

Section 8:

DISTRICT WIDE PERFORMANCE STANDARDS FOR DEVELOPMENT AND SUBDIVISION

TABLE OF CONTENTS – SECTION 8.0: DISTRICT WIDE PERFORMANCE STANDARDS FOR DEVELOPMENT AND SUBDIVISION

8.1	BACKGROUND	8.1-1
8.1.1	DESCRIPTION	8.1-1
8.1.2	OBJECTIVES AND POLICIES	8.1-1
8.1.3	TYPES OF PERFORMANCE STANDARDS	8.1-2
8.1.4	ACTIVITY STATUS	8.1-3
8.2	DESIGN AND LOCATION OF BUILDINGS	8.2-1
8.2.1	SETBACK FROM PUBLIC DRAINS, LAKES, RIVERS, STREAMS, FLOODWAYS, SPILLWAYS AND FLOOD PROTECTION WORKS	8.2-1
8.2.1.1	DISCUSSION, PURPOSE AND REASONS	8.2-1
8.2.1.2	ENVIRONMENTAL RESULTS	8.2-1
8.2.1.3	STANDARDS	8.2-2
8.2.1.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.2-2
8.2.2	FLOOR LEVELS	8.2-3
8.2.2.1	DISCUSSION, PURPOSE AND REASONS	8.2-3
8.2.2.2	ENVIRONMENTAL RESULTS	8.2-3
8.2.2.3	STANDARDS	8.2-3
8.2.2.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.2-4
8.2.3	EROSION PROTECTION SETBACK LINES (WHIRITOA BEACH)	8.2-5
8.2.3.1	DISCUSSION, PURPOSE AND REASONS	8.2-5
8.2.3.2	ENVIRONMENTAL RESULTS	8.2-5
8.2.3.3	STANDARDS	8.2-6
8.2.3.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.2-6
8.2.4	SEWAGE PLANT BUFFER AREAS	8.2-7
8.2.4.1	DISCUSSION, PURPOSE AND REASONS	8.2-7
8.2.4.2	ENVIRONMENTAL RESULTS	8.2-7
8.2.4.3	STANDARDS	8.2-7
8.2.4.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.2-7
8.2.5	GLARE AND LIGHTING	8.2-8
8.2.5.1	DISCUSSION, PURPOSE AND REASONS	8.2-8
8.2.5.2	ENVIRONMENTAL RESULTS	8.2-8
8.2.5.3	STANDARDS	8.2-8
8.2.5.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.2-9
8.2A	BUILDINGS, STRUCTURES, SUBDIVISION AND EARTHWORKS WITHIN A HIGH VOLTAGE TRANSMISSION CORRIDOR	8.2A-1
8.2A.1	SETBACK FROM HIGH VOLTAGE TRANSMISSION LINES	8.2A-1

