

5.8 LOW DENSITY RESIDENTIAL ZONE

5.8.5 ZONE DEVELOPMENT STANDARDS

- (1) The following relevant Zone Development Standards shall be met by all Permitted and Controlled Activities unless otherwise stated.
- (2) For Controlled Activities, where Council has reserved control over specified matters in Rule 5.8.4.2, and for Restricted Discretionary Activities in Rule 5.8.4.3, where Council has restricted its discretion to specific matters, more restrictive development standards than those specified in the table below, may be imposed as conditions of consent.
- (3) The following relevant Zone Development Standards shall be used as a guide in assessing any Discretionary and Non Complying Activities.

Development Standard	Parameter		Environmental Result
	Permitted controlled	and Restricted Discretionary	
Minimum Yards	Other Yards: (a) Orchard Road/Parry Palm Avenue area, Waihi and <u>Bradford Street Extension – 3m;</u> (Refer Map K5) (b) Old Waitekauri Rd, Waikino – 10m; (c) Otherwise – 5m	Other Yards: Nil	To allow flexibility in site layout while still maintaining the amenities of the site and adjoining sites. To provide an open streetscape that allows for planting and ensures the traffic function of the road is not compromised and to mitigate reverse sensitivity effects from new noise sensitive activities.
Minimum Residential Area	Orchard Road/Parry Palm Avenue Area, Waihi and <u>Bradford Street Extension:</u> (Refer Map K5) 300m ² per dwelling All other Areas: 700m ² per dwelling.	Orchard Road/Parry Palm Avenue Area, Waihi and <u>Bradford Street Extension:</u> (Refer Map K5) 300m ² per dwelling All other Areas: 700m ² per dwelling.	To maintain a low intensity of development that is appropriate to the character of the area and to ensure a certain level of amenity within the zone.