measuring no less than 10 metres on one side and 15 metres on the other, or in the Medium Density Residential Zone (excluding PREC1- Lockerbie) must contain a rectangular area of land for building purposes measuring no less than 7.5 metres on one side and 15 metres on the other, that is free of impediments to buildings such as: drainage lines, building line restrictions, easements, bulk and location requirements, protected registered significant features or other items or topographical impediments;

2.2 Activity Table

C.2.2 Amend Rule 2.2.9.1 and Rule 2.2.9.2 as follows:

Activity	Zone					
	Rural	Rural-Res	Residential and Medium Density Residential	Industrial	Business	Kaitiaki (Conservation)
9. Rural based activities						
9.1 Cleanfill activities involving the deposition of less than 1000m ³ material (as measured compacted in place) (including scheduled sites in the Industrial zone, see Schedule 5.	P	P	P	P	P	NC
9.2 Clean fill activities involving the deposit of 1000m ³ or more of material (as measured compacted in place). See 4.12	D	D	D	D	D	NC

Part 3 – Residential Zone Provisions

C.2.3) Amend Rule 3.1.1 – Building envelope to read as follows:

3.1.1 Building envelope

- (i) Maximum height 9m
- (ii) Height relative to site boundaries

- (a) No part of any building shall exceed a height of 2m plus the shortest horizontal distance between that part of the building and the nearest site boundary, provided that this shall not apply to the apex of the gable ends of a roof, being no more than 1m² in area. See Appendix 2.
- (b) Where there is more than one dwelling on a site (excluding dependent person's dwellings) or a dwelling plus "Other Principal Buildings", they shall be either:
 - (i) Designed and built as one building separated by a fire wall; or
 - (ii) Built sufficient distance apart that no part of a dwelling exceeds a height of 2m plus the shortest horizontal distance between that part of the building and the nearest part of any other principal building on the same site. For the purpose of the foregoing the height shall be measured from the ground level at the midpoint of this shortest horizontal distance. See Appendix 2.

(iii)	Yards – Residential buildings and accessory buildings	
		General
	Front	5.0m
	Side	1.5m
	Rear	1.5m
	Rear site yards	1.5m
	River protection	20.0m

Advice Note: For garages and carports encroaching a front yard, see the General Access Standards in 9.1.2(ix).

Provided that:

- (a) On a corner site one front yard may be reduced to 3.0m;
- (b) Accessory buildings may be erected on any rear and/or side yard or any rear site yard so long as the written consent of all property owners contiguous to any building is obtained and rule 3.1.1(ii) (a) is not compromised.
- (c) Compliance with Rule 9.1.2(ix) in relation to garages and carports on corner sites within 5m of the site's front boundary is required.
- (d) All structures on or adjacent to site boundaries must also comply with the provisions of the Building Act.
- (e) The side or rear yard to rural zoned land within the Lockerbie Development Plan Area shall be 5m.
- (f) The front yard from roads within the Lockerbie Development Plan Area shall be 3m for residential buildings and 5m for garages or for residential buildings containing no garage.

C.2.4) Amend Rule 3.1.2 – Density to read as follows:

3.1.2 Density

Household density shall not exceed one dwelling per 450m² of net site area, except in the Lockerbie Development Plan Area where it shall not exceed one dwelling per 600m² net site area.

Part 4 - Signage

C.2.5) Amend Rule 3.9.1 to read as follows:

3.9.1 Permitted Activities

	Zone	Type of sign permitted	Total site signage
6	Residential zone <u>and Medium Density Residential Zone (including PREC1-Lockerbie)</u>	A sign stating name, profession, occupation or trade or property name.	0.3m ²

Part 5 – Structure Plans

C.2.6) Amend Rule 3.10 to read as follows:

3.10 Structure Plans or Development Area Plans

All development identified within Structure Plan or Development Area Plan areas shall be undertaken generally in accordance with the relevant structure plan or Development Area Plan and the Schedule of Works within Appendix 9 of the District Plan.

Where land is located within a Structure Plan or Development Area Plan as identified in the District Planning maps, the requirements of the Structure Plan or Development Area Plan in relation to infrastructure and conceptual layout will prevail over other relevant provisions of the District Plan should there be a conflict.

Part 6 - Noise

C.2.7) Amend Rule 5.2.2 to read as follows:

5.2.2A Medium Density Residential Zone

(i) Home occupations.

