

30 September 2022

Attn: Waipā District Council
Private Bag 2402,
Te Awamutu 3840
Submission via email: districtplan@waipadc.govt.nz

**KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON PROPOSED
PLAN CHANGE 26 (RESIDENTIAL ZONE INTENSIFICATION) TO THE
OPERATIVE WAIPĀ DISTRICT PLAN UNDER CLAUSE 5 (INTENSIFICATION
PLANNING INSTRUMENT) OF SCHEDULE 1 OF THE
RESOURCE MANAGEMENT ACT 1991**

This is a submission on Proposed Plan Change 26 – Residential Zone Intensification (“**PC26**”) to the Operative Waipā District Plan (“**the Plan**” or “**the District Plan**”), prepared by Waipā District Council (“**the Council**”).

Kāinga Ora does not consider it can gain an advantage in trade competition through this submission. In any event, Kāinga Ora is directly affected by an effect of the subject matter of the submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

The specific provisions of the proposal that this submission relates to:

PC26 to the District Plan in its entirety.

This document and the Appendices attached is Kainga Ora submission on PC26.

The Kāinga Ora submission is:

1. Kāinga Ora Homes and Communities (“**Kāinga Ora**”) is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has a statutory objective that requires it to contribute to sustainable, inclusive, and thriving communities that:
 - (a) Provide people with good quality, affordable housing choices that meet diverse needs; and
 - (b) Support good access to jobs, amenities and services; and
 - (c) Otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.
2. Because of these statutory objectives, Kāinga Ora has interests beyond its role as a public housing provider. This includes a role as a landowner and developer of residential housing and as an enabler of quality urban developments through increasing the availability of build-ready land across the Waipā district.
3. Kāinga Ora therefore has an interest in the Council PC26 and how it:
 - (a) Gives effect to the National Policy Statement on Urban Development (“**NPS-UD**”) and The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (“**the Housing Supply Act**”);
 - (b) Minimises barriers that constrain the ability to deliver housing development across public housing, affordable housing, affordable rental, and market housing;
 - (c) Identifies and seeks to protect streets and buildings that contribute to the built heritage and/or character of the district; and
 - (d) Provides for the provision of services and infrastructure and how this may impact on the existing and planned communities, including Kāinga Ora housing developments.
4. The Kāinga Ora submission seeks amendments and relief to PC26 in the following areas:
 - (a) **Part B – Definitions** – Amendments are sought to include a definition for papakāinga.

- (b) **Section 1 – Strategic Policy Framework** – Amendments are sought to ensure that the strategic objectives and associated policies in PC26 to the District Plan align with the NPS-UD and the Housing Supply Act. Kāinga Ora supports the incorporation of those provisions required under Schedule 3A of the Housing Supply Act and the required identification of those matters within PC26 as required under S80H of the Housing Supply Act. This will assist plan users in understanding the requirements of the MDRS and implementation of PC26 through the plan change process.
- (c) **Section 1 – Recognition of a High Density Residential Zone** – While Kāinga Ora generally supports the overall incorporation of the Medium Density Residential standards (“**MDRS**”) from the Housing Supply Act in PC26 to the District Plan along with the proposed spatial extent of Medium Density Residential Zone (“**MDRZ**”), Kāinga Ora seeks that a High Density Residential Zone (“**HDRZ**”) should also be incorporated into the District Plan (via PC26) and applied within a 400m walkable catchment of both the Cambridge and Te Awamutu town centres. Both of these town centres are locations where there is a high demand for housing and more people want to live in, and more businesses and community services want to be located in, relative to the Waipā district and the Waikato region. The HDRZ will enable up to 6 storeys for residential intensification in the Waipā district and will give effect to Policy 3(d) of the NPS-UD, in providing for building heights and densities of urban form commensurate with the level of commercial activity and community services in these centres.
- (d) **Section 2 – Residential Zone** – Amendments are sought to ensure consistency across the Kāinga Ora submission in relation to relocated building activities and papakāinga and marae developments.
- (e) **Section 2A – Medium Density Residential Zone (“MDRZ”)** – Amendments are sought to ensure the MDRZ provisions are consistent with Policy 6(b) of the NPS-UD and that intensification in accordance with the planned built form of the MDRZ is not an adverse effect of itself. A range of amendments are also proposed to ensure consistency with Kāinga Ora submission and relief sought in relation to the proposed ‘Qualifying Matter’ overlays that would reduce permitted levels of intensification (up to three dwellings per site) otherwise-required under Schedule 3A of the Housing Supply Act, and the removal of duplicated standards and/or onerous requirements which are otherwise-managed through assessment criteria or not required in light of the Housing Supply Act.

- (f) **Section 2A – Compact Housing Overlay within the MDRZ** - The Kāinga Ora submission seeks the deletion of the ‘Compact Housing Overlay’. Kāinga Ora opposes the compact housing overlay and its associated land use activity and provisions. The overlay and provisions are particularly onerous and less enabling than the MDRS and would therefore be considered a Qualifying Matter under s771(j). It is also considered that the s32 analysis has not assessed the Compact Housing Overlay appropriately as required by the Enabling Act to consider the costs/benefits that the overlay would have on restricting higher density development.
- (g) **Section 2B (proposed) – High Density Residential zone (“HDRZ”)** – A new residential zone and associated District Plan provisions are sought to be included. Kāinga Ora seeks that a new High Density Residential Zone (HDRZ) is introduced. The proposed HDRZ provisions sought to be inserted into the District Plan (through PC26) are included in **Appendix 2** and the proposed spatial extent of the HDRZ sought is outlined in **Appendix 3**.
- (h) **Section 15 – Infrastructure, Hazards, Development and Subdivisions** – Amendments are sought to ensure that the subdivision provisions provide for controlled activity subdivision in residential zones, as-required under Clause 3A of the Housing Supply Act. A range of amendments are also sought for consistency with the overall Kāinga Ora submission, and to ensure that vacant lot subdivision requirements better-align with the higher-density development that is proposed to be enabled under PC26. Kāinga Ora also seek that the subdivision rules include the HDRZ as proposed by Kāinga Ora.
- (i) **Section 18 – Financial Contributions – Te Ture Whaimana** – Whilst Kāinga Ora absolutely supports and understands the statutory requirement to give effect to Te Ture Whaimana and provide for the betterment of the Waikato and Waipā Rivers, Kāinga Ora is opposed to the proposed provisions and financial contribution for giving effect to Te Ture Whaimana O Te Awa o Waikato - The Vision and Strategy for the Waikato River (‘Te Ture Whaimana’) as-notified and **seeks that the full set of provisions proposed on the Financial Contributions is deleted, reviewed and proposed in a separate plan change process or reconsidered through a pre-hearing mediation process with submitters and Waikato-Tainui and the Waikato River Authority prior to the hearing of PC26:**

- i. Kāinga Ora seeks to ensure that any such financial contribution is fully justified both in terms of the purpose and the quantum of contribution, for when it is levied.
- ii. Kāinga Ora does not support monies collected to be paid to Council or a Council established group where the intent and purpose for collecting those monies is unclear. Kāinga Ora has noted that the Section 32 evaluation analysis provided with PC26 as notified states that the financial contributions *“reflect Hamilton City Council’s methodology for their contributions, to ensure sub-regional alignment of methodology.... and the Council were (sic) given insufficient time to prepare detailed reports to quantify the amount of Waipā contributions.”* The report further states that *“It is anticipated that further investigation will be required through the submissions and hearings process to confirm the Waipā dollar amount for amenity and Te Ture Whaimana contributions.”*
- iii. Kāinga Ora therefore considers that the full suite of provisions and the proposed financial contribution must be deleted in its entirety until a specific policy is developed to address Te Ture Whaimana in consultation with Waikato-Tainui and the Waikato River Authority.
- iv. Kāinga Ora considers that the proposed approach by Council is not considered to be in the spirit of Te Ture Whaimana and does not acknowledge the role that the Waikato River Authority plays in the management of the Waikato River, and the ties between that authority and local iwi through board representation.
- v. In respect of the use of financial contributions, there is an opportunity for a joint-management approach to be achieved that can deliver an enhanced outcome for the Waikato River. It is an option that has not been explored by the Council within the s32 analysis to PC26 and in giving effect to Te Ture Whaimana in a manner that is consistent with the strategic objectives of the plan that seek to ‘restore and protect communities’ relationships with the Waikato River, including their economic, social, cultural and spiritual relationships’.
- vi. Kāinga Ora seeks the full package of provisions in relation to Te Ture Whaimana are deleted, reconsidered and reviewed and then any changes

or inclusion for financial contributions should be proposed in a separate plan change in consultation with the Waikato River Authority. Kāinga Ora notes that alternatively, this could be reconsidered through a pre-hearing mediation process with submitters and Waikato-Tainui and the Waikato River Authority prior to the hearing of PC26.

- (j) **Section 18 – Financial Contributions – General** – Kāinga Ora seeks that the financial contributions relating to three waters & transport network improvements and capacity upgrades are reconsidered and replaced with clear provisions which are not levied in a blanket approach more-akin to development contributions.
- i. Kāinga Ora support the general purpose of Financial Contributions; however, ‘development contributions’ already apply to developments to contribute towards three waters & transport network improvements and capacity upgrades, and any additional contributions should not be sought for these aspects of development, except where required to create capacity within the local catchment, at the point of connection for the development.
 - ii. **Kāinga Ora opposes the inclusion** of a financial contribution relating to parks/reserves/open space network and streetscape amenity. Whilst the intensification of Waipā District will contribute to a change in character and amenity, this is not considered to be an adverse effect that requires offsetting through financial payments.
- (k) **Section 21 – Assessment Criteria and Information Requests** – Amendments are sought to ensure consistency across the Kāinga Ora submission, particularly in relation to: acknowledging that the amenity of urban environments will change (as-per Policy 6(B) of the NPS-UD), the revised assessment criteria for four or more dwellings in the MDRZ and 7 or more dwellings in the proposed HDRZ, and the removal of criteria associated with activities that are sought to be deleted.
- (l) **Appendix DG1: Character Cluster Statements and Volume 3: Planning Maps – Character Clusters Overlay** – Amendments are sought to delete the character cluster statements and overlays in their entirety, for the following reasons:
- i. Kāinga Ora notes that the Council has undertaken a site-by-site analysis of sites within the existing ‘Cambridge Character Area’ as required by S77L(c) of the Housing Supply Act. The supporting analysis:

- a) Concluded that the existing 'Cambridge Character Area' was "too broad in scope" and instead recommended the retention of more key character properties and enlarged clusters. Consequently, council have removed the existing 'Cambridge Character Area', which Kāinga Ora is supportive of; and
 - b) Recommended the potential for council to include the individual buildings or clusters within Council's Heritage Schedule. Council have not adopted this recommendation. **Kāinga Ora seek that further analysis of these buildings and clusters is undertaken** and those that meet the test under s6 of the RMA are individually scheduled in the District Plan.
- ii. The proposed new character clusters and character provisions as notified, and the approach to 'character clusters' in the Plan, conflates issues of 'streetscape character' with the 'built character' that is sought to be protected on identified sites. Many of the 'clusters' are located on streets with a mixed range of dwelling typologies, many of which are either modern or highly modified. As a result, many of the cluster sites do not form a sufficient collection or grouping of buildings that contribute to a strong sense of consistent streetscape character, in reference to the built form that is present. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. **Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.**
- (m) **Volume 3: Planning Maps – Character Streets Overlay** – For the reasons outlined above in relation to 'streetscape character', **Kāinga Ora opposes the existing and proposed spatial identification (and associated provisions) on 'Character Streets' and seeks deletion in PC26** for the following reasons:
- i. In many cases 'character streets' have a limited number of 'character buildings' that contribute to the 'streetscape character'. Kāinga Ora considers that the Character Street policy overlay and associated 6m setback is unwarranted and has not been sufficiently justified under ss77J-

L of the Housing Supply Act due to the limitations they would otherwise place on MDRS-enabled development.

