

## PLAN CHANGE 47 – PROPOSED PLAN PROVISIONS

MATAMATA		
PROPOSED CHANGES		NOTES
Zoning	<p>A number of changes are proposed to the zoning of properties within and around Matamata.</p> <p>The area and proposed changes are shown on Plan Change maps Matamata MM2- MM6 and the Proposed District Plan Maps including the Eldonwood South and Tower Road Structure Plans.</p> <p>A summary of the zoning changes is also listed below.</p>	
• New Business Zone	<p><b><u>Change</u></b> the zoning of the following properties from Residential to Business with a Business/Residential Interface Overlay:</p> <ul style="list-style-type: none"> <li>• East side of Smith Street between Broadway and Farmers Road,</li> <li>• East side of Waharoa Road East from 13 Waharoa Road East up to and including the new Warehouse site,</li> <li>• 13 Meura Street to Tamihana Street, and</li> <li>• North side of Broadway from Vosper Street to Hohaia Crescent</li> </ul>	
• New Industrial Zone	<p><b><u>Change</u></b> the zoning of the following properties from Rural to Industrial:</p> <ul style="list-style-type: none"> <li>• East of Rockford Street to boundary of Lot 2 DP 313622 and PtL 4 DPS 803 on State Highway 24</li> </ul>	
• Precinct F	<p><b><u>Change</u></b> the zoning of the following properties:</p> <ul style="list-style-type: none"> <li>• The properties within the existing Precinct F Area in accordance with Eldonwood South Structure Plan.</li> </ul>	
• Rural-Residential	<p><b><u>Change</u></b> the zoning of the following properties from Rural-Residential to Rural Residential 2:</p> <ul style="list-style-type: none"> <li>• North of Station Road and west of Sheffield Street</li> </ul>	
• Residential	<p><b><u>Change</u></b> the zoning of the following property from Rural to Residential</p> <ul style="list-style-type: none"> <li>• Land parcel located between Bridie Avenue and Magnolia Drive (North of Tower Road) and in accordance with the Tower Road Structure Plan.</li> </ul>	
Future Residential Policy Area	<p>A new area is proposed north of Tower Road as a Future Residential Policy Area (which is adjacent to a new Residential Zone) and is shown on Plan Change Map MM2). This area will retain its Rural zoning but the policy area will signal that this area may be considered for residential development at some point in the future should demand occur for more residential zoning. Any residential development will require a further plan change process.</p> <p>The area identified for the Future Policy area is approximately 48 ha and could provide for a yield of 384 dwellings (based on an average yield of 8 dwellings per ha).</p>	
	<p><b><u>Insert</u></b> a new Future Residential Policy Area overlay onto the planning maps.</p>	<p>It is proposed to have Future Residential Policy Areas in each of our three towns. New plan provisions are also</p>

		proposed for these areas – refer General Plan Provisions section.
<b>Residential Infill</b>	<p>The area for Residential Infill development is proposed to change. Currently it is defined as being 200m or less from a Business Zone boundary. The plan change proposes to identify the Residential Infill area based on a defined area around the town centre.</p> <p>The Residential Infill area is shown on Plan Change Map MM3 and on the Proposed Planning Maps.</p>	
	<u><i>Insert</i></u> a new Residential Infill overlay onto the planning maps.	The spatial area for Residential Infill is proposed to be inserted and shown on the planning maps for Morrinsville, Matamata and Te Aroha. New plan provisions are also proposed for the Infill Areas – refer General Plan Provisions section.
<b>Equine Areas</b>	<p>A new area is proposed around the Matamata racecourse which will enable limited opportunities for subdivision of lots for equine related activities. The underlying zoning of this area will remain as Rural.</p> <p>The Equine Area is shown on Plan Change Map MM1 and on the Proposed Planning Maps.</p>	
	<u><i>Insert</i></u> a new Equine Area overlay onto the planning maps.	An Equine Area is proposed to be inserted and shown on the planning maps for Matamata and Te Aroha. New plan provisions are also proposed for the Equine Areas – refer General Plan Provisions section.
<b>Precinct F (Eldonwood South)</b>	<p>Precinct F describes the area between Firth Street and Station Road which is currently subject to a specific set of plan provisions and a Structure Plan for development including infrastructure and servicing. It is proposed to remove the existing plan provisions and replace these with a combination of residential, rural residential and rural zoning.</p> <p>It is also proposed to relabel the area from ‘Precinct F’ to Eldonwood South as ‘Precinct F’ does not identify the location of the area. The area affected and the proposed new zonings are shown on Plan Change Map MM4 and on the Proposed Planning Maps. Refer also to the Eldonwood South Structure Plan.</p>	
	<p><u><i>Replace</i></u> Appendix 9.2 Precinct F Structure Plan Area (Plan and Text) with Eldonwood South Structure Plan.</p> <p><u><i>Relabel</i></u> Precinct F to Eldonwood South</p> <p><u><i>Change</i></u> the zoning of the Precinct F area to Residential, Rural-Residential 1, Rural-Residential 2 and Rural in accordance with Plan Change Map MM4 and the Eldonwood South Structure Plan.</p>	Specific numbering of rule reference will be confirmed at the time of the final decisions version and may include consequential numbering changes.