The noise level (LAeq) as measured at any point within the boundary of an adjacent residential or medium density residential zoned site must not exceed the following:

Monday to Friday	8.00am to 6.00pm	45dBA
At all other times including Saturdays, Sundays and Public Holidays		35dBA

Monday to Friday	8.00am to 6.00pm	50dBA
At all other times including Saturdays, Sundays and Public Holidays		40dBA

(ii) Residential activities

The noise level ($L_{A_{eq}}$) as measured at any point within the boundary of an adjacent residential or medium density residential zoned site must not exceed the following:

Monday to Saturday	7.00am to 10.00pm	50dB
At all other times including Sundays and public holidays		40dB
10.00pm to 7.00am		65dB L_{AFmax}

Objectives/Policies		
3.5.2.3	O1, O2, O3	P1, P3

Explanation

Any non-residential activity should not compromise the noise environment. For this reason low noise levels have been set to reflect the fact that no significant noise intrusion is acceptable. It should be noted that a level of 35dBA (L10) prohibits almost any type of industrial noise in the area. The aim of this control is to provide for quiet home occupations and home businesses, not noisy ones.

Some activities in residential areas are noisy yet are still considered acceptable, such as the lawn mower (at a reasonable hour of the day). However, an air conditioning unit operating at a much lower level can cause annoyance for a neighbour.

Part 7 - Subdivision

C.2.8) Amend Activity Table 6.1

6.1 Activity Table

KEY										
P	Permitted activity				C	Controlled activity				
D	Discretionary activity				RD	Restricted Discretionary activity				
N/C	Non Complying activity				PRHB	Prohibited activity				
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5										
Type of subdivision		Zones								
		Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)	
1.	All Zones									
(a)	Boundary Adjustment	C	C	C	C	C	C	C	<u>C</u>	
(b)	Bonus Protection Lots	D	D	D	D	D	D	D		
(c)	Works and Network Utilities.	C	C	C	C	C	C	C	<u>C</u>	
(d)	Subdivision with one or more new vacant developable lots: <ul style="list-style-type: none"> • Within a National Grid Subdivision Corridor; • Within 20m either side of the centreline of a sub-transmission line. 	RD	RD	RD	RD	RD	RD	RD	<u>RD</u>	
(e)	Subdivision with one or more new vacant developable lots adjoining: <ul style="list-style-type: none"> • Any state highway, or • A railway line included in the definition of "regionally significant infrastructure" 	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	<u>See 6.3.11</u>	

KEY									
P	Permitted activity				C	Controlled activity			
D	Discretionary activity				RD	Restricted Discretionary activity			
N/C	Non Complying activity				PRHB	Prohibited activity			
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5									
Type of subdivision		Zones							
		Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	<u>Medium Density Residential Zone (including PREC1-Lockerbie)</u>
(f)	Subdivision of Scheduled Sites				D				
2.	Subdivision in Residential, <u>Medium Density Residential</u>, Business and Industrial Zones								
(a)	Residential Infill			See Rule 4.13					
(b)	Residential Minimum Lot size 450m ² net site area (<u>excluding the Residential Zone within the Lockerbie Development Area Plan see Rule 6.3.12</u>)			C					
(c)	Industrial (non-scheduled sites) Minimum Lot size 500m ² net site area				C				
(d)	Business (Non Shop Frontage Area). Minimum Lot size 500m ² net site area.					C			
(e)	Business (Shop Frontage Area) No minimum Lot size.					C			
(f)	Subdivision in accordance with Rule 6.1.2(b)-2(e) where more than 10 lots is proposed			RD	RD	RD			
(g)	Subdivision within the Banks Road Structure Plan Area** complying with the average and minimum lot size specified in Rule 6.3.2.			C					
(h)	Subdivision within the Eldonwood South or Tower			RD					

		KEY							
P	Permitted activity			C	Controlled activity				
D	Discretionary activity			RD	Restricted Discretionary activity				
N/C	Non Complying activity			PRHB	Prohibited activity				
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5									
Type of subdivision		Zones							
		Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	<u>Medium Density Residential Zone (including PREC1-Lockerbie)</u>
	Road Structure Plan Areas**.								
(i)	Subdivision within the Banks Road to Mangawhero Road Structure Plan			RD					
(j)	<u>Subdivision within the Lockerbie Development Plan Area**</u>			RD					
(k)	<u>Medium Density Residential Zone</u>								RD
(l)	<u>Medium Density Residential Zone PREC1-Lockerbie</u>								RD

**Structure Plans and Development Area Plans include:

- (iii) Banks Road, Matamata
- (iv) Eldonwood South, Matamata
- (v) Tower Road, Matamata
- (vi) Banks Road to Mangawhero Road, Matamata
- (vii) Lockerbie Development Area Plan, Morrinsville

Refer to Planning Maps and Appendix 9 for Structure Plans and Development Area Plans.