8.2A.1.1	DISCUSSION, PURPOSE AND REASONS	8.2A-1
8.2A.1.2	ENVIRONMENTAL RESULTS	8.2A-1
8.2A.1.3	STANDARDS	8.2A-2
8.2A.1.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.2A-4
8.3	AMENITY MATTERS	8.3-1
8.3.1	NOISE	8.3-1
8.3.1.1	DISCUSSION, PURPOSE AND REASONS	8.3-1
8.3.1.2	ENVIRONMENTAL RESULTS	8.3-1
8.3.1.3	STANDARDS	8.3-2
8.3.1.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.3-8
8.3.2	VIBRATION IN THE GROUND	8.3-9
8.3.2.1	DISCUSSION, PURPOSE AND REASONS	8.3-9
8.3.2.2	ENVIRONMENTAL RESULTS	8.3-11
8.3.2.3	STANDARDS	8.3-11
8.3.2.4	EXPLANATION OF STANDARDS	8.3-12
8.3.2.5	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.3-13
8.4	VEHICLE PARKING, LOADING AND ACCESS	8.4-1
8.4.1	NUMBER AND LOCATION OF PARKING SPACES	8.4-1
8.4.1.1	DISCUSSION, PURPOSE AND REASONS	8.4-1
8.4.1.2	ENVIRONMENTAL RESULTS	8.4-1
8.4.1.3	STANDARDS	8.4-2
8.4.1.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-5
8.4.2	NUMBER AND LOCATION OF LOADING/DROP OFF SPACES	8.4-7
8.4.2.1	DISCUSSION, PURPOSE AND REASONS	8.4-7
8.4.2.2	ENVIRONMENTAL RESULTS	8.4-7
8.4.2.3	STANDARDS	8.4-7
8.4.2.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-8
8.4.3	VEHICLE ACCESS AND CROSSINGS	8.4-9
8.4.3.1	DISCUSSION, PURPOSE AND REASONS	8.4-9
8.4.3.2	ENVIRONMENTAL RESULTS	8.4-11
8.4.3.3	STANDARDS	8.4-11
8.4.3.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-14
8.4.4	DESIGN OF PARKING, DROP OFF AND LOADING SPACES, ACCESS AND TURNING AREAS	8.4-15
8.4.4.1	DISCUSSION, PURPOSE AND REASONS	8.4-15
8.4.4.2	ENVIRONMENTAL RESULTS	8.4-15
8.4.4.3	STANDARDS	8.4-15
8.4.4.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-16

8.4.5	FORMATION, SCREENING AND LANDSCAPING OF PARKING AND LOADING AND MANOEUVRING AREAS	8.4-17
8.4.5.1	DISCUSSION, PURPOSE AND REASONS	8.4-17
8.4.5.2	ENVIRONMENTAL RESULTS	8.4-17
8.4.5.3	STANDARDS	8.4-17
8.4.5.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-18
8.4.6	PROTECTION OF TRAFFIC SIGHT LINES	8.4-20
8.4.6.1	DISCUSSION, PURPOSE AND REASONS	8.4-20
8.4.6.2	ENVIRONMENTAL RESULTS	8.4-20
8.4.6.3	STANDARDS	8.4-20
8.4.6.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-21
8.4.7	CORNER SPLAYS	8.4-23
8.4.7.1	DISCUSSION, PURPOSE AND REASONS	8.4-23
8.4.7.2	ENVIRONMENTAL RESULTS	8.4-23
8.4.7.3	STANDARDS	8.4-23
8.4.7.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-24
8.4.8	INTERNAL ACCESS	8.4-25
8.4.8.1	DISCUSSION, PURPOSE AND REASONS	8.4-25
8.4.8.2	ENVIRONMENTAL RESULTS	8.4-25
8.4.8.3	STANDARDS	8.4-26
8.4.8.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-27
8.4.9	STREET AND ROAD DESIGN	8.4-28
8.4.9.1	DISCUSSION, PURPOSE AND REASONS	8.4-28
8.4.9.2	ENVIRONMENTAL RESULTS	8.4-28
8.4.9.3	STANDARDS	8.4-28
8.4.9.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-29
8.5	INFRASTRUCTURE AND SERVICES	8.5-1
8.5.1	DOMESTIC EFFLUENT DISPOSAL	8.5-1
8.5.1.1	DISCUSSION, PURPOSE AND REASONS	8.5-1
8.5.1.2	ENVIRONMENTAL RESULTS	8.5-1
8.5.1.3	STANDARDS	8.5-1
8.5.1.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.5-2
8.5.2	NON-DOMESTIC EFFLUENT DISPOSAL	8.5-3
8.5.2.1	DISCUSSION, PURPOSE AND REASONS	8.5-3
8.5.2.2	ENVIRONMENTAL RESULTS	8.5-3
8.5.2.3	STANDARDS	8.5-3
8.5.2.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.5-5