- ii. The majority of streets subject to the proposed overlay feature generous road reserve widths, defined by very large street trees and berms. There is no justified need to impose a substantial 6m setback (where the MDRS otherwise enables a 1.5m setback from the front boundary) in such contexts, particularly where the character of those streets would be maintained as a result of being under the ownership and control of Council.
- iii. Where trees are a defining aspect of the 'street' character, **Kāinga Ora seeks that they are specifically identified and scheduled** due to their contribution to those streets.

(n) **Volume 3: Planning Maps – Infrastructure Constraint Overlay** – Amendments are sought to delete the Infrastructure Constraint Overlay in their entirety, for the following reasons:

- i. While PC26 as notified does enable up to three dwellings per site as a permitted activity¹ *outside* of the proposed infrastructure qualifying matter overlay, the spatial application of the overlay is extensive. As a result, the reduction in enabled density of up to two dwellings per site for land located *within* the overlay reduces the permitted density of development that the MDRS enables and requires.
- ii. Kāinga Ora notes that the Market Economics assessment² points towards a limited utilisation of the enabled development capacity that PC26 and the MDRS would deliver in Te Awamutu and Kihikihi³. In Cambridge, the modelled development capacity would reflect the development of two-level detached dwellings on smaller sites – closer to the existing development patterns that medium to higher-density attached dwellings.⁴ On that basis, and in light of the infrastructure effects-mitigation that is proposed by way of financial and development contributions to address such effects and contribute to the restoration and protection of the Waikato and Waipā Rivers under Te Ture Whaimana, **Kāinga Ora opposes and seeks the**

¹ 2A.4.1.1(b)

² Residential Capacity Modelling, m.e consulting Ltd. 6 July 2022, appended to the PC26 materials as Appendix 5.

³ Page 14.

⁴ Pages 14-15.

‘infrastructure constraint’ qualifying matter overlay and associated provisions are deleted in their entirety.

- iii. Kāinga Ora considers that the implications of this have not been sufficiently assessed or justified in accordance with ss77J and 77L of the Housing Supply Act as to the effect this will have on both development capacity and enabling up to three dwellings per site in accordance with the requirements of the Housing Supply Act.
 - iv. Kāinga Ora therefore seeks that up to three dwellings per site is a permitted activity in the MDRZ, consistent with Schedule 3A of the Housing Supply Act, and that four or more dwellings per site be included as a restricted discretionary activity inclusive of (but not limited to) matters of discretion and assessment criteria requiring infrastructure capacity assessment at the point of connection.
 - v. The information on the infrastructure constraints may be appropriate as a non-statutory layer within Council’s GIS, to assist in infrastructure assessments for four or more dwellings as a restricted discretionary activity.
 - vi. Kāinga Ora also seeks to understand whether there is a net-difference in effect between two or three dwellings per site on water supply and wastewater capacity, taking into consideration the relativities of housing demand and enabled capacity in the district. Further work and analysis is warranted.
- (o) **Volume 3: Planning Maps – Stormwater Infrastructure and River/Gully Proximity Overlays** – For similar reasons stated above, Kāinga Ora opposes and seeks the deletion of the ‘stormwater infrastructure’ and ‘river/gully proximity’ qualifying matter overlays (including their spatial application and associated provisions) in PC26:
- i. Kāinga Ora considers that the implications of this have not been sufficiently assessed or justified in accordance with ss77J and 77L of the Housing Supply Act and its purpose.
 - ii. Kāinga Ora does not consider that a 10% reduction in building coverage to 40% as-proposed under s2A.4.2.8 is efficient or effective, where there are alternative methods and options that have not been explored to address

the issues, such as (but not limited to) a permitted standard for at-source stormwater mitigation through retention and/or detention.⁵ This is also taking into consideration that financial and development contributions are proposed to address such effects and contribute to the restoration and protection of the Waikato and Waipā Rivers under Te Ture Whaimana.

- iii. Such potential alternative methods would be more efficient and effective, balancing the need to ensure that new and redeveloped sites appropriately manage stormwater-related effects, while not incurring the costs of a resource consent process (where compliance can be achieved) for up to three dwellings per site.

(p) **Volume 3: Planning Maps – Commercial Zone – Te Awamutu and Cambridge Town Centres** – Amendments are sought to apply a height variation control over the Te Awamutu and Cambridge Town centres to enable a proportionate height of buildings to that sought within the HDRZ, including consequential amendments to the Town Centre Zone provisions as-required to give effect to the relief sought in the Kāinga Ora submission. The proposed height variation control (or overlay) is included in **Appendix 3**.

(q) **Design Guides** - References to Design Guides are deleted across the plan and provisions are updated to reflect design outcomes sought, external design guides are referenced as a guidance note, or guidance is streamlined and simplified. Kāinga Ora seeks the design guides are guidance that is provided outside of the Plan and can be updated on best practice without the need to undertake a Schedule 1 of the RMA process every time it needs to be updated. Kāinga Ora seeks any design guides are removed out of the District Plan.

(r) Any consequential changes necessary to give effect to the changes highlighted above or in the appendices attached.

5. The changes sought are made to:

(a) Ensure that Kāinga Ora can carry out its statutory obligations;

⁵ An example of such a standard/approach the proposed standard 25.13.4.2a under Hamilton City Council's Proposed Plan Change 12.

- (b) Ensures that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991;
 - (c) Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
 - (d) Provide clarity for all plan users; and
 - (e) Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
6. The relief and amendments sought from Kāinga Ora can be found in:
- (a) **Appendix 1** – Table 1: Identifies the specific submission points and amendments that Kāinga Ora either supports, opposes or seeks amendment to PC26;
 - (b) **Appendix 2** – The proposed HDRZ provisions sought to be included.
 - (c) **Appendix 3** – Identifies the spatial extent of the proposed HDRZ around the Te Awamutu and Cambridge Town Centres, and the proposed height variation control/overlay within those Town Centres;
 - (d) **Appendix 4** – Identifies the ‘Character Clusters’ and the ‘Character Streets’ that Kāinga Ora either supports or opposes and seeks deletion; and
 - (e) **Appendix 5** – Identifies the Infrastructure, Stormwater, and River/Gully Qualifying Matter overlays that Kāinga Ora opposes and seeks deletion.

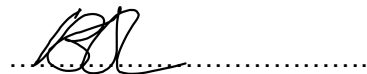
Kāinga Ora seeks the following decision from Waipā District Council:

That the specific amendments, additions or retentions which are sought as specifically outlined in this **submission document and the Appendices 1-5**, are accepted and adopted into PC26, including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

Kāinga Ora wishes to be heard in support of their submission.

Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on PC26 to address the matters raised in its submission.

If others make a similar submission, Kāinga Ora are happy to consider presenting a joint case at a hearing.



Brendon Liggett
Manager – Development Planning
Kāinga Ora – Homes and Communities

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Appendix 1: Decisions sought on PC26

The following table sets out the amendments sought to the PC26 and also identifies those provisions that Kāinga Ora supports.

Proposed changes are shown as ~~striketrough~~ for deletion and underlined for proposed additional text.

Table 1

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
1.	All of PC26	Support in part	The Kāinga Ora submission relates to PC26 in its entirety.	Where proposed amendments to the District Plan are not included in this submission table, those provisions are supported in part, subject to the relief sought by Kāinga Ora in its primary submission.
2.	Section 18 – Financial Contributions – Te Ture Whaimana	Oppose	<p>Whilst Kāinga Ora absolutely supports and understands the statutory requirement to give effect to Te Ture Whaimana and provide for the betterment of the Waikato and Waipā Rivers, Kāinga Ora is opposed to the proposed provisions and financial contribution for giving effect to Te Ture Whaimana as-notified and seeks that the full set of provisions proposed on the Financial Contributions is deleted, reviewed and proposed in a separate plan change process. Kāinga Ora notes that alternatively, this could be reconsidered through a pre-hearing mediation process with submitters and Waikato-Tainui and the Waikato River Authority prior to the hearing of PC26.</p> <p>Kāinga Ora seeks to ensure that any such financial contribution is fully justified both in terms of the purpose and the quantum of contribution, for when it is levied.</p> <p>Kāinga Ora does not support monies collected to be paid to Council or a Council established group where the intent and purpose for collecting those monies is unclear. Kāinga Ora has noted that the Section 32 evaluation analysis provided with PC26 as notified states that the financial contributions “reflect</p>	That the full package of provisions in relation to Te Ture Whaimana are deleted, reconsidered and reviewed and then any changes or inclusion for financial contributions should be proposed in a separate plan change in consultation with the Waikato River Authority. Kāinga Ora notes that alternatively, this could be reconsidered through a pre-hearing mediation process with submitters and Waikato-Tainui and the Waikato River Authority prior to the hearing of PC26.

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
			<p>Hamilton City Council’s methodology for their contributions, to ensure sub-regional alignment of methodology.... and the Council were (sic) given insufficient time to prepare detailed reports to quantify the amount of Waipā contributions.” The report further states that “It is anticipated that further investigation will be required through the submissions and hearings process to confirm the Waipā dollar amount for amenity and Te Ture Whaimana contributions.”</p> <p>Kāinga Ora therefore considers that the full suite of provisions and the proposed financial contribution must be deleted in its entirety until a specific policy is developed to address Te Ture Whaimana in consultation with the Waikato River Authority.</p> <p>Kāinga Ora considers that the proposed approach by Council is not considered to be in the spirit of Te Ture Whaimana and does not acknowledge the role that the Waikato River Authority plays in the management of the Waikato River, and the ties between that authority and local iwi through board representation.</p> <p>In respect of the use of financial contributions, there is an opportunity for a joint-management approach to be achieved that can deliver an enhanced outcome for the Waikato River. It is an option that has not been explored by the Council within the s32 analysis to PC26 and in giving effect to Te Ture Whaimana in a manner that is consistent with the strategic objectives</p>	

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			of the plan that seek to 'restore and protect communities' relationships with the Waikato River, including their economic, social, cultural and spiritual relationships'.	
3.	Section 18 – Financial Contributions – General	Oppose in part	<p>Kāinga Ora seeks that the financial contributions relating to three waters & transport network improvements and capacity upgrades are reconsidered and replaced with clear provisions which are not levied in a blanket approach more-akin to development contributions.</p> <p>Kāinga Ora supports the general purpose of Financial Contributions; however, 'development contributions' already apply to developments to contribute towards three waters & transport network improvements and capacity upgrades, and any additional contributions should not be sought for these aspects of development, except where required to create capacity within the local catchment, at the point of connection for the development.</p> <p>Kāinga Ora opposes the inclusion of a financial contribution relating to parks/reserves/open space network and streetscape amenity. Whilst the intensification of Waipā District will contribute to a change in character and amenity, this is not considered to be an adverse effect that requires offsetting through financial payments.</p>	That the financial contributions relating to three waters & transport network improvements and capacity upgrades are reconsidered and replaced with clear provisions which are not levied in a blanket approach more-akin to development contributions.
4.	Compact Housing Overlay	Oppose	The Kāinga Ora submission seeks the deletion of the 'Compact Housing Overlay'. Kāinga Ora opposes the compact housing overlay and its associated land use activity and	Delete the Compact Housing Overlay and its associated provisions, including the definition in its entirety.