	<p><u>Delete</u> Objective 3.4.2 O6, Policy 9; Objective 2.4.2 O2 and Policy 2 and Implementation Methods.</p> <p><u>Delete</u> Rule 1.4.21 (Subdivision restricted discretionary activities in Precinct F).</p> <p><u>Delete</u> Rule 1.4.31 General Rules – (Neighbourhood nodes)</p> <p><u>Amend</u> Section 6 in relation to existing Precinct F provisions <i>Refer Plan Change 47 – Section 6 Track Change (Appendix B)</i></p> <p><u>Amend</u> Rule 1.4 Notes, Rule 3.1.1, 3.1.2 iii, 3.1.3, 3.2.1, 3.2.2(ii) to remove reference to Precinct F and associated rule provisions</p> <p><u>Delete</u> Provisions for Comprehensive Residential Development and neighbourhood nodes, including Activity Status Table 2.2: - 3.2, 3.4, 3.14, 3.15, 3.16 Rule 1.4.32, 4.13 and Rule 4.14.</p>	
<b>Shop Frontage Areas</b>	The Plan Change has considered the extent of the Shop Frontage Area in Matamata, as well as Morrinsville and Te Aroha. For Matamata, it is considered that the existing Shop Frontage Areas are appropriate and no changes are proposed.	
	<u>Retain</u> the existing Shop Frontage Area on the planning maps.	For clarification, the extent of the Shop Frontage Areas in Matamata is within the scope of this Plan Change and therefore business owners and other parties may submit on this topic.
<b>Principal Road Landscaping Areas</b>	<p>It is proposed to delete the existing provisions which require landscaping in the front yard of all business and industrial sites and only require landscaping on sites which have frontage to roads along the entrance corridors into each of our towns. These frontage areas will be called Principal Road Landscaping Areas. The actual requirements for landscaping on these sites will also be more flexible than what is required under the existing District Plan provisions.</p> <p>For Matamata, the Principal Road Landscaping Areas are located along parts of Broadway and Waharoa Road West. Refer Plan Change Map MM5 and Proposed Planning Maps.</p>	
	<u>Insert</u> a new Principal Road Landscaping Area overlay onto the planning maps.	New plan provisions are also proposed for these areas – refer General Plan Provisions section.

MORRINSVILLE		
PROPOSED CHANGES		NOTES
<b>Zoning</b>	<p>A number of changes are proposed to the zoning of properties within and around Morrinsville.</p> <p>The area and proposed changes are shown on Plan Change Maps MV1-MV5 and the Proposed District Plan Maps including the Horrell Road Structure Plan.</p> <p>A summary of the zoning changes is also listed below.</p>	
<ul style="list-style-type: none"> <li>• New Rural Zone and Future Residential Policy Area</li> </ul>	<p><b><u>Change</u></b> the zoning of the following properties from Rural Residential to Rural and introduce a Future Residential Policy Area:</p> <ul style="list-style-type: none"> <li>• The area south of Taukoro Road</li> </ul>	
<ul style="list-style-type: none"> <li>• Rural-Residential</li> </ul>	<p><b><u>Change</u></b> the zoning of the following properties from Rural-Residential to Rural-Residential 2:</p> <ul style="list-style-type: none"> <li>• The area southwest of Hangawera Road</li> </ul> <p><b><u>Change</u></b> the zoning of the following properties from Rural to Rural-Residential 1:</p> <ul style="list-style-type: none"> <li>• The area south of State Highway 26 and bounding onto the existing railway line.</li> <li>• The area north of Kuranui Road</li> <li>• Properties to the west of Horrell Road in accordance with the Horrell Road Structure Plan. Refer also Horrell Road Notice of Requirement.</li> </ul>	
<ul style="list-style-type: none"> <li>• Industrial</li> </ul>	<p><b><u>Change</u></b> the zoning of the following properties from Rural to Industrial</p> <ul style="list-style-type: none"> <li>• The corner area between Kereone Road and Morrinsville-Walton Road up to the existing boundary with the Industrial Zone.</li> </ul>	
<b>Future Residential Policy Area</b>	<p>A new area is proposed south of Taukoro Road as a Future Residential Policy Area. This area is shown on Plan Change Map MV2 and is proposed to have a Rural Zone but the policy area will signal that this area may be considered for residential development at some point in the future should demand occur for more residential zoning. Any residential development will require a further plan change process.</p> <p>The area identified for the Future Policy area is approximately 43.8 ha and could provide for a yield of 350 dwellings (based on an average yield of 8 dwellings per ha).</p>	
	<p><b><u>Insert</u></b> a new Future Residential Policy Area overlay onto the planning maps.</p>	<p>It is proposed to have Future Residential Policy Areas in each of our three towns. New plan provisions are also proposed for these areas – refer General Plan Provisions section.</p>
<b>Residential Infill Area</b>	<p>The area for Residential Infill development is proposed to change. Currently it is defined as being 200m or less from a Business Zone</p>	