C.2.9) Amend Rule 6.2.4 to read as follows:

6.2.4 Development Suitability

- (i) Building site

Each lot in the Residential Zone must contain a minimum 150m² rectangular area of land for a building site with no dimension less than 10m and make provision for a 6m diameter circle to the north, east or west of rectangle area. Each lot in the Medium Density Residential Zone (excluding PREC1-Lockerbie) must contain a minimum 112m² rectangular area of land for a building site with no dimension less

than 7.5m on one side and 15 metres on the other. The area shall also be free of impediments to buildings such as: drainage lines, building line restrictions, easements, development controls, protected registered significant features or other items or topographical impediments.

C.2.10) Insert Rule 6.3.12 to read as follows:

6.3.12 Lockerbie Development Area Plan

- (i) Additional performance standards for subdivision using Rule 6.1.2(j)
 - a) The minimum lot size shall be 600m².
- (ii) Controlled Assessment Criteria
See Section 6.4
- (iii) Non-compliance
Subdivision that fails to comply with the additional controlled standards in 6.3.12(i) above shall be non-complying activity.

C.2.11) Insert Rule 6.3.13 to read as follows:

6.3.13 Medium Density Residential Zone and PREC1- Lockerbie

- (i) Additional performance standard for subdivision using Rule 6.1.2(k)
 - a) Minimum lot size shall be 325m², unless provided for by clause (c).
 - b) Minimum lot width of front and rear boundary for 25% of front sites shall be 13.5m in the Medium Density Residential Zone (excluding PREC1- Lockerbie).
 - c) Where lots less than 325m² are proposed:
 - (i) the lot size for a one *residential unit* shall be no less than 273m² and a concurrent land use consent must be obtained; or
 - (ii) the lot size for a *duplex dwelling* shall be no less than 200m² and a concurrent land use consent must be obtained;
 - (iii) A legal mechanism shall be registered on the title for those lots specifying compliance with the land use consent obtained.
- (ii) A condition of the land use consent will be that the records of title for each *duplex dwelling* is to be legally held together under the same ownership, on a voluntary basis, and shall not be separately disposed of until the framing for each *duplex dwelling* is completed.
- (iii) Additional performance standard for subdivision using Rule 6.1.2(l)
 - a) Where lots less than 325m² are proposed:
 - (i) the lot size for a one *residential unit* shall be no less than 273m² and a concurrent land use consent must be obtained; or
 - (ii) the lot size for a *duplex dwelling* shall be no less than 200m² and a concurrent land use consent must be obtained;
 - (iii) A legal mechanism shall be registered on the title for those lots specifying compliance with the land use consent obtained.

- b) For *terraced housing* a land use consent must be obtained; and
 - (i) A legal mechanism shall also be registered on the title for those lots specifying compliance with the land use consent.
 - (ii) A condition of the land use consent will be that the records of title residential unit is to be legally held together under the same ownership, on a voluntary basis, and shall not be separately disposed of until the framing for each residential unit is completed.
- (iv) Restricted Discretionary Assessment Criteria
See Section 6.5
- (v) Non-compliance
Subdivision that fails to comply with the additional controlled standards in 6.3.13(i) or (iii) above shall be non-complying activity.

C.2.12) Amend Rule 6.3.3 to read as follows:

6.3.3 Structure Plan Areas and Development Area Plans (Restricted Discretionary Activity)

- (i) Additional Performance Standards
Compliance with the relevant Structure Plan for subdivision within the following areas:
 - Eldonwood South Structure Plan
 - Tower Road Structure Plan
 - Banks Road to Mangawhero Road Structure Plan
 - Lockerbie Development Area Plan

Note: The Structure Plans provide important rules that affect the type of subdivision which may be granted including in some cases, restrictions on the number of lots that may be consented.
- (ii) Restricted Discretionary Assessment Criteria
See Section 6.5.
- (iii) Non-compliance
Subdivisions within the Structure Plan and Development Area Plan areas that fails to comply with the additional restricted discretionary standard in 6.3.3(i) above shall be a non-complying activity.

C.2.13) Amend Rule 6.5.4 to read as follows:

6.5.4 Structure Plan Areas and Development Area Plans (Restricted Discretionary Activity)

The assessment of effects shall be restricted to and conditions may be imposed in respect of the following matters within the following Structure and Development Area Plan areas:

- Eldonwood South Structure Plan
- Tower Road Structure Plan

- Banks Road to Mangawhero Road Structure Plan
- [Lockerbie Development Area Plan](#)

The relevant matters are:

- Compliance with the applicable Structure Plan [or Development Area Plan](#)
- The timing, sequencing and funding of infrastructure to service the structure plan area [or Development Area Plan](#).
- ...