8.5.3	WATER SUPPLY	8.5-6
8.5.3.1	DISCUSSION, PURPOSE AND REASONS	8.5-6
8.5.3.2	ENVIRONMENTAL RESULTS	8.5-6
8.5.3.3	STANDARDS	8.5-6
8.5.3.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.5-7
8.5.4	STORMWATER DRAINAGE	8.5-8
8.5.4.1	DISCUSSION, PURPOSE AND REASONS	8.5-8
8.5.4.2	ENVIRONMENTAL RESULTS	8.5-8
8.5.4.3	STANDARDS	8.5-8
8.5.4.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.5-9
8.5.5	DRAINS	8.5-10
8.5.5.1	DISCUSSION, PURPOSE AND REASONS	8.5-10
8.5.5.2	ENVIRONMENTAL RESULTS	8.5-10
8.5.5.3	STANDARDS	8.5-10
8.5.5.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.5-10
8.5.6	TELECOMMUNICATIONS AND POWER	8.5-12
8.5.6.1	DISCUSSION, PURPOSE AND REASONS	8.5-12
8.5.6.2	ENVIRONMENTAL RESULTS	8.5-12
8.5.6.3	STANDARDS	8.5-12
8.5.6.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.5-13
8.6	SECTION 8 - APPENDICES	8.6-1
8.6.1	APPENDIX 1: TABLE 3.1 – URBAN / RURAL ROAD AND ACCESS STANDARDS FOR THE HAURAKI DISTRICT	8.6-2
8.6.2	APPENDIX 2: TABLE 3.2 – URBAN ROAD AND ACCESS STANDARDS FOR THE SETTLEMENTS OF WAIKINO, KARANGAHAKE AND MACKAYTOWN	8.6-3
8.6.3	STRUCTURE PLANS	8.6-4
8.6.3.1	INTRODUCTION	8.6-4
8.6.4	APPENDIX 3: STRUCTURE PLAN – TURUA (RESIDENTIAL)	8.6-5
8.6.4.1	DESCRIPTION	8.6-5
8.6.4.2	ISSUES	8.6-6
8.6.4.3	PURPOSE	8.6-6
8.6.4.4	OBJECTIVES	8.6-6
8.6.4.5	POLICIES	8.6-6
8.6.4.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-7
8.6.4.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-7
8.6.4.8	STRUCTURE PLAN MAP – TURUA (RESIDENTIAL)	8.6-9

8.6.5	APPENDIX 4: STRUCTURE PLAN – NGATEA NORTH (RESIDENTIAL)	8.6-10
8.6.5.1	DESCRIPTION	8.6-10
8.6.5.2	ISSUES	8.6-10
8.6.5.3	PURPOSE	8.6-11
8.6.5.4	OBJECTIVES	8.6-11
8.6.5.5	POLICIES	8.6-11
8.6.5.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-11
8.6.5.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-12
8.6.5.8	STRUCTURE PLAN MAP – NGATEA NORTH (RESIDENTIAL)	8.6-14
8.6.6	APPENDIX 5: STRUCTURE PLAN – NGATEA SOUTH (RESIDENTIAL)	8.6-15
8.6.6.1	DESCRIPTION	8.6-15
8.6.6.2	ISSUES	8.6-15
8.6.6.3	PURPOSE	8.6-16
8.6.6.4	OBJECTIVES	8.6-16
8.6.6.5	POLICIES	8.6-16
8.6.6.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-16
8.6.6.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-17
8.6.6.8	STRUCTURE PLAN MAP – NGATEA SOUTH (RESIDENTIAL)	8.6-19
8.6.7	APPENDIX 6: STRUCTURE PLAN – KEREPEHI NORTH (INDUSTRIAL)	8.6-20
8.6.7.1	DESCRIPTION	8.6-20
8.6.7.2	ISSUES	8.6-20
8.6.7.3	PURPOSE	8.6-21
8.6.7.4	OBJECTIVES	8.6-21
8.6.7.5	POLICIES	8.6-21
8.6.7.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-21
8.6.7.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-22
8.6.7.8	STRUCTURE PLAN MAP – KEREPEHI NORTH (INDUSTRIAL)	8.6-24
8.6.8	APPENDIX 7: STRUCTURE PLAN – KEREPEHI SOUTH (INDUSTRIAL)	8.6-25
8.6.8.1	DESCRIPTION	8.6-25
8.6.8.2	ISSUES	8.6-26
8.6.8.3	PURPOSE	8.6-26
8.6.8.4	OBJECTIVES	8.6-26
8.6.8.5	POLICIES	8.6-26
8.6.8.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-27
8.6.8.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-27
8.6.8.8	STRUCTURE PLAN ACTIVITY SPECIFIC STANDARDS	8.6-28
8.6.8.9	STRUCTURE PLAN RESTRICTED DISCRETIONARY ASSESSMENT CRITERIA FOR STRUCTURE PLAN ACTIVITY SPECIFIC STANDARDS	8.6-29
8.6.8.10	STRUCTURE PLAN MAP – KEREPEHI SOUTH (INDUSTRIAL)	8.6-32