	<p>boundary. The plan change proposes to identify the Residential Infill Area based on a defined area around the town centre.</p> <p>The Residential Infill Area is shown on Plan Change Map MV4 and on the Proposed Planning Maps.</p>	
	<p><b><u>Insert</u></b> a new Residential Infill overlay onto the planning maps.</p>	<p>A spatial area for Residential Infill is proposed to be inserted for Morrinsville, Matamata and Te Aroha. New provisions are also proposed for the Infill Areas – refer General Plan Provisions section.</p>
<b>Shop Frontage Areas</b>	<p>The Plan Change has considered the extent of the Shop Frontage Area in Morrinsville as well as Matamata and Te Aroha. For Morrinsville, it is considered that the existing Shop Frontage Areas are appropriate and no changes are proposed.</p>	
	<p><b><u>Retain</u></b> the existing Shop Frontage Area on the planning maps.</p>	<p>For clarification, the extent of the Shop Frontage Areas in Morrinsville is within the scope of this Plan Change and therefore business owners and other parties may submit on this topic.</p>
<b>Principal Road Landscaping Areas</b>	<p>It is proposed to delete the existing provisions which require landscaping in the front yard of all business and industrial sites and only require landscaping on sites which have frontage to roads along the entrance corridors into each of our towns. These frontage areas will be called Principal Road Landscaping Areas. The actual requirements for landscaping on these sites will also be more flexible than what is required under the existing District Plan provisions.</p> <p>For Morrinsville, the Principal Road Landscaping Areas are located along parts of Thames Street, Marshall Street, Allen Street, Studhome Street and the new Industrial Zone at Kereone Road. Refer Plan Change Map MV3 and Proposed Planning Maps.</p>	
	<p><b><u>Insert</u></b> a new Principal Road Landscaping Area overlay onto the planning maps.</p>	<p>New plan provisions are also proposed for these areas – refer General Plan Provisions section.</p>

TE AROHA		
PROPOSED CHANGES		NOTES
<b>Zoning</b>	<p>A number of changes are proposed to the zoning of properties in and around Te Aroha.</p> <p>The area and proposed changes are shown on Plan Change Maps TA2-TA5 and Proposed Planning Maps.</p> <p>A summary of the zoning changes is also listed below.</p>	
<ul style="list-style-type: none"> <li>Rural-Residential Zone 1 and 2</li> </ul>	<p><b><u>Change</u></b> the zoning of the existing Rural-Residential Zone west of Grattan Road, with a central portion rezoned to Rural-Residential 2 and the remainder zoned to Rural.</p> <p><b><u>Change</u></b> the zoning of the lower portion of Rural zoned land on Golf Course Road from Rural to Rural-Residential 2.</p>	
<ul style="list-style-type: none"> <li>Rural Zone</li> </ul>	<p><b><u>Change</u></b> the zoning of the upper portion of the existing Rural-Residential area south of Tui Road to Rural Zone.</p>	
<ul style="list-style-type: none"> <li>Residential Zone</li> </ul>	<p><b><u>Change</u></b> the zoning of the lower portion of the existing Rural-Residential area south of Tui Road to Residential.</p> <p><b><u>Change</u></b> the zoning west of Stirling Street from Rural-Residential to Residential in accordance with the Stirling Street Structure Plan.</p> <p><b><u>Change</u></b> the zoning of 37 and 39 Whitaker Street from Rural to Residential</p>	
<b>Future Residential Policy Area</b>	<p>A new area is proposed west of Stanley Road as a Future Residential Policy Area. This area is shown on Plan Change Map TA4 and will change its underlying zoning from Rural residential to Rural. The policy area will signal that this area may be considered for residential development at some point in the future should demand occur for more residential zoning. Any residential development will require a further plan change process.</p> <p>The area identified for the Future Policy area is approximately 18 ha and could provide for a yield of 143 dwellings (based on an average yield of 8 dwellings per ha).</p>	
	<p><b><u>Insert</u></b> a new Future Residential Policy Area overlay onto the planning maps.</p>	<p>It is proposed to have Future Residential Policy Areas in each of our three towns. New plan provisions are also proposed for these areas – refer General Plan Provisions section.</p>
<b>Residential Infill Area</b>	<p>The identified area for Residential Infill development is proposed to change. Currently it is defined as being 200m or less from a Business Zone boundary. A plan change proposes to identify the Residential Infill Area based on a spatial area around the town centre.</p> <p>The Residential Infill Area and proposed changes are shown on Plan Change Map TA3 and the Proposed Planning Map.</p>	
	<p><b><u>Insert</u></b> a new Residential Infill overlay onto the planning maps.</p>	<p>A spatial area for Residential Infill is proposed to be inserted for Morrinsville,</p>