Part 8 - Works and Network Utilities

C.2.14) *Amend Tables 8.1.1, 8.2.1, 8.3.1, 8.4.1, 8.5.1, 8.6.1, 8.8.1, 8.9.1 to include Medium Density Residential Zone into each Activity Table.*

Activity	Zones and Precincts								
	Kaitiaki (Conservation), Identified Significant Features	Residential & Medium Density Residential	Rural	Residential, & Settlement Zone (Residential)	Business and Settlement Zone (Commercial Precinct)	Industrial and Settlement Zone (Industrial Precinct)	Rural	Public Reserves	Formed Roads

Part 9 - Transportation

C.2.15) *Insert new rule 9.1.2(xii) to address access and manoeuvring standards as a consequence of the minimum car parking rules being withdrawn from activities within the Medium Density Residential Zone.*

(xii) Access Standards for Medium Density Residential Zone

Parking and manoeuvring areas shall be designed to ensure that all vehicles can enter and exit in a forward direction in the following circumstances;

- For any common vehicle access serving more than one activity or lot;
- For any activity which has access directly off a significant, arterial or collector road; and
- For any activity which has access directly off a road which has a posted speed limit of more than 50 km/h.

Part 10 – Appendix 9: Schedule of Works

C.2.15) – *Insert* the Lockerbie Development Area Plan, as follows:

9.4 Lockerbie Development Area Plan

Description and Purpose Statement

The Lockerbie Development Area Plan (LDAP) is an extension of the existing Lockerbie Estates development to the south of the site in Morrinsville. Key features of the LDAP and supporting zoning and rule framework are to enable and provide for:

- A mixture of section sizes and housing typologies that cater for housing choices for Morrinsville. This mix includes:
 - Larger residential sections at the borders of the LDAP in order to protect the rural interface and enable larger lots that have frontage to Taukoro Road and Tahuna-Morrinsville Road. These sections will utilise the Council existing residential standards but with a larger section size minimum requirement as well as greater back yard setback requirements, when adjoining rurally zoned land.
 - Medium density sized sections through the middle of the site to enable efficient standalone housing with expected variety between single and double garage homes and single and double storey typologies. This outcome is to be achieved through the Medium Density Zone provisions. Similarly, duplexes are provided for.
 - Provision for potential greater intensification in the form of terraced housing in the core of the LDAP through PREC1- Lockerbie.
- An integrated public amenity area that provides for a well-functioning neighbourhood and supports increased intensification. This includes:
 - An open space and reserves network that integrates with the existing wetland and stream network.
 - A walking and cycling network that runs through the Development Area Plan and connects to the recreation and other amenity in the existing Lockerbie Estate development.
 - A neighbourhood park located in the medium density precinct core area.
 - Provision for a storage facility, subject to resource consent approval.

9.4.1 Compliance with the Development Area Plan

The LDAP comprises the following components:

- Additional performance standards for subdivision or development
- Specific infrastructure and servicing standards and their triggers
- The Lockerbie Development Area Plan and supporting figures.

Where a rule in the District Plan requires compliance with the Development Area Plan, then this shall be interpreted as requiring compliance with all components of the LDAP. Where any standard or schedule within the Development Area Plan varies or is inconsistent with

any other District Plan standard or rule, then the provisions of the Development Area Plan shall take precedence.

9.4.2 Additional Performance Standards for Subdivision or Development

Subdivision and development within the LDAP should be considered against the following principles:

- a) Connectivity and block design
 - The breaking up of block length with pedestrian linkages and/or roads.
- b) Clear defined public and private realms/back and fronts
 - All places clearly perceived as either public or private.
- c) Active edges and architectural variation
 - Dwellings to activate uses fronting onto the public areas in front of them.
 - No blank walls on the street edge.
 - Garages to be setback to avoid street frontages dominated by garage doors.
- d) Block and Lot design
 - Residential blocks orientated north to south so that lots generally orientate east and west.
 - Rear lots minimised.
 - Wider lots on corners i.e. between 12-15m.
 - Standalone lot widths to range between 10.5 to 13.5m.
 - Lot widths for duplex dwellings to relate to garage size i.e. 12m for double garage and 9m for single garage.
 - Terraced housing is blocks of no more than 6 i.e. 4 middle units and two book-ends.
- e) Architectural variation
 - Provide for architectural variation in the built form.

9.4.3 Transport Connections

Subdivision and development within the LDAP shall incorporate the following connections and upgrades:

- a) Provide for connections the existing roading network and residential environment located to the south of the LDAP.
- b) Provide for the collector roads and connections to Taukoro Road and Morrinsville-Tahuna Road as per the LDAP.

- c) Provide for a roundabout to be constructed at the Morrinsville-Tahuna Road/Taukoro Road/Hangawera Road intersection.
- d) Two collector road links and connections shall be provided to enable two road corridors through to the rural zoned land to the north-east of the site.
- e) Intersections of Collector Roads shall provide safe and direct connections.
- f) When a roading connection to Morrinsville-Tahuna Road north of Rhonda Read hospital is established and there are additional lots fronting Morrinsville-Tahuna Road, Morrinsville-Tahuna Road shall be upgraded across the frontage of the LDAP in general accordance with the Figure 1 cross-section:
- g) When roading connections to Taukoro Road are established, Taukoro Road shall be upgraded across the frontage of the LDAP in general accordance with the Figure 2 cross-section.