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
			provisions. The overlay and provisions are particularly onerous and less enabling than the MDRS and would therefore be considered a Qualifying Matter. It is also considered that the s32 analysis has not assessed the Compact Housing Overlay appropriately as required by the Enabling Act to consider the costs that the overlay would have on restricting development.	
5.	Appendix DG1: Character Cluster Statements and Volume 3: Planning Maps – Character Clusters Overlay	Oppose	<p>Kāinga Ora notes that the Council has undertaken a site-by-site analysis of sites within the existing 'Cambridge Character Area' as required by S77L(c) of the Housing Supply Act. The supporting analysis:</p> <ol style="list-style-type: none"> 1. Concluded that the existing 'Cambridge Character Area' was "too broad in scope" and instead recommended the retention of more key character properties and enlarged clusters. Consequently, council have removed the existing 'Cambridge Character Area', which Kāinga Ora is supportive of; and 2. Recommended the potential for council to include the individual buildings or clusters within Council's Heritage Schedule. Council have not adopted this recommendation. Kāinga Ora seek that further analysis of these buildings and clusters is undertaken and those that meet the test under s6 of the RMA are individually scheduled in the District Plan. <p>The proposed new character clusters and character provisions as notified, and the approach to 'character clusters'</p>	<ol style="list-style-type: none"> 1. Delete the character cluster statements, the overlay and the associated provisions in their entirety and undertake further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. Appendix 4 identifies the character clusters and character streets that Kāinga Ora opposes and seeks deletion.

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			<p>in the Plan, conflates issues of 'streetscape character' with the 'built character' that is sought to be protected on identified sites. Many of the 'clusters' are located on streets with a mixed range of dwelling typologies, many of which are either modern or highly modified. As a result, many of the cluster sites do not form a sufficient collection or grouping of buildings that contribute to a strong sense of consistent streetscape character, in reference to the built form that is present.</p> <p>Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p>	
6.	Volume 3: Planning Maps – Character Streets Overlay	Oppose	<p>For the reasons outlined above in relation to 'streetscape character', Kāinga Ora opposes the existing and proposed spatial identification (and associated provisions) on 'Character Streets' and seeks deletion in PC26.</p> <p>In many cases 'character streets' have a limited number of 'character buildings' that contribute to the 'streetscape character'. Kāinga Ora considers that the Character Street policy overlay and associated 6m setback is unwarranted and has not been sufficiently justified</p>	<ol style="list-style-type: none"> 1. Delete the character streets overlay and the associated provisions in their entirety. 2. Identify and schedule specific trees where they are a defining aspect of the 'street' character. 3. Appendix 4 identifies the character clusters and character streets that Kāinga Ora opposes and seeks deletion.

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			<p>under ss77J-L of the Housing Supply Act due to the limitations they would otherwise place on MDRS-enabled development.</p> <p>The majority of streets subject to the proposed overlay feature generous road reserve widths, defined by very large street trees and berms. There is no justified need to impose a substantial 6m setback (where the MDRS otherwise enables a 1.5m setback from the front boundary) in such contexts, particularly where the character of those streets would be maintained as a result of being under the ownership and control of Council.</p> <p>Where trees are a defining aspect of the 'street' character, Kāinga Ora seeks that they are specifically identified and scheduled due to their contribution to those streets.</p>	
7.	Volume 3: Planning Maps – Infrastructure Constraint Overlay	Oppose	<p>Amendments are sought to delete the Infrastructure Constraint Overlay in their entirety.</p> <p>While PC26 as notified does enable up to three dwellings per site as a permitted activity outside of the proposed infrastructure qualifying matter overlay, the spatial application of the overlay is extensive. As a result, the reduction in enabled density of up to two dwellings per site for land located within the overlay reduces the permitted density of development that the MDRS enables and requires.</p>	<ol style="list-style-type: none"> 1. Delete the Infrastructure Constraint Overlay in their entirety. 2. Amend Chapter 2A to allow for up to three dwellings per site as a permitted activity in the MDRZ, and that four or more dwellings per site be included as a restricted discretionary activity inclusive of (but not limited to) matters of discretion and assessment criteria requiring infrastructure capacity assessment at the point of connection. 3. Appendix 5 identifies the Infrastructure Constraint Overlay that Kāinga Ora opposes and seeks deletion.

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			<p>Kāinga Ora notes that the Market Economics assessment points towards a limited utilisation of the enabled development capacity that PC26 and the MDRS would deliver in Te Awamutu and Kihikihi. In Cambridge, the modelled development capacity would reflect the development of two-level detached dwellings on smaller sites – closer to the existing development patterns that medium to higher-density attached dwellings. On that basis, and in light of the infrastructure effects-mitigation that is proposed by way of financial and development contributions to address such effects and contribute to the restoration and protection of the Waikato and Waipā Rivers under Te Ture Whaimana, Kāinga Ora opposes and seeks the 'infrastructure constraint' qualifying matter overlay, and associated provisions are deleted in their entirety.</p> <p>Kāinga Ora considers that the implications of this have not been sufficiently assessed or justified in accordance with ss77J and 77L of the Housing Supply Act as to the effect this will have on both development capacity and enabling up to three dwellings per site in accordance with the requirements of the Housing Supply Act.</p> <p>Kāinga Ora therefore seeks that up to three dwellings per site is a permitted activity in the MDRZ, consistent with Schedule 3A of the Housing Supply Act, and that four or more dwellings per site be included as a restricted discretionary</p>	

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			<p>activity inclusive of (but not limited to) matters of discretion and assessment criteria requiring infrastructure capacity assessment at the point of connection.</p> <p>The information on the infrastructure constraints may be appropriate as a non-statutory layer within Council's GIS, to assist in infrastructure assessments for four or more dwellings as a restricted discretionary activity.</p> <p>Kāinga Ora also seeks to understand whether there is a net-difference in effect between two or three dwellings per site on water supply and wastewater capacity, taking into consideration the relativities of housing demand and enabled capacity in the district. Further work and analysis is warranted.</p>	
8.	Volume 3: Planning Maps – Stormwater Infrastructure and River/Gully Proximity Overlays	Oppose	<p>Kāinga Ora opposes and seeks the deletion of the 'stormwater infrastructure' and 'river/gully proximity' qualifying matter overlays (including their spatial application and associated provisions) in PC26.</p> <p>Kāinga Ora considers that the implications of this have not been sufficiently assessed or justified in accordance with ss77J and 77L of the Housing Supply Act and its purpose. Kāinga Ora does not consider that a 10% reduction in building coverage to 40% as-proposed under s2A.4.2.8 is efficient or effective, where there are alternative methods and options that have not been explored to address the</p>	<ol style="list-style-type: none"> 1. Delete the 'stormwater infrastructure' and 'river/gully proximity' qualifying matter overlays (including their spatial application and associated provisions). 2. Appendix 5 identifies the 'stormwater infrastructure' and 'river/gully proximity' overlays that Kāinga Ora opposes and seeks deletion.

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			<p>issues, such as (but not limited to) a permitted standard for at-source stormwater mitigation through retention and/or detention.⁶ This is also taking into consideration that financial and development contributions are proposed to address such effects and contribute to the restoration and protection of the Waikato and Waipā Rivers under Te Ture Whaimana.</p> <p>Such potential alternative methods would be more efficient and effective, balancing the need to ensure that new and redeveloped sites appropriately manage stormwater-related effects, while not incurring the costs of a resource consent process (where compliance can be achieved) for up to three dwellings per site.</p>	
9.	Volume 3 – Planning Maps and Section 2 - Residential	Support in part	<p>Kāinga Ora generally supports the areas identified for rezoning to the Medium Density Residential Zone (“MDRZ”), however seeks that a new High Density Residential Zone (“HDRZ”) is introduced within a 400-800m walkable catchment of the town centres of Cambridge and Te Awamutu. The HDRZ is considered appropriate given the size and range of activities within these town centres which can easily support higher density living.</p> <p>Locating higher density residential development in proximity to town centres is a consistent approach sought by Kāinga Ora nationally and is consistent with the NPS-UD.</p>	<ol style="list-style-type: none"> 1. Accept and include a new High Density Residential Zone in the District Plan. 2. Adopt the proposed provisions of the new High Density Residential Zone as set out in Appendix 2 into the District Plan and PC26. 3. Rezone parts of Cambridge to ‘high density residential zone’ typically within a 400-800m walkable catchment of the town centre as per the proposed area set out in Appendix 3 of this submission. 4. Rezone parts of Te Awamutu to ‘high density residential zone’ typically within a 400m walking catchment of the town centre as per the proposed area set out in Appendix 3 of this submission.

⁶ An example of such a standard/approach the proposed standard 25.13.4.2a under Hamilton City Council's Proposed Plan Change 12.

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			<p>Both of these town centres are locations where there is a high demand for housing and more people want to live in, and more businesses and community services want to be located in, relative to the Waipā district and the Waikato region. The HDRZ will enable up to 6 storeys for residential intensification in the Waipā district and will give effect to Policy 3(d) of the NPS-UD, in providing for building heights and densities of urban form commensurate with the level of commercial activity and community services in these centres.</p>	<ol style="list-style-type: none"> Retain the remaining areas proposed for MDRZ, other than what has been sought for change in this submission. Consequential amendments will be required to the rest of the District Plan in giving effect to the relief sought and submission points.
10.	Volume 3 – Planning Maps Commercial Zone – Cambridge and Te Awamutu Town Centres	Support in part	<p>Amendments are sought to apply a height variation control over the Te Awamutu and Cambridge Town centres to enable a proportionate height of buildings to that sought within the HDRZ, including consequential amendments to the Town Centre Zone provisions as required to give effect to the relief sought in the Kāinga Ora submission.</p>	<ol style="list-style-type: none"> Apply a height variation control over the Te Awamutu and Cambridge Town centres (Commercial Zone) to enable a proportionate height of buildings (24.50m) to that sought within the HDRZ, including consequential amendments to the Commercial Zone provisions as required to give effect to the relief sought in the Kāinga Ora submission. The proposed Height control (or overlay) is included in Appendix 3.
11.	Appendices DG1 to DG8 Design Guidelines	Oppose	<p>Kāinga Ora opposes the inclusion of Design Guides or design guidelines in the Plan, which act as de facto rules to be complied with.</p> <p>Kāinga Ora opposes any policy or rule approach which would require development proposals to comply with</p>	<p><i>Amendments sought</i></p> <ol style="list-style-type: none"> Kāinga Ora seeks the Design Guides and design guidelines are removed from within the District Plan and are treated as non-statutory tool, outside of the District Plan. Delete all references to the Design Guides and design guidelines.