		Matamata and Te Aroha. New provisions are also proposed for the Infill Areas – refer General Plan Provisions section.
<b>Principal Road Landscaping Areas</b>	<p>It is proposed to delete the existing provisions which require landscaping in the front yard of all business and industrial sites and only require landscaping on sites which have frontage to roads along the entrance corridors into each of our towns. These frontage areas will be called Principal Road Landscaping Areas. The actual requirements for landscaping on these sites will also be more flexible than what is required under the existing District Plan provisions.</p> <p>For Te Aroha, the Principal Road Landscaping Areas are located along parts of Whittaker Street and Kenrick Street. Refer Plan Change map TA5 and Proposed Planning Maps.</p>	
	<u><b>Insert</b></u> a new Principal Road Landscaping Area overlay onto the planning maps.	New plan provisions are also proposed for these areas – refer General Plan Provisions section.
<b>Te Aroha Character Area</b>	<p>It is proposed to amend the area of the Te Aroha Character Area and focus more specifically on the areas along the main shopping areas (Whittaker Street) and connections to the domain.</p> <p>Refer Plan Change Map TA6 and to the Proposed Planning Maps.</p>	
	<u><b>Amend</b></u> the area of the Te Aroha Character Area.	New plan provisions are also proposed for these areas – refer General Plan Provisions section.
<b>Equine Areas</b>	<p>A new area is proposed around the Te Aroha racecourse which will enable limited opportunities for subdivision of lots for equine related activities. The underlying zoning of this area will remain as Rural.</p> <p>The Equine Area is shown on Plan Change Map TA1 and on the Proposed Planning Maps.</p>	
	<u><b>Insert</b></u> a new Equine Area overlay onto the planning maps.	An Equine Area is proposed to be inserted and shown on the planning maps for Matamata and Te Aroha. New plan provisions are also proposed for the Equine Areas – refer General Plan Provisions section.
<b>Shop Frontage Areas</b>	<p>The Plan Change proposes some minor changes to the Shop Frontage Area in the town centre. The changes propose to reduce the extent of the Shop Frontage Area along Whittaker Street, Lawrence Avenue and Boundary Road.</p> <p>The proposed changes are shown on Plan Change Map TA5 and the Proposed Planning Maps.</p>	
	<u><b>Amend</b></u> the Shop Frontage Area on the planning maps.	

## GENERIC PLAN PROVISIONS

PROPOSED CHANGES		NOTES
Residential Infill	These new provisions will apply to the new areas for Residential Infill as identified on the Planning Maps. The density for Residential Infill is proposed to be amended and new urban design standards are also proposed to ensure that any Residential infill development is well design and compatible with the surrounding residential areas.	
• Objectives and Policies	<p><b><u>Insert</u></b> A new Policy P6 in Section 3.5.2.1</p> <p><b>P6</b> <i>To enable infill housing in identified residential areas where such development demonstrates good urban design and is compatible with surrounding residential character.</i></p>	
• Rules	<p><b><u>Insert</u></b> A new rule for Residential Infill housing (4.13)</p> <p><b>4.13</b> <i>Residential Infill Development</i></p> <p><b>4.13.1</b> <i>Restricted Discretionary Activities – Residential Infill</i></p> <p><i>Residential Infill development and subdivision within identified areas complying with the standards of Rule 4.13.4.</i></p> <p><i>For the purpose of this rule, <u>identified areas</u> are defined as the Residential infill areas shown on the planning maps for Matamata, Morrinsville and Te Aroha, and within 200m of the Residential Business Zone boundary for Waharoa and Waihou.</i></p> <p><b>4.13.2</b> <i>Discretionary Activities – Residential Infill</i></p> <p>(a) <i>Residential Infill development and subdivision within an identified area that does not comply with the standards of Rule 4.13.4.</i></p> <p>(b) <i>Residential Infill development and subdivision complying with the standards of Rule 4.13.4 not within an identified area.</i></p> <p><b>4.13.3</b> <i>Non-Complying - Residential Infill</i></p> <p>(a) <i>Residential Infill development and subdivision not within an identified area and not complying with the standards of Rule 4.13.4.</i></p> <p>(b) <i>Any subdivision for Residential Infill which does not give effect to an approved land use consent.</i></p> <p><b>4.13.4</b> <i>Development Standards – Residential Infill Development</i></p> <p>(i) <i>Overall Site Standards</i></p> <p>(a) <i>One dwelling per 325m<sup>2</sup> net site area.</i></p> <p>(ii) <i>Building Envelope</i></p> <p><i>Unless amended by the following specific rule standards, the standards of 3.1 shall apply.</i></p> <p>(iii) <i>Urban Design Standards</i></p> <p>(a) <i>Each dwelling shall have a household recreational space which:</i></p> <ul style="list-style-type: none"> <li>• <i>Is not less than 60m<sup>2</sup> in area.</i></li> <li>• <i>Contains no dimension less than 3 metres</i></li> <li>• <i>Contain a circle of 6m in diameter located to the north, east or west of the dwelling and</i></li> </ul>	