8.6.9	APPENDIX 8: STRUCTURE PLAN – KEREPEHI (RESIDENTIAL)	8.6-33
8.6.9.1	DESCRIPTION	8.6-33
8.6.9.2	ISSUES	8.6-34
8.6.9.3	PURPOSE	8.6-34
8.6.9.4	OBJECTIVES	8.6-34
8.6.9.5	POLICIES	8.6-34
8.6.9.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-35
8.6.9.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-37
8.6.9.8	STRUCTURE PLAN MAP – KEREPEHI (RESIDENTIAL)	8.6-38
8.6.9.9	STRUCTURE PLAN MAP – KEREPEHI – RIMU STREET SOUTH (RESIDENTIAL)	8.6-39
8.6.10	APPENDIX 9: STRUCTURE PLAN – PAEROA NORTH (RESIDENTIAL)	8.6-39
8.6.10.1	DESCRIPTION	8.6-39
8.6.10.2	ISSUES	8.6-39
8.6.10.3	PURPOSE	8.6-40
8.6.10.4	OBJECTIVES	8.6-40
8.6.10.5	POLICIES	8.6-40
8.6.10.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-40
8.6.10.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-41
8.6.10.8	STRUCTURE PLAN MAP – PAEROA NORTH (RESIDENTIAL)	8.6-43
8.6.11	APPENDIX 10: STRUCTURE PLAN – OPUKEKO, PAEROA (INDUSTRIAL)	8.6-44
8.6.11.1	DESCRIPTION	8.6-44
8.6.11.2	ISSUES	8.6-44
8.6.11.3	PURPOSE	8.6-45
8.6.11.4	OBJECTIVES	8.6-45
8.6.11.5	POLICIES	8.6-45
8.6.11.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-45
8.6.11.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-46
8.6.11.8	STRUCTURE PLAN MAP – OPUKEKO, PAEROA (INDUSTRIAL)	8.6-48
8.6.12	APPENDIX 11: STRUCTURE PLAN – WAIKINO (LOW DENSITY RESIDENTIAL)	8.6-49
8.6.12.1	DESCRIPTION	8.6-49
8.6.12.2	ISSUES	8.6-49
8.6.12.3	PURPOSE	8.6-50
8.6.12.4	OBJECTIVES	8.6-50
8.6.12.5	POLICIES	8.6-50
8.6.12.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-50
8.6.12.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-51
8.6.12.8	STRUCTURE PLAN MAP – WAIKINO (LOW DENSITY RESIDENTIAL)	8.6-53
8.6.13	APPENDIX 12: STRUCTURE PLAN – WAIHI EAST (RESIDENTIAL)	8.6-54
8.6.13.1	DESCRIPTION	8.6-54
8.6.13.2	ISSUES	8.6-54
8.6.13.3	PURPOSE	8.6-55

8.6.13.4	OBJECTIVES	8.6-55
8.6.13.5	POLICIES	8.6-55
8.6.13.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-55
8.6.13.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-56
8.6.13.8	STRUCTURE PLAN MAP – WAIHI EAST (RESIDENTIAL)	8.6-58
8.6.14	APPENDIX 13: DIMENSIONS, FORMATION AND CONSTRUCTION OF VEHICLE CROSSING POINTS	8.6-60