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			<p>such design guidelines in the District Plan.</p> <p>Kāinga Ora alternatively seeks and supports design guidelines sitting outside the Plan as guidance regarding best practice design outcomes. The Design Guidelines should be treated as a non-statutory tool.</p> <p>If there is content of a Design Guide or design guideline that Council wants in the Plan, Kāinga Ora seeks that these are relocated within a specific rule, matter of discretion or assessment criterion.</p> <p>Where particular design outcomes are to be achieved, these should be specified in matters of discretion or assessment.</p>	<p>3. Where particular design outcomes are to be achieved, these should be specifically stated in matters of discretion or assessment.</p> <p>4. If the Council does not provide the relief sought, in deleting the Design Guides and design guidelines and references to such guidelines in the District Plan, Kāinga Ora seeks that the design guidelines are amended, simplified and written in a manner that is easy to follow. The outcomes sought in the guidelines should read as desired requirements with sufficient flexibility to provide for a design that fits and works on site, rather than rules that a consent holder must follow and adhere to. Otherwise, it is considered that there is no flexibility and scope to create a design that fits with specific site characteristics and desired built form development.</p> <p>5. Kāinga Ora seeks the opportunity to review these guidelines if they are to remain a statutory document.</p>				
Definitions								
12.	<p>Definitions</p> <table border="1" data-bbox="379 1465 1478 1822"> <tr> <td data-bbox="379 1465 753 1522"><u>'Act'</u></td> <td data-bbox="753 1465 1478 1522">means the Resource Management Act 1991.</td> </tr> <tr> <td data-bbox="379 1522 753 1822">'Compact Housing'</td> <td data-bbox="753 1522 1478 1822">means a housing DEVELOPMENT in which the design of BUILDINGS, their layout, access and relationship to one another has been planned in a comprehensive manner to achieve compatibility between all BUILDINGS on a SITE or SITES. This can include Papakāinga housing, terraces, duplexes, apartments and town houses, but excludes RETIREMENT VILLAGE ACCOMMODATION AND ASSOCIATED CARE FACILITIES.</td> </tr> </table>	<u>'Act'</u>	means the Resource Management Act 1991.	'Compact Housing'	means a housing DEVELOPMENT in which the design of BUILDINGS, their layout, access and relationship to one another has been planned in a comprehensive manner to achieve compatibility between all BUILDINGS on a SITE or SITES. This can include Papakāinga housing, terraces, duplexes, apartments and town houses, but excludes RETIREMENT VILLAGE ACCOMMODATION AND ASSOCIATED CARE FACILITIES.	Support in part	<p>Kāinga Ora supports the definitions which are in accordance with the Resource Management 'Enabling Housing Supply' Amendment Act ('Housing Supply Act').</p> <p>Kāinga Ora seeks deletion of 'Fortified Site' and 'Compact Housing' to give effect to the relief sought in the Kāinga Ora submission.</p>	<ol style="list-style-type: none"> 1. Retain the proposed definitions as notified. 2. Delete the definition for 'Compact Housing'. 3. Delete the definition for 'Fortified Site'. 4. Insert a definition for Papakāinga which is absent within the District Plan. The proposed addition is identified in the tracked amendment in 'Specific Provision and Section of Plan' column of this table.
<u>'Act'</u>	means the Resource Management Act 1991.							
'Compact Housing'	means a housing DEVELOPMENT in which the design of BUILDINGS, their layout, access and relationship to one another has been planned in a comprehensive manner to achieve compatibility between all BUILDINGS on a SITE or SITES. This can include Papakāinga housing, terraces, duplexes, apartments and town houses, but excludes RETIREMENT VILLAGE ACCOMMODATION AND ASSOCIATED CARE FACILITIES.							

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	'Fortified Site'	means a SITE characterised by the ERECTION of a look-out platform, tower or structure or the placement of a wall, barricade, fence, electrified fence, barbed wire fence or similar structure which precludes or inhibits access by the police or any authorised OFFICER. It also includes the ERECTION of monitoring system such as a surveillance camera to enable monitoring of persons beyond the boundaries of the SITE; provided that normal domestic residential security systems and historic FORTIFIED SITES such as redoubts are excluded.		Kāinga Ora seeks a definition for papakāinga included into the District Plan.	
Infill Housing	means the further residential SUBDIVISION/DEVELOPMENT of land within the urban limits where SUBDIVISION and LAND USE consents are jointly lodged.				
'Intensification Planning Instrument'	As defined in section 80E(1) of the ACT. Also known as the IPI.				
'Intensification Streamlined Planning Process'	Also known as the ISPP and refers to the planning process set out in subpart 5, Part 5 and Part 6 of Schedule 1 of the ACT.				
'Medium Density Residential Standards'	means the standards set out in Schedule 3A 'MDRS to be incorporated by specified territorial authorities' of the ACT.				
'Qualifying Matter'	As defined in section 771 or section 770 of the ACT.				
'Relevant Residential Zone'	<p>Is defined in section 2 of the ACT and</p> <ul style="list-style-type: none"> ▪ <u>means all residential zones; but</u> ▪ <u>does not include—</u> <ul style="list-style-type: none"> - <u>a large lot residential zone;</u> - <u>an area predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000, unless a local authority intends the area to become part of an urban environment;</u> - <u>an offshore island;</u> - <u>to avoid doubt, a settlement zone</u> 				

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	<table border="1"> <tr> <td data-bbox="388 472 759 709"><u>'Te Ture Whaimana'</u></td> <td data-bbox="759 472 1486 709">means Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River as set out in Schedule 2 to the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and contained in Appendix O1 to the operative Waipā District Plan, and includes the Waikato River, the Waipā River and the catchments of the Waikato and Waipā Rivers.</td> </tr> <tr> <td data-bbox="388 709 759 919"><u>'Papakāinga'</u></td> <td data-bbox="759 709 1486 919"><u>A development by tangata whenua established to be occupied by tangata whenua for residential activities and ancillary social, cultural, economic, conservation and/or recreation activities to support the cultural, environmental, and economic wellbeing of tangata whenua.</u></td> </tr> </table>	<u>'Te Ture Whaimana'</u>	means Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River as set out in Schedule 2 to the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and contained in Appendix O1 to the operative Waipā District Plan, and includes the Waikato River, the Waipā River and the catchments of the Waikato and Waipā Rivers.	<u>'Papakāinga'</u>	<u>A development by tangata whenua established to be occupied by tangata whenua for residential activities and ancillary social, cultural, economic, conservation and/or recreation activities to support the cultural, environmental, and economic wellbeing of tangata whenua.</u>			
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Section 1 – Strategic Policy Framework								
13.	<p>Te Ture Whaimana o Te Awa o Waikato - Vision and Strategy for the Waikato River</p> <p>1.1.6 Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River (Te Ture Whaimana) arises from the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010, and the Ngāti Tūwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Acts) and the Nga Wai o Maniapoto (Waipā River) Act 2012 (the Settlement Acts). These Acts establish Te Ture Whaimana – the Vision and Strategy as the primary direction-setting document for the Waikato and Waipā Rivers and activities within its their catchments affecting the Waikato River. This includes the lower Waipā River to where it meets its confluence with the Puniu River. Te Ture Whaimana – the Vision and Strategy should be interpreted to best serve the overarching purpose of the settlement legislation.</p> <p>1.1.7 The overarching purposes of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010, and the Ngāti Tūwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 are slightly different. however, the The key focus of both the Acts is the restoration and protection of restoring and protecting the health and well-being of the Waikato River as well as the Acts have the following purposes have in common the following purposes: recognising the significance of the Waikato River to the respective River Iwi; recognising Te Ture Whaimana – the Vision and Strategy; establishing and granting functions to the Waikato River Authority; establishing the Waikato River Clean-up Trust; and providing co-management arrangements for the Waikato River. Similarly they both Both Acts identify that the Waikato River and its contributions to New</p>	Support in part	Kāinga Ora generally supports the principle of giving effect to Te Ture Whaimana o Te Awa o Waikato (“Te Ture Whaimana”) and the need to ensure that future development within the district ensures the restoration and protection of the Waikato and Waipā Rivers from the potential impact that intensification may have on their overall health and wellbeing.	Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission.				

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	<p>Zealand's cultural, social, environmental, and economic well-being is a matter of national importance.</p> <p><u>1.1.8 This District Plan reflects the new era of co-management between Waipā District Council and iwi. The Settlement Acts require that a district plan shall give effect to Te Ture Whaimana.</u></p> <p><u>1.1.9 Te Ture Whaimana responds to four fundamental issues:</u></p> <p><u>(a) The degradation of the Waikato River and the ability of Waikato River iwi to exercise kaitiakitanga or conduct their tikanga and kawa;</u></p> <p><u>(b) The relationships and aspirations of communities with the Waikato River;</u></p> <p><u>(c) The cumulative effects of physical intervention, land use and subsurface hydrological changes on the natural processes of the Waikato River;</u></p> <p><u>(d) The time and commitment required to restore and protect the health and well-being of the Waikato River</u></p> <p>1.1.10 <u>Te Ture Whaimana is deemed in its entirety to be part of the Waikato Regional Policy Statement which district and regional plans must give effect to under Section 75 of the Act. It also prevails over any inconsistent provision in a National Policy Statement or National Environmental Standard issued under the Act.</u></p> <p>1.1.13 <u>The co-management framework established for the Waikato River represents a new era of environmental management. The regional policy statement, regional plans, district plans, and plans and policy documents prepared under other Acts form part of this framework. As this Plan has been notified prior to the review of the Waikato Regional Plan it is acknowledged that a future plan change may be required to give full effect to the objectives and strategies within the Waikato River Vision and Strategy in the Waipā District. This Plan supports the overall framework through requiring riparian setbacks, earthworks and landscape controls, protecting significant natural areas, encouraging the development of the Te Awa Cycleway, enabling customary activities, maintaining cultural landscapes and subdivision provisions which promote low impact design and encourage ecological preservation. Te Ture Whaimana – the Vision and Strategy of Te Awa o Waikato – The Vision and Strategy for the Waikato River <u>The Waikato River Vision and Strategy</u> will also be given effect to through a range of non-regulatory methods. Other parts of the framework provided for by legislation include integrated river management plans, joint management agreements, and provision for particular customary activities.</u></p>			
14.	<p>Waipā River Agreement (Maniapoto Deed)</p> <p>1.1.14 The Nga Wai o Maniapoto (Waipā River) Act 2012 has as its purpose the restoration and maintenance of the quality and integrity of the waters that flow into and form part of the Waipā River, which is a principal tributary of the Waikato River. This Act contains mechanisms whereby</p>	Support	Kāinga Ora supports the amendments and recognition of the relationship between Maniapoto and the Waipā River.	Include the provisions as notified.