	<p>which is accessed directly from the main living areas.</p> <ul style="list-style-type: none"> <li>• At least 30m<sup>2</sup> of this area must be located to the north, east or west of the dwelling.</li> <li>• Shall be located clear of parking and manoeuvring space.</li> </ul> <p>The household recreational space may contain a first floor balcony/deck between 10m<sup>2</sup> and 15m<sup>2</sup> with no dimension less than 1.8m.</p> <p>(b) The design of all dwellings shall only provide for two levels (ground floor and first floor).</p> <p>(c) Any building exterior wall shall not exceed 15m in length without provision for a 2m by 2m step.</p> <p>(e) Each dwelling shall have an exclusive net site area where the total building coverage shall not exceed 45%.</p> <p>(f) Each dwelling shall have an exclusive net site area which has no less than 20% permeable surface comprising gardens or lawn area.</p> <p>(g) No yard or height relative to boundaries rules shall apply to internal boundaries.</p> <p>(iv) <b>Development Suitability</b></p> <p>All Residential Infill development and subdivision shall comply with the performance standards listed in Rule 5.9.</p> <p>4.13.5 <b>Restricted Discretionary Assessment Criteria</b></p> <p>Council has reserved control and may impose conditions in respect of the following matters:</p> <ul style="list-style-type: none"> <li>(a) The performance standards listed in Section 6.2.</li> <li>(b) Urban Design</li> <li>(c) Residential character and amenity</li> </ul> <p>4.13.6 <b>Notification Rule</b></p> <p>An application for a Restricted Discretionary activity in accordance with Rule 4.13.1 shall be assessed and determined on a non-notified basis and no affected parties shall be identified.</p> <p><b>Amend</b> Table 2.2 to include provision for subdivision for Residential Infill development.</p> <table border="1" data-bbox="504 1572 1075 1727"> <thead> <tr> <th>Activity</th> <th>Residential</th> </tr> </thead> <tbody> <tr> <td>1. Minimum Lot size 350m<sup>2</sup> (within 200m of Residential/Business zone boundary) Residential Infill</td> <td>€ See Rule 4.13</td> </tr> </tbody> </table> <p><b>Amend</b> Table 6.1 to include provision for subdivision and Residential Infill development.</p> <p>Refer Rule 6.1 in Plan Change 47 – Section 6 Track Change (Appendix C)</p>	Activity	Residential	1. Minimum Lot size 350m <sup>2</sup> (within 200m of Residential/Business zone boundary) Residential Infill	€ See Rule 4.13	
Activity	Residential					
1. Minimum Lot size 350m <sup>2</sup> (within 200m of Residential/Business zone boundary) Residential Infill	€ See Rule 4.13					
<p><b>Equine Areas</b></p>	<p>These new provisions will apply to the new Equine Areas around the Matamata and Te Aroha racecourses. It is proposed to enable subdivision for equine activities</p>					

	subject to specific rules about the size of the lots and how they will be used.	
• Objectives and Policies	<b><u>Insert</u></b> New Policy 3.4.2 P6 <b><i>P6</i></b> <i>To provide opportunity for limited subdivision of new lots around the Matamata and Te Aroha racecourses that support the equine sector.</i> And renumber remaining policies.	
• Rules	<b><u>Insert</u></b> New Activity Rule for Equine Lots into Table 6.1 <b><u>Insert</u></b> New performance standard rule for Equine Lots <i>Refer Rule 6.1 and Rule 6.3 in Plan Change 47 – Section 6 (Appendix B)</i>	
<b>Future Residential Policy Areas</b>	These new provisions will apply to the new Future Residential Policy Areas. It is intended that these areas will retain their Rural zoning and that the Policy Area will only take affect if any form of significant subdivision or development was proposed which could compromise the area for future residential development.	
• Objectives and Policies	<b><u>Insert</u></b> A new Policy P4 in Section 3.3.2.1 <b><i>P4</i></b> <i>To identify potential areas for future residential development which should be protected from new subdivision and development which may compromise the future intended use.</i>	
• Rules	<b><u>Insert</u></b> A new performance standard Rule 5.9 for activities within the Future Residential Policy Area to change the permitted activity status to Controlled activity and renumber existing Rule 5.9. <b><i>Rule 5.9 Future Residential Policy Areas</i></b> <i>Any activity shall not be located within a Future Residential Policy Area in a location which may interfere with or compromise the alignment and roading linkage to adjacent Residential Zoned land or road corridor.</i>	
• Rules	<b><u>Insert</u></b> A new assessment criteria Rule 5.10.3(vi) and 6.4.6(x) (for land use and subdivision applications). <b><i>Rule 5.10.3(vi) and 6.4.6 Future Residential Policy Areas</i></b> <i>Whether the proposed land use or subdivision activity may compromise the future ability of the area to be developed for residential development and how this objective can be achieved through changes in the design or layout of the activity.</i> <i>Refer Plan Change 47 – Section 6 Track Change (Appendix C)</i>	
<b>Rural-Residential Subdivision</b>	It is proposed to provide two distinct Rural-Residential Zones that will replace the existing Rural-Residential zone. The proposed zones will have different rules for lot sizes.	
• Rules	<b><u>Amend</u></b> <i>Provisions for Rural Residential subdivision</i> <i>Refer Section 6 Track Change (Appendix B)</i>	
<b>Business Zone</b>	New provisions are proposed for the sites that are proposed to be rezoned to Business. The provisions are proposed to recognise and protect the existing residential amenity of these areas while providing a transition to commercial activities.	