Figure 1: Morrinsville-Tahuna Cross-Section

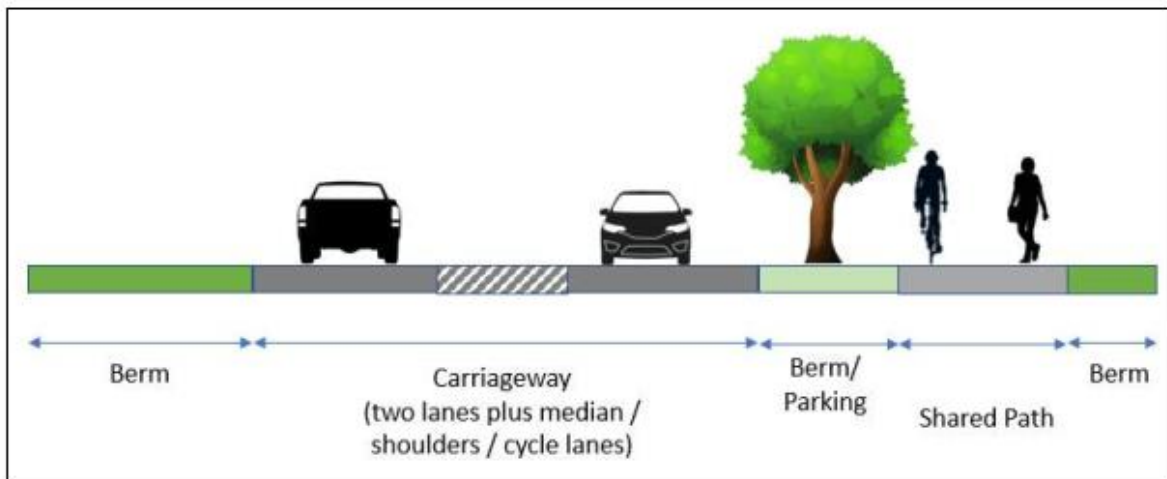
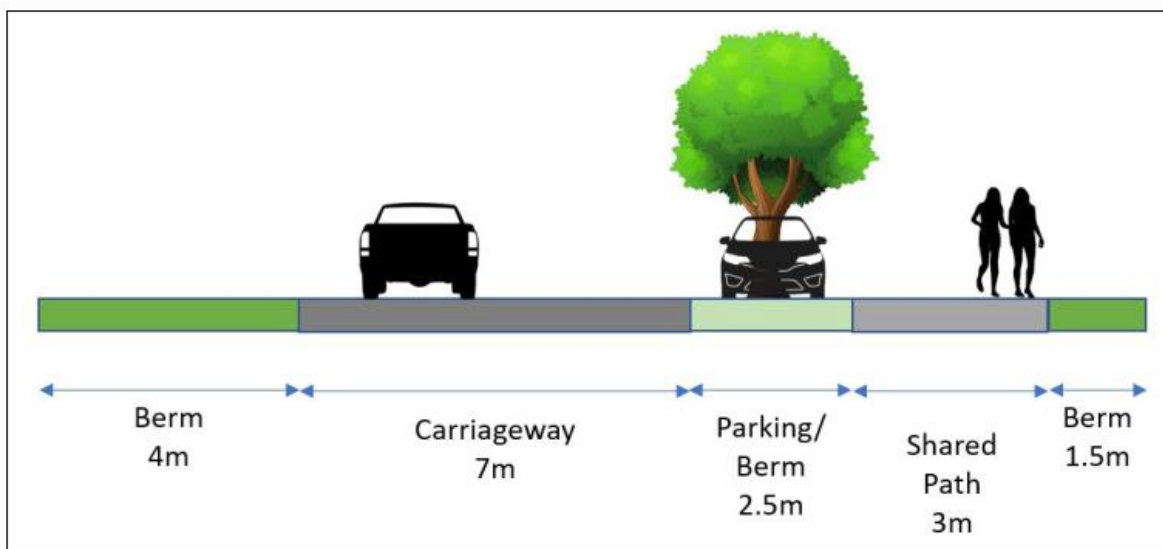