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	<p>the scope of Te Ture Whaimana – the Vision and Strategy may be extended to apply to the entire Waipā River.</p> <p>1.1.15 For Maniapoto, the Waipā River is a taonga; the relationship between Maniapoto and the Waipā River is historic, intellectual, physical, and spiritual; to Maniapoto, their relationship with the Waipā River and their respect for it lies at the heart of their spiritual and physical wellbeing, and their tribal identity and culture.</p> <p>1.1.16 The Maniapoto Dedeed provides for the development of objectives for the Waipā River which must be consistent with the overarching purpose. The Maniapoto objectives are to be treated as an expression by Maniapoto of the relationship of Maniapoto and their culture and traditions with the Waipā River from its source at the Pekepeke Spring to its junction with the Waikato River at Ngaruawahia. The Waipā River as a whole is a taonga to Maniapoto. The Nga Wai o Maniapoto (Waipā River) Act 2012 has also been enacted.</p>			
15.	<p><i>Iwi Management Plans</i></p> <p>1.1.22 31 Planning documents</p> <p>1.1.23 32 <u>A number of Iwi Management Plans are in the process of being prepared. These documents once prepared and lodged with Council will provide both Council and the community with a greater understanding of the environmental issues that are of concern to tāngata whenua. An iwi management plan is a document that has been developed and approved by an iwi authority to address resource management issues in their rohe (region). The plans can contain information relating to specific cultural values, historical accounts, descriptions of areas of interest and consultation and engagement protocols for resource consents and plan changes.</u></p> <p>1.1.33 The iwi management plans for the Waipā District are:</p> <p>(a) <u>Hingakākā-Ngāroto Iwi Management Plan;</u></p> <p>(b) <u>Ko Ta Maniapoto Mahere Taiao - Maniapoto Environmental Management Plan;</u></p> <p>(c) <u>Te Rautaki Taiao a Raukawa - Raukawa Environmental Management Plan;</u></p> <p>(d) <u>Te Rautaki Tāmata Ao Turoa o Hauā - Ngāti Hauā Iwi Environmental Management Plan;</u> <u>and</u></p> <p>(e) <u>Tai Timu, Tai Pari, Taiao - Waikato-Tainui Environmental Management Plan.</u></p>	Support	Kāinga Ora supports the amendments to the proposed provisions as they better clarify the role of Iwi Management Plans.	Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission.

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16.	<p>Strategic Outcomes</p> <p>1.1.33 44 A strategic approach has been identified as being necessary to manage predicted trends and future challenges and implement national, regional and local directions in a sustainable manner. A planned and strategic approach to future subdivision and development in the District will also assist in giving effect to the Te Ture Whaimana Strategy. These directions have been incorporated into this Plan in the following ways: ...</p>	Support	Kāinga Ora supports the reference to Te Ture Whaimana O Te Awa o Waikato - The Vision and Strategy for the Waikato and Waipā Rivers.	Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission.
17.	<p>Implementation of Waikato River Vision and Strategy Te Ture Whaimana</p> <p>1.2.15 The current degraded state of the Waikato River has been recognised as an issue of the highest importance. 80% <u>percent</u> of the District's land area falls within the Waikato and <u>Waipā</u> River catchments. How this Plan supports the restoration and protection of the Waikato River is a key issue.</p>	Support	Kāinga Ora supports the reference to Te Ture Whaimana O Te Awa o Waikato - The Vision and Strategy for the Waikato and Waipā Rivers.	Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission.
1.3 Objectives and Policies				
18.	<p>Objective - Implementation of the Te Ture Whaimana Waikato River Vision and Strategy</p> <p>1.3.5 <u>1</u> The health and well-being of the Waikato River is restored and protected and Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River is realised.</p> <p><i>Policy - Health and well-being of the Waikato and Waipā Rivers</i></p>	Support	Kāinga Ora supports as notified, giving effect to Te Ture Whaimana O Te Awa o Waikato - The Vision and Strategy for the Waikato River and regional strategies.	Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission.
19.	<p>1.3.1.5 <u>1</u> To achieve the directions and outcomes of the Te Ture Whaimana Waikato River Vision and Strategy within the catchment area identified on the Planning Maps by District Plan provisions relating to:</p> <p>(a)</p> <p>Advice Note: Te Ture Whaimana The Waikato River Vision and Strategy relates to the entire catchment of the Waikato River and is relevant to most of the District.</p> <p><i>Policy - Maintaining and enhancing public views and public access</i></p>	Support	Kāinga Ora supports as notified, giving effect to Te Ture Whaimana O Te Awa o Waikato - The Vision and Strategy for the Waikato River and regional strategies.	Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission.

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20.	<p>1.3.5.1.2 To maintain and, where appropriate, enhance public views and public access by development actively facing and providing access to the Waikato and <u>Waipā Rivers</u>.</p>	Oppose in part	<p>Kāinga Ora does not support the use of terminology which requires certain features to be both 'maintained and enhanced'. This implies that both outcomes must be achieved at the same time, which depending on the topography, shape and orientation of the site in relation to the Waikato and/or Waipā rivers, may not be achievable.</p> <p>While it is accepted that this is terminology used within the RMA, Kāinga Ora consider it appropriate to amend the proposed wording.</p>	Include the policy as notified with the tracked amendments. The proposed addition is identified in the tracked amendment in 'Specific Provision and Section of Plan' column of this table.
21.	<p><i>Policy - Towns</i></p> <p>1.3.4.2 2.2 To provide for a consolidated settlement pattern by ensuring that new urban activities are focused within the urban limits of the towns of the District and in particular:</p> <p>.....</p> <p>(b) <u>To provide for medium density residential development in relevant residential zones located within the urban environs of Cambridge, Kihikihi and Te Awamutu, except where qualifying matters require modification of the medium density residential standards.</u></p> <p>(c) <u>To provide for high density residential development within a 400m walkable catchment of the town centres of Cambridge and Te Awamutu.</u></p>	Support in part	<p>Kāinga Ora generally supports the overall incorporation of the Medium Density Residential standards ('MDRS') into the District Plan and the proposed spatial extent of rezoning that applies the Medium Density Residential Zone ('MDRZ'). This will provide for medium density residential development within the urban environs of Cambridge, Kihikihi and Te Awamutu.</p> <p>For reasons stated above and in this submission, Kāinga Ora seeks a high density residential zone should be incorporated into the District Plan and applied within a 400m walkable catchment of both the Cambridge and Te Awamutu town centres of up to 6 storeys. This will give effect to Policy 3(d) of the NPS-UD that applies to the Waipā District, as a Tier 1 urban authority.</p>	<ol style="list-style-type: none"> 1. Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission and amendments sought. 2. Incorporate a HDRZ within the District Plan. Proposed provisions shown in Appendix 2. 3. Provide for HDRZ within a 400m walkable catchment of the town centres of Cambridge and Te Awamutu, as shown in Appendix 3. 4. Accept the proposed addition as identified in the tracked amendment in 'Specific Provision and Section of Plan' column of this table. 5. Consequential amendments to Town Centre maximum building heights required to ensure a proportionate built form within the Te Awamutu and Cambridge centres.

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
1.4 Cross Boundary Issues				
22.	1.4.4 The general cross boundary issues that could affect neighbouring authorities are: <ul style="list-style-type: none"> (a) <u>Giving effect to the objectives and strategies of Te Ture Whaimana for the restoration and protection of the Waikato and Waipā Rivers and their catchments; and</u> (b) Consistency of policy direction, rules and resource management processes; and (c) National infrastructure – network utilities including State Highways, gas and electricity; and (d) Local infrastructure – network utilities that cross territorial boundaries; and (e) Resource consent applications where effects extend beyond territorial boundaries or where an application for consent straddles a common territorial boundary. 	Support in part	Kāinga Ora supports giving effect to Te Ture Whaimana O Te Awa o Waikato - The Vision and Strategy for the Waikato and Waipā Rivers.	Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission.
23.	1.4.5 The specific cross boundary issues that could affect neighbouring authorities are management of: <ul style="list-style-type: none"> (a) <u>Programmes to implement the objectives and strategies of Te Ture Whaimana; and</u> (b) Urban growth in Hamilton City; and (c) Rural residential development surrounding Hamilton City; and (d) Land transport issues; and (e) Hamilton International Airport; and (f) <u>Management of a</u>Activities at Mystery Creek; and (g) Discharge of contaminants to land, water and air; and (h) Riparian margins, water quality and aquatic habitat in water bodies; and (i) Availability of aggregate and sand resources in greater Waikato; and (j) <u>Management of t</u>The Mount Pirongia landscape; and (k) Indigenous biodiversity. 	Support in part	Kāinga Ora supports giving effect to Te Ture Whaimana O Te Awa o Waikato - The Vision and Strategy for the Waikato and Waipā Rivers.	Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission.

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
Section 2 – Residential Zones				
2.1 Introduction				
24.	<p>2.1.1 The Residential Zone of the District is in the villages and settlements of the Waipā District such as Karapiro. The zoning provisions also apply to any future residential zones that may be created. most people in Waipā live. It is principally located in the two main towns of Cambridge and Te Awamutu with a small existing area located at Karāpiro. Over the lifetime of this Plan most of the new residential growth will be directed to Cambridge and Te Awamutu and by 2050 it is anticipated that these two towns will have nearly doubled in size. Development within the residential zone is anticipated to be consistent with the Strategic Policy Framework including Te Ture Whaimana – the Waikato River Vision and Strategy. The projected increase in population is due to: (a) Changing demographics (an ageing population and greater demand for single occupancy households); and (b) The high levels of amenity and services available in Cambridge and Te Awamutu; and (c) The central location of the District which makes it an attractive place to live. In order to meet future demand, this Plan provides for new growth areas (refer to Section 1 – Strategic Policy Framework) and also greater redevelopment within the existing Residential Zone in identified locations.</p> <p>2.1.2 Providing for changing housing demands while maintaining existing character and amenity expectations will be challenging. <u>There are Town Concept Plans 2010 prepared for Ngāhinapōuri, Ōhaupo and Pirongia. Cambridge, Te Awamutu and Kihikihi</u> The Town Concepts Plans provide guidance on how these competing demands can be managed. Policy direction and rules have been included in this Plan which support the key elements and outcomes in the Town Concept Plans 2010. These Plans highlight that a change in the current density and form of residential development will need to occur if future housing demands are to be met in a sustainable manner. The aim of this Plan is to manage this change carefully so that the distinguishing characteristics of each place are maintained. For example there are groups of dwellings within the zone that have special character, this Plan seeks to maintain this character through provisions relating to character clusters in this section, and in Section 22 - Heritage and Archaeology as they relate to the Karāpiro Hydro-Electric Village. In addition, there are also some streets that have high existing character because of the built form and/or because of the presence of existing mature street trees and the road boundary setback rules seek to maintain this character.</p> <p>2.1.3 There is a need to make future provision for more sustainable forms of living. Sustainable forms of living are required in order to manage resources <u>such as land</u> that have a limited supply (such as land) as well as to reduce the overall 'footprint' on the environment. In the Residential Zone this outcome is achieved by enabling the establishment of secondary dwellings₂ and providing</p>	Support in part	<p>Kāinga Ora generally supports the proposed amendments to the existing 'residential zone' chapter and associated provisions.</p> <p>The amendments generally reflect consequential changes required as a result of the proposed Medium Density Residential Zone ('MDRZ').</p> <p>Kāinga Ora generally support the spatial extent of the MDRZ and by extension, that of the Residential Zone that remains.</p> <p>Kāinga Ora supports the deletion of reference to compact housing and its associated land use activity and provisions. The MDRS (as it applies to 'relevant residential zones') enables those development typologies and therefore the activity is no longer required.</p>	<ol style="list-style-type: none"> 1. Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission. 2. Consequential amendments will be required, in order to give effect to Kāinga Ora submission and the relief sought.