<ul style="list-style-type: none"> <li>Rules</li> </ul>	<p><b><u>Insert</u></b> New activity status for Business/Residential Interface Areas in Table 2.2</p> <table border="1" data-bbox="443 309 1134 434"> <tr> <td>Activity</td> <td>Business</td> </tr> <tr> <td>8.7 Activities within Business/Residential Interface Areas</td> <td>Refer Rule 4.14</td> </tr> </table> <p><b><u>Insert</u></b> New performance standards at Rule 4.14.</p> <p><b>4.14 Business Activities within Business/Residential Interface Areas</b></p> <p><b>4.14.1 Permitted Activities</b></p> <p><i>In addition to the Development Controls listed in Section 3, 4 and 5, any business activity will only be a Permitted Activity in the Business/Residential Interface Areas of the Business Zone if:</i></p> <p>(i) <i>It complies with the definition of a commercial service, medical facility or office, and</i></p> <p>(ii) <i>The activity is established and operated within the confines of the existing building area (excluding parking areas).</i></p> <p><b>4.14.2 Non-compliance</b></p> <p><i>Any business activity which does not comply with 4.14.1 shall be a Discretionary activity and the assessment of effects shall not be restricted.</i></p>	Activity	Business	8.7 Activities within Business/Residential Interface Areas	Refer Rule 4.14	
Activity	Business					
8.7 Activities within Business/Residential Interface Areas	Refer Rule 4.14					
<p><b>Te Aroha Character Area</b></p>	<p>Some changes are proposed to the spatial area of the Character Area and to the rules to focus the assessment of any effects regarding heritage to the building façade and frontage.</p>					
<ul style="list-style-type: none"> <li>Rules</li> </ul>	<p><b><u>Amend</u></b> Section 10 <i>Refer Plan Change 47 – Section 10 (Appendix C)</i></p> <p><b><u>Delete</u></b> Rule 3.4.5</p> <p><b><u>Add</u></b> New definition</p> <p><i>“Building Façade or Frontage” in relation to the Te Aroha Character Area means the building façade directly facing the street and the exposed sides of the building where these are viewable from the street frontage. Any building which is located behind another building will not be deemed to have a building façade or frontage in this instance.”</i></p>	<p>The proposed changes to these rules have been developed in association with a review of the extent of the Character Area which is proposed to be amended as part of the plan change.</p>				
<p><b>Landscape Provisions – Business and Industrial Zones</b></p>	<p>It is proposed to delete the existing provisions which require landscaping in the front yard of all business and industrial sites and only require landscaping on sites which have frontage to roads along the entrance corridors into each of our towns. These frontage areas will be called Principal Road Landscaping Areas. The actual requirements for landscaping on these sites will also be more flexible than what is required under the existing District Plan provisions.</p>					
<ul style="list-style-type: none"> <li>Rules</li> </ul>	<p><b><u>Delete</u></b> Rule 3.3.5(i) and (ii) and 3.4.3(ii) and <b><u>replace</u></b> with the following</p> <p><i>Landscaping shall be required on sites that are located within the identified Principal Road Landscaping Areas subject to the following criteria:</i></p> <p>a) <i>A redevelopment of the site is proposed which includes any new or replacement building footprint by 50m<sup>2</sup> or more,</i></p> <p>b) <i>A minimum of 15% of the front yard requirement shall be landscaped and maintained with a mixture of shrubs,</i></p>	<p>The Principal Road Landscaping Areas are shown on the planning maps and generally relate to the entrances to the town centres.</p>				