Figure 2: Taukoro Road Cross-Section

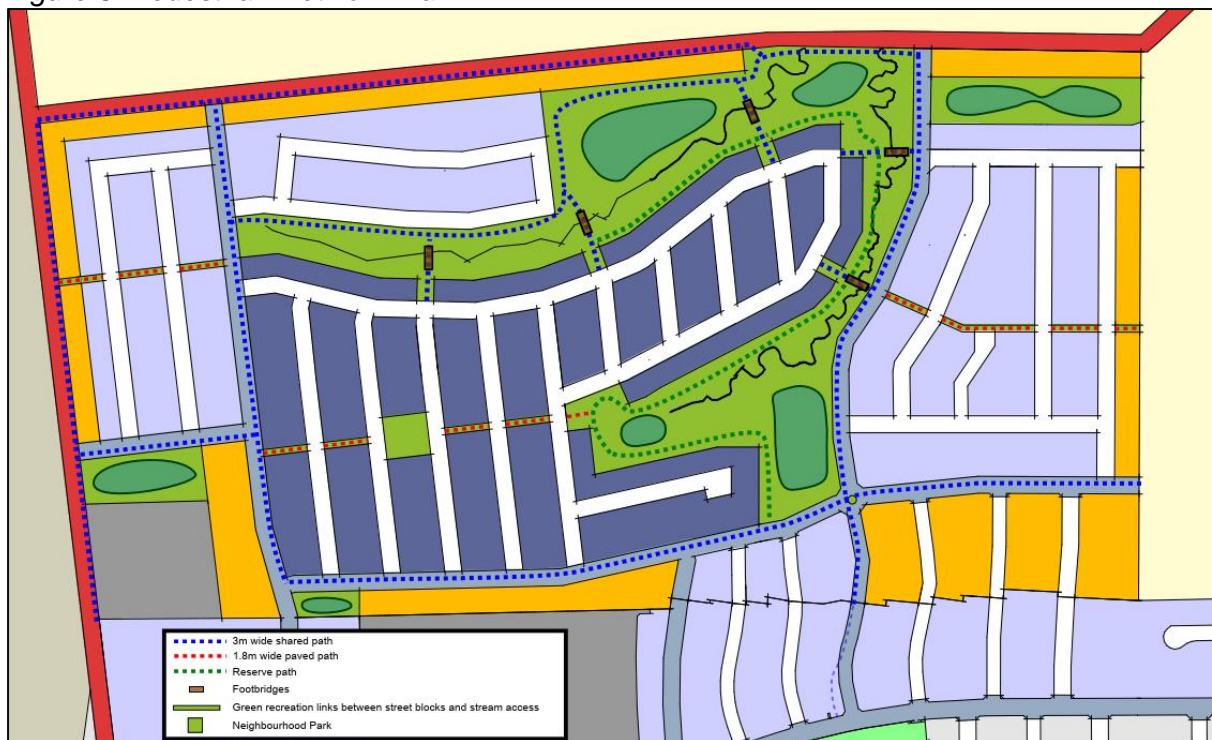


9.4.4 Walking and Cycling

Subdivision and development within the LDAP shall provide for an integrated walking and cycling network including connections to external amenities and corridors. The network shall include but not be limited to:

- a) 3m wide shared paths as shown in Figure 3.
- b) Footpaths along Morrinsville-Tahuna and Taukoro Roads as per the Figure 1 and Figure 2 cross-sections
- c) Pedestrian connections through the green recreation links as shown in Figure 3.

Figure 3: Pedestrian Network Plan



9.4.5 Reserves

Subdivision and development within the LDAP shall provide for a reserve network that provides both active and passive recreational opportunities and provides for stormwater disposal. Reserves shall include, but not be limited to:

- a) A reserve network in general accordance with the LDAP that's core function is stormwater treatment, but has a secondary role of providing for connectivity as demonstrated in Figure 3.
- b) A neighbourhood park within the PREC1- Lockerbie with a minimum size of 2,500m².
- c) Reserves that break up block lengths and provide connections between the reserves, as in the locations demonstrated in Figure 3.

9.4.6 Wastewater

Subdivision and development within the LDAP will require the following wastewater infrastructure and design considerations:

- a) Wastewater design is based on 45 persons per hectare.
- b) A new pump station near Taukoro Road prior to the first residential unit, as the first stage of development, within the LDAP in the location generally shown in Figure 4.
- c) The new pump station shall be designed to collect and pump wastewater from the whole LDAP area into Council's reticulation located at the end of the Lockerbie Street rising main.
- d) The connection between the pump station and Lockerbie Street will be via a rising main along Werewere Street.
- e) A further connection will be required to service the lower south-western catchment.
- f) Potential pump station upgrade works at Allen Street pump station
- g) Reticulation upgrade works to the MPDC wastewater network to service the LDAP
- h) Increased treatment capacity at the Morrinsville Wastewater Treatment Plant.