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
	<p>for infill development, retirement village accommodation where appropriate and compact housing development options (such as may include semidetached dwellings, duplexes, terrace housing or low rise apartments). These development options are required to be comprehensively designed, co-ordinated with infrastructure provision, take into account key elements of character, and address effects on neighbouring properties. In some locations, the need to protect existing character will potentially outweigh the benefits obtained from providing for a range of housing options. Sustainable living is also supported through rules that require dwellings to be positioned for passive solar gain and by ensuring enough open space is provided on site for a range of activities such as the establishment of vegetable gardens. In addition to a range of living options, working from home is provided for through the home occupation provisions. Other sections of the Plan are also relevant and will need to be referred to for particular developments, including Section 15 - Infrastructure, Hazards, Development and Subdivision and Section 16 - Transportation.</p> <p>2.1.5 A number of National Grid transmission lines traverse the Residential Zone of Waipā District. The subdivision, use and development of land is controlled within a defined National Grid Corridor to ensure potential adverse effects are appropriately addressed. The greatest level of restriction on landowners is within the National Grid Yard (particularly the support structures) which is the area that is closest to the transmission line and where there is the greatest potential for adverse effects to occur. The restrictions recognise that the greatest potential effects are generated by sensitive activities and intensive development. Notwithstanding such restrictions, Any lawfully established activities within the National Grid Corridor can <u>are able to</u> continue as long as they meet the criteria for existing use rights in the Resource Management Act 1991 or are a permitted activity.</p> <p>2.1.7 There are specific provisions that apply to the St Kilda Residential Area, the Cambridge Park Residential area, and the C1 and C2/C3 Structure Plan areas. These areas have particular design outcomes that were developed through a structure planning processes and are integral to the overall development of the area. In addition to these areas, there are new growth areas such as the Te Awamutu South residential area.</p>			
2.2 Resource Management Issues				
25.	<p>Objective - Key elements of residential character</p> <p>2.3.1 To maintain and, where appropriate enhance the existing elements of the Residential Zone that give each town, <u>village or settlement</u> its own character, <u>in accordance the planned outcomes for the zone.</u></p>	Oppose	<p>Kāinga Ora opposes the requirement to maintain and enhance existing character. This implies that both outcomes must be achieved at the same time.</p> <p>It is also noted the character of a residential environment changes over</p>	Amend the objective as shown in the tracked amendments in 'Specific Provision and Section of Plan' column of this table.

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <u>strikethrough</u> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
			time through development that reflects the planned outcomes of the zone, which will therefore be inconsistent with this objective as proposed.	
26.	<p><i>Policy - Building setback: road boundary</i></p> <p>2.3.2.1 All buildings shall be designed and setback from roads in a manner which:</p> <p>(a) <u>Achieves the planned urban environment of the zone. Maintains the predominant building setback within the neighbourhood</u> except in relation to compact housing areas and Neighbourhood and Local Centres;</p> <p>– (b) ...</p>	Oppose	Kāinga Ora opposes the requirement to maintain predominant existing building setbacks within neighbourhoods, noting the MDRS requires yard setbacks that may differ to existing neighbourhood development and the residential environment will change over time. Kāinga Ora seeks that this policy is amended to meet the requirements of the NPS-UD.	<p>Amend the policy with the proposed amendment:</p> <p>1. <u>Achieves the planned urban environment of the zone.</u></p> <p>This is identified in the tracked amendment in 'Specific Provision and Section of Plan' column of this table.</p>
27.	<p>2.3.2.4 A reduced setback from a side boundary may be acceptable where it:</p> <p>– (a) ...</p> <p>Provided that <u>there is no loss a reasonable standard</u> of privacy, sunlight or daylight on adjoining properties <u>is achieved</u>, and where sufficient area is maintained on site for outdoor living, and the building does not <u>excessively unduly</u> dominate outdoor living areas on adjoining sites.</p> <p>For compact housing and retirement village developments Policies 2.3.2.3 and 2.3.2.4 are to be assessed at the boundary of the site only.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Advice Note: In some cases affected parties consents will not be sufficient to address the matters raised in these policies.</p> </div>	Oppose in part	<p>Kāinga Ora opposes the requirement for development to ensure that there is no loss in privacy, sunlight or daylight on adjoining properties, noting that maximising the development potential on a site will result in a particular level of loss in privacy, sunlight and/or daylight.</p> <p>Kāinga Ora support the removal of reference to compact housing for consistency throughout the district plan.</p>	Amend the policy as shown in the tracked amendments in 'Specific Provision and Section of Plan' column of this table.

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>														
2.4 Rules																		
2.4.2 Performance Standards																		
28.	<p>Rule – Activity Status Table</p> <table border="1" data-bbox="421 684 1433 1862"> <tr> <td data-bbox="421 684 691 846">2.4.1.1</td> <td data-bbox="691 684 1433 846"> Permitted activities The following activities shall comply with the performance standards of this zone </td> </tr> <tr> <td data-bbox="421 846 691 911">(a)</td> <td data-bbox="691 846 1433 911">Residential Activities including papakāinga</td> </tr> <tr> <td data-bbox="421 911 691 1010">(b)</td> <td data-bbox="691 911 1433 1010">One principal dwelling and one secondary dwelling per site including papakāinga.</td> </tr> <tr> <td data-bbox="421 1010 691 1171">2.4.1.3</td> <td data-bbox="691 1010 1433 1171"> Restricted Discretionary activities The following activities shall comply with the performance standards of this zone </td> </tr> <tr> <td data-bbox="421 1171 691 1239"></td> <td data-bbox="691 1171 1433 1239">.....</td> </tr> <tr> <td data-bbox="421 1239 691 1369">(k)</td> <td data-bbox="691 1239 1433 1369"> Papakāinga that does not comply with the development and performance standards and/or where marae is associated with a papakāinga development </td> </tr> <tr> <td data-bbox="421 1369 691 1862"></td> <td data-bbox="691 1369 1433 1862"> Activities will require a resource consent for a restricted discretionary activity with discretion being restricted over: <ul style="list-style-type: none"> ▪ The extent to which the scale, form, and appearance of the development is compatible with the planned urban built form character of the neighbourhood. ▪ The extent to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale. ▪ The extent to which the development contributes to a safe and attractive public realm and streetscape. ▪ The effects on three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development. </td> </tr> </table>	2.4.1.1	Permitted activities The following activities shall comply with the performance standards of this zone	(a)	Residential Activities including papakāinga	(b)	One principal dwelling and one secondary dwelling per site including papakāinga.	2.4.1.3	Restricted Discretionary activities The following activities shall comply with the performance standards of this zone		(k)	Papakāinga that does not comply with the development and performance standards and/or where marae is associated with a papakāinga development		Activities will require a resource consent for a restricted discretionary activity with discretion being restricted over: <ul style="list-style-type: none"> ▪ The extent to which the scale, form, and appearance of the development is compatible with the planned urban built form character of the neighbourhood. ▪ The extent to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale. ▪ The extent to which the development contributes to a safe and attractive public realm and streetscape. ▪ The effects on three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development. 	Oppose in part	<p>Papakāinga and Marae are currently discretionary activities in the zone. Kāinga Ora considers it is appropriate to enable a permitted level of development for papakāinga housing on general title land, to align with permitted levels of development for residential activities and enable urban papakāinga developments. In addition, this is enabled through clause 80E(1)(b)(ii) of the Resource Management Act. Kāinga Ora consider that provisions for Marae development should be more enabling when in conjunction with papakāinga housing.</p>	<p>Amend the activity status for papakāinga to be permitted in line with residential activities and one primary dwelling and one secondary dwelling and amend marae to be 'Restricted Discretionary' instead of 'Discretionary'.</p>
2.4.1.1	Permitted activities The following activities shall comply with the performance standards of this zone																	
(a)	Residential Activities including papakāinga																	
(b)	One principal dwelling and one secondary dwelling per site including papakāinga.																	
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	Activities will require a resource consent for a restricted discretionary activity with discretion being restricted over: <ul style="list-style-type: none"> ▪ The extent to which the scale, form, and appearance of the development is compatible with the planned urban built form character of the neighbourhood. ▪ The extent to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale. ▪ The extent to which the development contributes to a safe and attractive public realm and streetscape. ▪ The effects on three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development. 																	

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		<p><u>Additionally, for where marae is associated with a papakāinga development</u></p> <ul style="list-style-type: none"> <u>The positive benefits the development has on cultural well-being, including the ability of tāngata whenua to reconnect with traditional sites and areas.</u> 			
	4.1.	Discretionary activities			
	(a)	<p>Any permitted, controlled or restricted discretionary activity that fails to comply with:</p> <p>(i) Rule 2.4.2.7 – Dwellings adjoining marae</p>			
29.	<p>Rule - Outdoor living area</p> <p>2.4.2.19 Each dwelling shall have an outdoor living area which:</p> <p>(a) ...</p> <p>Provided that This rule does not apply to compact housing developments, refer to Rule 2.4.2.44, or Rule 2.4.1.3(c e) Retirement village accommodation and associated care facilities and rest homes within or outside the compact housing overlay identified on the Planning Maps.</p>		Oppose in part	Kāinga Ora opposes the reference to compact housing and its associated land use activity and provisions. The MDRS enables those development typologies and therefore the activity is no longer required.	Delete reference to compact housing and its associated land use activity and provisions.
30.	<p>Rule – Relocated buildings</p> <p>2.4.2.51 A relocated building over 40m² GFA shall meet the following requirements:</p> <p>(a) ...</p> <p>(b) If the Building Relocation Inspection Report has been prepared by a person other than a Waipā District Council Building Compliance Officer (or equivalent position), the accuracy and completeness of the Building Relocation Inspection Report must be confirmed by a Waipā District Council Building Compliance Officer (or equivalent position). This shall be done by undertaking an on-site inspection of the relocated building once it has been relocated.; and should If the Waipā District Council Building Compliance Officer determines that the relocated building requires external repair works in addition to that</p>		Oppose	Consistent with the submission points and relief sought within the MDRZ, Kāinga Ora opposes any rules that differentiate relocated buildings from dwellings or residential activities. The matters within this rule can be addressed through the building consent process.	Delete the rule in its entirety.