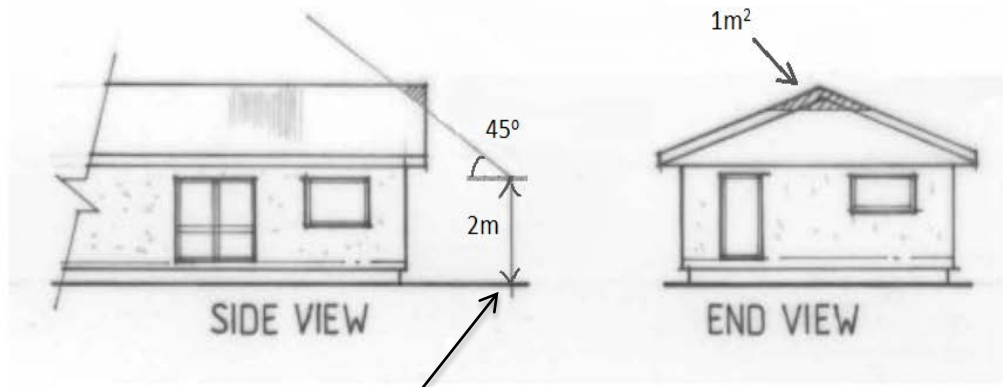
	<p><i>specimen trees and ground cover. The landscaping area shall have a minimum dimension of 1m and shall be located in front of the primary building.</i></p> <p>And renumber sections as required.</p> <p><b><u>Rename</u></b> Rule 3.4.6 to Shop Frontage <b><u>Areas</u></b></p>																																					
Residential Performance Standards																																						
<ul style="list-style-type: none"> <li>Rules</li> </ul>	<p><b><u>Amend</u></b> Rule 3.1.1 as follows</p> <table border="1"> <thead> <tr> <th>(iii)</th> <th colspan="3">Yards – Residential buildings and accessory buildings</th> </tr> </thead> <tbody> <tr> <td></td> <td>General</td> <td></td> <td><i>Except where within an identified Structure Plan (refer Activity Table 2.2) the following apply:</i></td> </tr> <tr> <td></td> <td>Front</td> <td>5.0m</td> <td><del>2.0m</del></td> </tr> <tr> <td></td> <td>Side</td> <td>1.5 m</td> <td><del>1.5m</del></td> </tr> <tr> <td></td> <td>Rear</td> <td><del>1.5m</del></td> <td><del>4.0m</del></td> </tr> <tr> <td></td> <td>Rear site yards</td> <td><del>1.5m</del></td> <td><del>3.0m</del></td> </tr> <tr> <td></td> <td>River protection</td> <td>20.0m</td> <td><del>20.0m</del></td> </tr> <tr> <td></td> <td><i>Rural Yard – yard adjoining a rural-zoned site</i></td> <td><del>Na</del></td> <td><del>20.0m</del></td> </tr> <tr> <td></td> <td><i>Rural Yard – Structure Plan Precinct F, Matamata – Yard adjoining a rural-zoned site inclusive of the Pedestrian walkway (cycloway) adjoining the boundary of the precinct with the Rural Zone.</i></td> <td><del>Na</del></td> <td><del>40.0m</del></td> </tr> </tbody> </table> <p>Provided that <del>for General:</del></p> <p><del>Side and rear, and rear site yard dimensions may be relaxed by up to 50% where it can be demonstrated that vehicle access, parking and outdoor storage can be provided elsewhere on site may be reduced to 1.25m 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;</del></p> <p>(a) On a corner site one front yard may be reduced to 3.0m;</p> <p>(b) Accessory buildings may be erected on any rear, side yard or 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.</p> <p>(c) Compliance with Rule 9.1.2(ix) in relation to garages and carports on corner sites within 5m of the sites front boundary is required.</p>	(iii)	Yards – Residential buildings and accessory buildings				General		<i>Except where within an identified Structure Plan (refer Activity Table 2.2) the following apply:</i>		Front	5.0m	<del>2.0m</del>		Side	1.5 m	<del>1.5m</del>		Rear	<del>1.5m</del>	<del>4.0m</del>		Rear site yards	<del>1.5m</del>	<del>3.0m</del>		River protection	20.0m	<del>20.0m</del>		<i>Rural Yard – yard adjoining a rural-zoned site</i>	<del>Na</del>	<del>20.0m</del>		<i>Rural Yard – Structure Plan Precinct F, Matamata – Yard adjoining a rural-zoned site inclusive of the Pedestrian walkway (cycloway) adjoining the boundary of the precinct with the Rural Zone.</i>	<del>Na</del>	<del>40.0m</del>	
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	<p>(d) All structures on or adjacent to site boundaries must also comply with the provisions of the Building Act.</p> <p><b>Amend</b> Rule 3.1.2 as follows</p> <p>3.1.2 Density</p> <p>Household density shall not exceed:</p> <p>(i) One dwelling per 450 500m<sup>2</sup> of net site area <del>for sites greater than 200 metres from a Residential/ Business zone boundary;</del></p> <p><del>(ii) One dwelling per 350m<sup>2</sup> of nett site area for sites 200 metres or less from a Residential/ Business zone boundary.</del></p> <p><del>(iii) One dwelling per certificate of title in an identified Structure Plan (refer Activity Table 2.2) except where the Comprehensive Residential Development Overlay applies (refer Rule 4.14)</del></p> <p>Note: See Rule 4.13 for density and rule provisions for Infill Residential Areas.</p>	
Rural-Residential Performance Standards		
• Rules	<p><b>Amend</b> Rule 3.2.1(ii) as follows:</p> <p>(iii) Yards</p> <p><u>Rural front yard</u> 25m</p> <p><u>Rural side yard and rear yards</u> 10m</p> <p><u>Rural-Residential front yards</u> 10m</p> <p><u>Rural-Residential side and rear yards</u> 5m</p> <p>River protection yard 20m</p> <p><del>Front yards, side yards and rear yards in an identified Structure Plan 10m</del></p> <p><del>(refer Activity Table 2.2)</del></p> <p><del>Rural Yard – yard adjoining a rural zoned site in an identified Structure Plan 20m</del></p> <p><del>(refer Activity Table 2.2)</del></p> <p><del>Rural Yard – Structure Plan Precinct F, Matamata – yard adjoining a rural 40m</del></p> <p><del>zoned site inclusive of the pedestrian walkway (cycleway) adjoining the boundary of the Precinct with the Rural Zone</del></p>	
Residential Subdivision	Proposed technical changes and also a reduction in minimum lot size to 450m <sup>2</sup> net site area.	
• Rules	Refer Plan Change 47 Section 6 (Appendix B)	
Urban Design Standards and Activity Status for Residential Subdivision	Proposal to remove Urban Design as a standard for all subdivision and only apply it to subdivision for 10 or more lots. This will also affect the status of subdivision for 10 or more lots with a Restricted Discretionary Activity status proposed.	