9.4.7 Water

Subdivision and development within the LDAP will require the following water infrastructure and design considerations:

- a) The operation of the Lockerbie Water Treatment plant and associated bore.
- b) A new water connection to the 250mm truck main constructed as part of the Lockerbie Estates development, south of the LDAP area.
- c) Reticulation upgrades to the MPDC network to service the .
- d) Provisions for water efficiency measures, as necessary.

9.4.8 Stormwater

Subdivision and development within the Lockerbie Development Area Plan will require the following stormwater infrastructure and design considerations:

- a) A piped network that discharges into a wetland or a storage device depending on their catchment area. This network shall be designed to have capacity for the 10-year storm event.
- b) Wetlands or storage devices will be designed to provide extended detention by detaining the 10-year event and limiting post development discharges to 80% of predevelopment levels for the 100-year events.
- c) Individual lot connections, unless it can be demonstrated that on-lot devices are proposed.

Figure 4: Three Waters Plan



LOCKERBIE ESTATE LIMITED
3 WATERS

9.4.9 Triggers for Works

Table 1 sets out the timing for the transportation, reserves and three waters upgrades set out in sections 9.4.3 to 9.4.8 above, where the timing for those works is known.

Table 1: Trigger Points

Transportation and pedestrian networks	
Requirement	When
Shared path extension down Werewere Street	First stage of development
Shared path network within reserves	When the associated reserve is constructed and vested in Council.
Shared path network within the roading network	When the associated road is built and vested in Council
Provision for a connection to Lockerbie Road	When the subdivision reaches 150 lots across the LDAP
Intersection to Morrinsville-Tahuna Road north of Rhonda Read hospital and a shared path from new intersection to the existing pedestrian network.	When subdivision reaches 500 lots across the LDAP
Urbanisation of Morrinsville-Tahuna Road	Either when there are additional lots fronting Morrinsville-Tahuna Road or at the same time the roundabout at Morrinsville-Tahuna and Taukoro Roads is established
Intersections to Taukoro Road	When subdivision reaches 700 lots across the LDAP
Urbanisation of Taukoro Road	When intersections to Taukoro Road are established
Roundabout at Morrinsville-Tahuna Road/Taukoro Road/Hangawera Road including associated land take	When intersections to Taukoro Road are established
Wastewater	
Requirement	When
A new pump station and storage facility in the vicinity of the future intersection of Taukoro Road and Werewere Street to service the	First stage of development
A rising main that connects the new pump station and Lockerbie Street with existing Lockerbie development	First stage of development
Potential pump station upgrade works at Allen Street pump station	Upgrades, if any, to be agreed with Council
Any upgrade works to the MPDC wastewater network	Upgrades to be agreed with Council
Increased treatment capacity at the Morrinsville wastewater treatment plant	Upgrades to be agreed with Council.
Water	
Requirement	When
Lockerbie bore and water treatment plant	To be agreed with Council. Some development may be able to be accommodated without this based on modelling results.
Any upgrade works to the MPDC water network	To be agreed with Council

Stormwater	
Requirement	When
Stormwater treatment devices	To be constructed when supporting catchment is developed
Reserves	
Requirement	When
Neighbourhood park vested and playground equipment installed	When subdivision reaches 450 lots across the LDAP
Smaller reserves, paths, footbridges constructed and vested in Council	To be constructed/vested when adjoining land is developed

Council may impose a consent notice on the balance area, at the time of subdivision, to record the future works that need to be implemented as per the above trigger points.

9.4.10 Development Agreement

The Council and the Developer may need to enter into an agreement for the provision of servicing and infrastructure upgrades required for subdivision and development within and beyond the land included within/live zoned through Plan Change 56 and depicted in the Lockerbie Development Area Plan (LDAP). This may include external or off-site infrastructure, services and/or structures in the four categories set out below.

Any developer agreement will (where applicable) provide for a proportional contribution to any infrastructure upgrades required to service the LDAP, and any contribution will be balanced against the effects of the development and the needs of the existing environment and future development within Morrinsville. In addition, a review of Council's Development Contributions Policy may be required to fully inform the funding of, and cost sharing for new infrastructure.

9.4.10.1 Water

- New water-take consent for Lockerbie Bore with adequate capacity to service the LDAP.
- Reticulation upgrade works to the MPDC water network to service the LDAP.
- New Lockerbie Water Treatment Plant.

9.4.10.2 Wastewater

- Reticulation upgrade works to the MPDC wastewater network to service the LDAP.
- New Wastewater Pump Station and Storage Facility in the vicinity of the future intersection of Taukoro Road and Werewere Street.
- Potential pump station upgrade works at Allen Street Pump Station.
- Increased treatment capacity at the Morrinsville Wastewater Treatment Plant.

9.4.10.3 Transport

- Morrinsville-Tahuna urbanisation (eastern side) and intersections.
- Taukoro Road urbanisation (southern side) and intersections.
- New Roundabout at the intersection of Taukoro Road and Morrinsville–Tahuna Road (Studholme Street).