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	<p>identified in the submitted Building Relocation Inspection Report in order to achieve a tidy and workmanlike external appearance, then:</p> <p>(i) — The owner ...</p> <p>Provided that t This rule does shall not apply to new buildings which are designed for or intended to be used on a site which are erected off the site either in whole or in parts and transported to the site.</p>			
Proposed Section 2A – Medium Density Residential Zone (New)				
31.	Proposed Medium Density Residential Zone as shown on the Planning Maps for PC26	Support in part	<p>Kāinga Ora generally supports the proposed spatial extent of the Medium Density Residential Zone ('MDRZ'). This will provide for medium density residential development within the urban environs of Cambridge, Kihikihi and Te Awamutu.</p> <p>However, as stated above and in this submission, Kāinga Ora seek the introduction of a HDRZ to be included in the District Plan and applied within a 400m – 800m walkable catchment of the Cambridge Town Centre, and 400m of the Te Awamutu Town Centre.</p>	<ol style="list-style-type: none"> 1. Incorporate a HDRZ within the District Plan. Proposed provisions shown in Appendix 2. 2. Provide for HDRZ within a 400m walkable catchment of the town centres of Cambridge and Te Awamutu, as shown in Appendix 3. 3. Consequential amendments to Town Centre maximum building heights required to ensure a proportionate built form within the Te Awamutu and Cambridge centres. Proposed heights are identified in Appendix 3. 4. Retain the remaining areas zoned for MDRZ, as notified, that are not sought for change by Kāinga Ora to HDRZ.
32.	<p>2A.1 Introduction</p> <p><u>2A.1.1 The Medium Density Residential Zone of the District is where most people in Waipā live. It is principally located in Waipā's Urban Areas comprising the two main towns of Cambridge and Te Awamutu, together with Kihikihi as a functional part of the Te Awamutu Urban Area. Over time, the appearance of neighbourhoods within this zone will change, with development of typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This supports increasing the capacity and choice of housing. The density of this zone is expected to be a minimum of twenty-five to thirty-five dwellings per hectare (net once public spaces and infrastructure have been provided for).</u></p> <p><u>2A.1.2 Over the lifetime of this Plan most of the new residential growth will be directed to Cambridge and Te Awamutu and by 2050 it is anticipated that these two towns will have nearly doubled in</u></p>	Support in part	<p>Kāinga Ora considers that the zone description and introduction should contain an overall statement outlining what it seeks to enable. This is consistent with other Tier 1 authorities and reflects the intended development of the zone, its evolving character (as-recognise in Policy 6(b) of the NPS-UD) and reflects the zone description outlined in the National Planning Standards ('NPS').</p> <p>Kāinga Ora also consider that specific reference to an expected density should</p>	<ol style="list-style-type: none"> 1. Support the introduction of a Medium Density Residential Zone into the District Plan. 2. Amend the introduction statement with the proposed tracked changes shown in 'Specific Provision and Section of Plan' column to reflect the 'planned urban built character' anticipated within the zone. 3. Delete any reference to expected density of this zone and do not prescribe any minimum density requirements per hectare in any of the urban zones in the District Plan.

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	<p><u>size. Development within the Medium Density Residential Zone is anticipated to be consistent with the Strategic Policy Framework and should uphold the objectives of Te Ture Whaimana. The projected increase in population is due to:</u></p> <p><u>(a) Changing demographics (an ageing population and greater demand for single occupancy households); and</u></p> <p><u>(b) The high levels of amenity and services available in Cambridge and Te Awamutu; and</u></p> <p><u>(c) The central location of the District which makes it an attractive place to live.</u></p> <p><u>2A.1.3 In order to comply with national direction to provide for sufficient development opportunity to meet existing and future demand for residential development, this Plan provides for new growth areas (refer to Section 1 - Strategic Policy Framework) as well as greater density of development within the Medium Density Residential Zone.</u></p> <p><u>2A.1.4 The Medium Density Residential Zone applies to land in Cambridge, Te Awamutu and Kihikihi. The Medium Density Residential Standards set out in Schedule 3A of the Act have been incorporated in this zone, with modifications where necessary to accommodate qualifying matters.</u></p> <p><u>2A.1.5 The Waipā District's is identified as a tier one urban environment in the National Policy Statement on Urban Development 2020. In line with the objectives and policies of the National Policy Statement, development within the Medium Density Residential Zone is intended to allow the District's main townships to grow as well-functioning urban environments that:</u></p> <p><u>(a) Enable a variety of homes to meet the needs of different households;</u></p> <p><u>(b) Provide sufficient development capacity to meet demand in the short, medium and long term;</u></p> <p><u>(c) Support reductions in greenhouse gas emissions; and</u></p> <p><u>(d) Are resilient to the likely current and future effects of climate change.</u></p> <p><u>2A.1.6 In addition to a range of living options, working from home is provided for through the home occupation provisions. Other sections of the Plan are also relevant and will need to be referred to for particular developments, including Section 15 - Infrastructure, Hazards, Development and Subdivision and Section 16 - Transportation.</u></p> <p><u>2A.1.7 The maintenance of the social and community function of the Medium Density Residential Zone is important. This function can be undermined by the location of non-residential activities in Residential Zones. This Plan makes clear provision for commercial and industrial activities within their respective zones. The only exception in this zone is for some activities within listed heritage buildings. This exception has been specifically provided as an incentive to enable the adaptive re-use of listed Heritage Items.</u></p>		<p>be removed, noting that the density of future development within the zone should be guided by the objectives, policies and performance standards.</p>	

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	<p>2A.1.8 <u>There are specific provisions that apply to structure plan areas, including Cambridge Park, C1 and C2/C3 and T11 structure plan areas. These areas have design outcomes that were developed through a structure planning processes and are integral to the overall development of the area.</u></p>			
33.	<p><u>Qualifying Matters - Introduction</u></p> <p>2A.1.9 <u>The Medium Density Residential Standards have been modified to accommodate qualifying matters in the Waipā District in the following circumstances:</u></p> <ul style="list-style-type: none"> (a) <u>Where there are existing constraints on infrastructure capacity meaning that increased density of development could lead to unacceptable adverse effects on the Waikato and Waipā Rivers and their catchment which is in conflict with the Vision, Objectives and Strategies of Te Ture Whaimana;</u> (b) <u>Where there is a risk that degradation of freshwater bodies could occur and that the fundamental concept of Te Mana o te Wai as set out in the National Policy Statement for Freshwater Management 2020 would not be able to be achieved;</u> (c) <u>Where cultural, or historic or special character related values are present and could be lost through uncontrolled development;</u> (d) <u>Where outstanding natural features and landscapes are present and may be adversely affected by inappropriate subdivision, use and development;</u> (e) <u>Where it is necessary to protect public open spaces and significant natural areas to ensure that there are public and open green spaces available for use by communities to meet their needs;</u> (f) <u>Where it is necessary to maintain and enhance public access to and along lakes and rivers;</u> (g) <u>Where it is necessary to control subdivision and development to manage significant risks from natural hazards;</u> (h) <u>Where sites are located proximate to nationally significant infrastructure, such as the National Grid transmission lines, state highways and the North Island Main Truck railway line; and</u> (i) <u>Where there are specific matters which make higher density inappropriate such as protected trees, character clusters and specific requirements applying within Structure Plans.</u> 	Oppose in part	Kāinga Ora opposes references to special character, character clusters and character streets, state highways, as well as broad reference to adverse effects on the Waikato and Waipā rivers in relation to infrastructure. This is consistent with the overall Kāinga Ora submission, and in particular (but not limited to) the proposed provisions concerning infrastructure overlays, character streets and clusters.	Amend the provisions as shown in the tracked amendments in 'Specific Provision and Section of Plan' column of this table.

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34.	<p><u>Qualifying Matters – Te Ture Whaimana and the National Policy Statement for Freshwater 2022</u></p> <p><u>2A.1.10 Te Ture Whaimana envisages a future where a healthy Waikato and Waipā Rivers sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato and Waipā Rivers, and all it embraces, for generations to come. The Waipā townships of Cambridge and Te Awamutu are in catchments that either directly or indirectly discharge to the Waikato or Waipā Rivers. Development within these catchments directly affect the way Waipā District Council gives effect to Te Ture Whaimana.</u></p> <p><u>2A.1.11 In order to ensure development in the District does not undermine Te Ture Whaimana, mapping has been undertaken to identify known capacity constraints in the District's water supply, wastewater discharge and stormwater discharge networks which are not identified as being upgraded in the foreseeable future. Council's infrastructure network is the primary means of managing effects on the rivers and giving effect to Te Ture Whaimana. This includes both discharges through the Council's stormwater and wastewater networks and water takes via its water supply.</u></p> <p>2A.1.12 Enabling development to the extent provided for by the Medium Density Residential Standards without further investigation and control over design would result in potential overflows or exceedances beyond the capacity of the public network and resulting in downstream effects. Accordingly, land identified as having known capacity constraints are considered to have a qualifying matter applying to it.</p> <p><u>2A.1.13 Central to Te Ture Whaimana is the concept of Te Mana o Te Wai. Te Mana o te Wai is the essential concept that underpins the National Policy Statement for Freshwater Management 2020. It refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai.</u></p> <p><u>2A.1.14 Te Mana o te Wai is about the restoration and preservation of the balance between the water, the wider environment, and the community. It is relevant to all freshwater management and applies outside of the specific aspects of freshwater management referred to in the National Policy Statement.</u></p> <p><u>2A.1.15 Te Mana o te Wai encompasses six principles relating to the roles of tangata whenua and other New Zealanders in the management of freshwater. These principles are:</u></p> <p><u>(a) <i>Mana whakahaere</i>: the power, authority, and obligations of tangata whenua to make decisions that maintain, protect, and sustain the health and well-being of, and their relationship with, freshwater.</u></p>	Support in part	<p>Kāinga Ora generally supports how PC26 gives effect to Te Ture Whaimana in the District Plan, which has used a combination of provisions to promote low impact design and encourage ecological preservation of the Waikato River.</p> <p>However, as outlined in the overall submission, Kāinga Ora does not support use of the infrastructure overlays to constrain the permitted level of development or coverages otherwise required under the MDRS.</p> <p>Kāinga Ora considers that the qualifying matter description is generally appropriate, but that 2A.1.12 should be deleted so as to not conflict with the overall Kāinga Ora submission that up to three dwellings per site should be enabled in the MDRZ <i>without</i> overlay restrictions applying.</p>	<ol style="list-style-type: none"> 1. Retain the provisions as notified with the exception that 2A.1.12 is deleted. 2. The proposed deletion is identified in the tracked amendment in 'Specific Provision and Section of Plan' column of this table. 3. Consequential renumbering will be required.