• Rules	Refer Plan Change 47 Section 6 (Appendix B)	
Restructure of Performance Standards, Matters of Control and Matters of Discretion for Subdivision.	A reformatting of the performance standards and assessment criteria is proposed. In most cases, the same standards have been adopted although specific new provisions have also been proposed as part of this plan change.	
• Rules	Refer Plan Change 47 Section 6 (Appendix B)	
Building Site Coverage and Exclusive Use Area	A new definition is proposed to clarify how the site coverage rule is applied. The new definition calculates site coverage principally on the exterior wall line.	
• Rules	<p><b><u>Insert</u></b> New definition for site coverage</p> <p><i>"Site coverage" means that portion of a site area which may be covered by buildings or parts of a building that are enclosed by the face of any exterior wall of the building, including exterior walls above ground floor level, but excludes:</i></p> <p><i>a) open decks and or balconies which may be covered for sun protection;</i></p> <p><i>b) any part of the eaves (including guttering);</i></p> <p><i>c) structures below ground level.</i></p> <p><b><u>Delete</u></b> Definition for 'Exclusive use area'.</p>	
Other	A number of changes are proposed to the existing rules provisions to ensure that there is alignment with the proposed amendments and other associated provisions within the District Plan. In addition, some rule provisions are proposed to be amended where these do not support the appropriate outcomes sought by the District Plan.	
• Rules	<p><b><u>Delete</u></b> Part Rule 3.1.3 - last sentence and reference to Structure Plan which is no longer relevant.</p> <p><i>Alternative means of compliance</i></p> <p><i>With respect to this rule the maximum building coverage stipulated may be increased to 45% on payment of a Development Contribution for Reserves and Recreational Facilities. See Development Contributions: Section 7. <del>This provision does not apply to an identified Structure Plan (refer Activity Table 2.2).</del></i></p> <p><b><u>Delete</u></b> Rule 3.1.4 (ii) – alternative provisions for outdoor space on multi-household units, which is proposed to be replaced with specific provisions for infill housing.</p> <p><del>(ii) – Alternatively each multi-household unit may provide a living court or balcony with a minimum area of 15m<sup>2</sup> for each unit and a communal area which shall:</del></p> <p><del>(a) – Have a minimum area of 80m<sup>2</sup> for each dwelling in the development;</del></p> <p><del>(b) – Have a readily useable shape that can contribute to the recreational and service needs of the occupants</del></p>	

	<p style="text-align: center;"><del>of the development, such as communal swimming pools, tennis courts;</del></p> <p style="text-align: center;"><del>(c) — Have adequate provision made for its continued maintenance and management.</del></p>	
<b>Delete</b>	<p>Rule 3.1.4 (ii) – <i>Alternative means of compliance</i>, which is no longer considered appropriate as each household unit should have outside space and the rule is rarely applied in practice.</p> <p><del><i>Alternative means of compliance</i></del></p> <p><del><i>With respect to this rule the minimum dwelling recreation area of 80m<sup>2</sup> may be reduced by up to 50% on payment of a Development Contribution for Reserves and Recreational Facilities. See Development Contributions: Section 7.</i></del></p>	
<b>Delete</b>	<p>Rule 3.1.5 – Screening for storage areas on sites containing two or more residential dwellings as the rule is not implemented in practice.</p> <p><del><i>3.1.5 — Screening</i></del></p> <p><del><i>For sites containing two or more residential dwellings</i></del></p> <p><del><i>Where any storage or service area adjoins or directly faces residentially zoned land, public road, public reserve, or a second or subsequent dwelling on the same site, such an area shall be screened by either:</i></del></p> <p><del><i>(i) — A solid wall or screen not less than 1.8m in height; or</i></del></p> <p><del><i>(ii) — Planting to a minimum height of 1.8m.</i></del></p>	
<b>Delete</b>	<p>Rule 3.3.4 – design and appearance of industrial buildings as this rule is not implemented</p> <p><del><i>3.3.4 — Design and appearance of buildings (scheduled and non-scheduled sites)</i></del></p> <p><del><i>All new buildings or structures shall be designed to minimise adverse visual impact on adjacent properties and on the road frontage in particular. No reflective material or unpainted surfaces should be used which could cause glare.</i></del></p>	
<b>Amend</b>	<p>Rule 3.3.5 to apply landscaping standard only to scheduled sites.</p>	
<b>Delete</b>	<p>Rule 3.3.8 – Derelict Buildings as it is doubtful that the rule could be applied.</p> <p><del><i>3.3.8 — Derelict buildings (scheduled and non-scheduled sites)</i></del></p> <p><del><i>If required by Council any buildings and/or structures left unused and in disrepair or derelict shall be removed or repaired within 2 years of the notice being served.</i></del></p>	
<b>Amend</b>	<p>Definition for 'Building' to refer to the Building Act 2004 and delete <del><i>The Third Schedule of the Building Act 1991 defines Exempt Buildings and Building Work. For the avoidance of doubt, excluded from the definition of "Building" shall be any detached building or structure 10m<sup>2</sup> or less in area which does not exceed one storey, and does not contain sleeping accommodation or sanitary facilities for the storage of potable water located closer than its own height to any legal boundary or any residential accommodation. For requirements regarding buildings not requiring building consent see Section 4.6.'</i></del></p>	
<b>Amend</b>	<p>Replace existing 'Apex gable end' diagram in Appendix 2 with 'Building height control in relation to boundary Figure 2' (below).</p>	
<b>Amend</b>	<p>Section 1 of the Proposed Plan to remove existing provisions which will be made redundant by Plan Change 47 including;</p>	
	<p>1.4.20 Subdivision – See Section 6</p> <p>1.4.21 Subdivision – restricted discretionary activities in Precinct F</p> <p>1.2.31 Neighbourhood Node – restricted discretionary activities</p> <p>1.2.32 Comprehensive Residential Development</p>	

**Building height control in relation to boundary:  
Figure 2**



Height measured at the boundary from natural ground level