9.4.10.4 Reserves

- Development of the reserves/stream upgrades and planting will be undertaken by the Developer wholly at its cost and will vest in Council free of charge. Development Contributions for reserves will continue to apply.

Part 11 - Planning Maps

C.2.16) – Amend Planning Map 26 to remove Rural zoning and Future Residential Policy Area from the site and replace with the zoning shown on the Lockerbie Zoning Plan.

Part 12 – Structure Plans

C.2.17) – Insert the Lockerbie Development Area Plan

Definitions

For the purpose of Plan Change 56, the following definitions will apply only in relation to activities and provisions within Section 17 of the District Plan and any associated rule mechanism.

In some instances, the definitions are those mandated for adoption by the National Planning Standards. These are identified by the annotation (NPS).

Insert the following definitions into Section 15.

Activity	Proposed Definition
Accessory building (NPS)	For the <i>Medium Density Residential Zone</i> , means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any <i>minor residential unit</i> .
Allotment (NPS)	has the same meaning as in section 218 of the RMA
Ancillary Activity (NPS)	For the Medium Density Residential Zone, means an activity that supports and is subsidiary to a primary activity.
Building (NPS)	For the Medium Density Residential Zone, means a temporary or permanent movable or immovable physical construction that is: <ul style="list-style-type: none"> a. partially or fully roofed, and b. is fixed or located on or in <i>land</i>, but c. excludes any motorised vehicle or other mode of transport that could be moved under its own power.
Building coverage (NPS)	For the Medium Density Residential Zone, means the percentage of the <i>net site area</i> covered by the <i>building footprint</i> .
Building footprint (NPS)	For the Medium Density Residential Zone, means, in relation to <i>building coverage</i> , the total area of <i>buildings</i> at ground floor level.
Duplex dwelling	Means a residential building comprising two attached residential units on one allotment, or two Computer Freehold Registers where subsequently subdivided. For the avoidance of doubt, residential units physically connected by one or more accessory buildings, such as garages, will also be deemed to be attached.
Design feature	For the Medium Density Residential Zone, means a distinctive part of a building designed for visual effect that is not integral to the day to day functioning of that <i>building</i> .
Earthworks (NPS)	For the Medium Density Residential Zone, means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, cultivation and disturbance of land for the installation of fence posts.
Educational facility (NPS)	For the Medium Density Residential Zone, means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.
Height (NPS)	For the Medium Density Residential Zone, means the vertical distance between a specified reference point and the highest point of any feature structure or building above that point.
Height in relation to boundary (NPS)	For the Medium Density Residential Zone, means the height of a structure, building or feature, relative to its distance from either the boundary of;

	<ul style="list-style-type: none"> a. a <i>site</i>; or b. another specified reference point.
Home business (NPS)	<p>For the Medium Density Residential Zone, means a commercial activity that is:</p> <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the <i>site</i>; and b. incidental to the use of the <i>site</i> for a <i>residential activity</i>.
Land (NPS)	has the same meaning as in section 2 of the RMA
Net site area (NPS)	<p>For the Medium Density Residential Zone, means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> a. any part of the <i>site</i> that provides legal access to another <i>site</i>; b. any part of a rear <i>site</i> that provides legal access to that <i>site</i>; c. any part of the <i>site</i> subject to a designation that may be taken or acquired under the Public Works Act 1981.
Outdoor Living Space (NPS)	For the Medium Density Residential Zone, means an area of open space for the use of the occupants of the <i>residential unit</i> or units to which the space is allocated.
Residential Activity (NPS)	For the Medium Density Residential Zone, means the use of <i>land</i> and <i>building(s)</i> for people's living accommodation.
Residential unit (NPS)	For the Medium Density Residential Zone, means a <i>building(s)</i> or part of a <i>building</i> that is used for a <i>residential activity</i> exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities
Site (NPS)	<p>For the Medium Density Residential Zone, means:</p> <ul style="list-style-type: none"> a. an area of <i>land</i> comprised in a single record of title under the Land Transfer Act 2017; or b. an area of <i>land</i> which comprises two or more adjoining legally defined <i>allotments</i> in such a way that the <i>allotments</i> cannot be dealt with separately without the prior consent of the council; or c. the <i>land</i> comprised in a single <i>allotment</i> or balance area on an approved survey plan of <i>subdivision</i> for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of <i>land</i> subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
Terraced housing	Means a residential building comprising three or more attached residential units. For the avoidance of doubt, residential units physically connected by one or more accessory buildings, such as garages, will also be deemed to be attached.
Rear access lot	Means a lot that has frontage to both a public road and an access site, or a right of way.