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	<p>(b) <u>Kaitiakitanga</u>: the obligation of tangata whenua to preserve, restore, enhance, and sustainably use freshwater for the benefit of present and future generations</p> <p>(c) <u>Manaakitanga</u>: the process by which tangata whenua show respect, generosity, and care for freshwater and for others.</p> <p>(d) <u>Governance</u>: the responsibility of those with authority for making decisions about freshwater to do so in a way that prioritises the health and well-being of freshwater now and into the future.</p> <p>(e) <u>Stewardship</u>: the obligation of all New Zealanders to manage freshwater in a way that ensures it sustains present and future generations.</p> <p>(f) <u>Care and respect</u>: the responsibility of all New Zealanders to care for freshwater in providing for the health of the nation.</p>			
35.	<p><u>Qualifying Matters – Preservation of the natural character of rivers and their margins, open space for public use, maintenance and enhancement of public access to and along rivers</u></p> <p><u>2A.1.16</u> The open space networks within Cambridge, Te Awamutu and Kihikihi are defining features for these towns. They cater for residents’ sport, recreation, play and well-being needs as well as providing critical habitats and biodiversity corridors and riparian margins along the Waikato and Waipā Rivers and other significant waterways. They also provide increasingly important ecosystem services such as carbon sequestration and water purification and protect iconic and culturally and historically significant sites.</p> <p><u>2A.1.18</u> Numerous reserves contain archaeological sites and hold an important place in the historical, spiritual, ancestral and cultural identity of the iwi and hapū that are mana whenua of Waipā. Mana whenua’s iwi management plans and documents such as Te Ture Whaimana provide project-specific cultural impact assessments that set out the importance of the open space network to mana whenua and their aspirations for the network. Priorities include protecting the mana and the mauri of open spaces; valuing Te Ao Māori and enabling mana whenua involvement in planning and decisions; acknowledging, protecting and restoring sites of significance; ensuring physical and visual access to ancestral lands; cultural landscapes and taonga, and enabling iwi and hapū to have a living and enduring presence of our public open spaces through for example the practice of customary activities.</p>	Support in part	Kāinga Ora generally supports how PC26 gives effect to Te Ture Whaimana in the District Plan, which has used a combination of provisions to promote low impact design and encourage ecological preservation of the Waikato River.	Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission.
36.	<p><u>Qualifying Matters – Historic Heritage and Character</u></p> <p><u>2A.1.19</u> Historic buildings and sites are highly valued in the Waipā District. They give our towns, villages and rural areas a distinctive sense of place. The protection of historic heritage from inappropriate</p>	Support in part	Kāinga Ora supports the notified provisions as it relates to historic heritage.	1. Retain the provisions as notified with the exception that any reference to character is deleted. Consistent with the overall submission and relief sought.

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	<p><u>subdivision, use and development is defined as a matter of national importance under section 6(f) of the Resource Management Act 1991.</u></p> <p><u>2A.1.20 Another matter of national importance for the Waipā District is the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. This relationship is provided for in section 6(e) of the Act.</u></p> <p><u>2A.1.21 Historic heritage in the Waipā District includes (but is not limited to) built items, archaeological and cultural sites, and sites of significance to Māori. There are a range of existing measures in the operative Waipā District Plan that enable the protection of the diverse elements which make up our historic heritage.</u></p>		Amendments are sought to any reference to character in the District Plan.	<p>2. The proposed deletion is identified in the tracked amendment in 'Specific Provision and Section of Plan' column of this table.</p> <p>1. Delete policies 2A.1.22 and 2A.1.23.</p> <p>2. Consequential renumbering and references to these policies will need to be amended.</p>
37.	<p>2A.1.22 Residential development within Waipā District has resulted in areas that are distinctive in character and provide an important contribution to the overall make-up of the townships. For example there are groups of dwellings within the Medium Density Residential Zone that have special character and this Plan seeks to maintain this character through provisions relating to character clusters in this section, and in Section 22 – Heritage and Archaeology.</p>		<p>Amendments are sought to delete the character cluster statements and overlays in their entirety.</p> <p>Kāinga Ora notes that the Council has undertaken a site-by-site analysis of sites within the existing 'Cambridge Character Area' as required by S77L(c) of the Housing Supply Act. The supporting analysis:</p> <ol style="list-style-type: none"> 1. Concluded that the existing 'Cambridge Character Area' was "too broad in scope" and instead recommended the retention of more key character properties and enlarged clusters. Consequently, council have removed the existing 'Cambridge Character Area', which Kāinga Ora is supportive of; and 2. Recommended the potential for council to include the individual buildings or clusters within Council's Heritage Schedule. Council have not adopted this recommendation. Kāinga Ora seek that further analysis of these buildings and clusters is 	<ol style="list-style-type: none"> 1. Delete policy 2A.1.22. The proposed deletion is identified in the tracked amendment in 'Specific Provision and Section of Plan' column of this table. 2. Seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety. 3. Seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan. 4. Seek that further analysis of the buildings and clusters is undertaken and those that meet the test under s6 of the RMA are individually scheduled in the District Plan. 5. Accept the changes sought in Appendix 4.

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			<p>undertaken and those that meet the test under s6 of the RMA are individually scheduled in the District Plan.</p> <p>The proposed new character clusters and character provisions as notified, and the approach to 'character clusters' in the Plan, conflates issues of 'streetscape character' with the 'built character' that is sought to be protected on identified sites. Many of the 'clusters' are located on streets with a mixed range of dwelling typologies, many of which are either modern or highly modified. As a result, many of the cluster sites do not form a sufficient collection or grouping of buildings that contribute to a strong sense of consistent streetscape character, in reference to the built form that is present. Kāinga Ora questions the planning method and assessment undertaken to determine the proposed provisions. Kāinga Ora considers that any such provisions and values identified should be 'managed' rather than 'protected' in the District Plan. Kāinga Ora seeks the provisions as proposed are deleted and that further analysis is undertaken to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>Kāinga Ora therefore seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety.</p>	

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38.	<p>2A.1.23 — In addition, streets that have high existing character because of the built form and/or because of the presence of existing mature street trees have been identified. These streets are subject to an existing policy overlay in the Planning Maps, and include Princes Street, Thornton Road (between Victoria Street and Albert Street/Robinson Street), Hall Street, Bryce Street, Hamilton Road/Cambridge Road (between the town belt and Victoria Street), Burns Street and Moore Street in Cambridge; and College Street and Turere Lane in Te Awamutu. The Medium Density Residential Standard for front boundary setbacks has been varied along these streets in order to maintain this character. Character has been introduced as a new 'other' qualifying matter as provided for by the Act.</p>		<p>For the reasons outlined above in relation to 'streetscape character', Kāinga Ora opposes the existing and proposed spatial identification (and associated provisions) on 'Character Streets' and seeks deletion in PC26.</p> <p>In many cases 'character streets' have a limited number of 'character buildings' that contribute to the 'streetscape character'. Kāinga Ora considers that the Character Street policy overlay and associated 6m setback is unwarranted and has not been sufficiently justified under ss77J-L of the Housing Supply Act due to the limitations they would otherwise place on MDRS-enabled development.</p> <p>The majority of streets subject to the proposed overlay feature generous road reserve widths, defined by very large street trees and berms. There is no justified need to impose a substantial 6m setback (where the MDRS otherwise enables a 1.5m setback from the front boundary) in such contexts, particularly where the character of those streets would be maintained as a result of being under the ownership and control of Council.</p> <p>Where trees are a defining aspect of the 'street' character, Kāinga Ora seeks that they are specifically identified and scheduled due to their contribution to those streets.</p>	<ol style="list-style-type: none"> 1. Delete policy 2A.1.23. The proposed deletion is identified in the tracked amendment in 'Specific Provision and Section of Plan' column of this table. 2. Seeks the existing and proposed spatial identification (and associated provisions) on 'Character Streets' are deleted from PC26. 3. Accept the changes sought in Appendix 4. 4. Where trees are a defining aspect of the 'street' character, Kāinga Ora seeks that they are specifically identified and scheduled due to their contribution to those streets.

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39.	<p style="text-align: center;"><u>Qualifying Matters – Nationally Significant Infrastructure</u></p> <p><u>2A.1.24 Provisions in the Waipā Operative District Plan related to building in relation to the National Grid transmission network the state highway roading network and the North Island Main Trunk railway are is a qualifying matters by virtue of section 77(l)(b) of the Act being a matter required to give effect to a National Policy Statement and section 77(l)(e) being a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.</u></p> <p><u>2A.1.25 The relevant national policy statement is the National Policy Statement for Electricity Transmission 2008. It sets out the objective and policies to enable the management of the effects of the electricity transmission network under the Resource Management Act 1991.</u></p> <p><u>2A.1.26 It is recognised that the efficient transmission of electricity on the national grid plays a vital role in the wellbeing of New Zealand, its people and the environment. Electricity transmission has special characteristics that create challenges for its management under the Act.</u></p> <p><u>2A.1.27 Several National Grid transmission lines traverse the Waipā District. The subdivision, use and development of land is controlled within a defined National Grid Corridor to ensure potential adverse effects are appropriately addressed. The greatest level of restriction on landowners is within the National Grid Yard (particularly the support structures) which is the area that is closest to the transmission line and where there is the greatest potential for adverse effects to occur. The restrictions recognise that the greatest potential effects are generated by sensitive activities and intensive development. For this reason, the National Grid has been identified as a qualifying matter to the Medium Density Residential Standards.</u></p> <p><u>2A.1.28 National Grid transmission lines for the transmission of electricity are considered to be a resource of national and regional significance that require protection. The location of activities within National Grid Corridors have the potential to result in adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and future development of the National Grid network and result in sensitive activities locating where they are most vulnerable to the effects, including risks, associated with the line.</u></p> <p><u>2A.1.29 The management of subdivision within the National Grid Corridor is addressed in Section 15 - Infrastructure, Hazards, Development and Subdivision.</u></p>	Support in part	<p>Kāinga Ora oppose reference to the state highway roading network and the North Island Main Trunk railway and consider that the noise and vibration provisions will appropriately mitigate any potential effects on future development on sites within proximity to a state highway or the North Island Main Trunk Railway.</p> <p>Apart from this, Kāinga Ora supports the remainder of the provisions, to the extent they are consistent with the overall Kāinga Ora submission.</p>	<p>Include the provisions as amended, to the extent they are consistent with the overall Kāinga Ora submission.</p> <p>Tracked amendments shown in 'Specific Provision and Section of Plan' column of this table.</p>

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2A.2 Resource Management Issues				
40.	<p align="center"><u>Health and well-being of the Waikato and Waipā Rivers</u></p> <p><u>2A.2.1</u> Development within the Medium Density Residential Zone has the potential to adversely affect the health and well-being of the Waikato and Waipā Rivers. Careful consideration should be given to the following; (but not limited to) potential impacts of increased impervious surfaces, vegetation clearance, earthworks and residential intensification within river catchments.</p>	Support in part	Kāinga Ora generally supports how PC26 gives effect to Te Ture Whaimana in the District Plan, which has used a combination of provisions to promote low impact design and encourage ecological preservation of the Waikato and Waipā Rivers.	Include the provision as notified, to the extent it is consistent with the overall Kāinga Ora submission and relief sought.
41.	<p align="center"><u>Residential amenity</u></p> <p><u>2A.2.2</u> The density, design and layout of new developments and subdivisions need to be managed to ensure they do not can result in poor amenity outcomes for that development and neighbouring properties.</p>	Oppose	Kāinga Ora opposes the assumption that new developments and subdivisions result in poor amenity outcomes by virtue of the fact that they are new. Kāinga Ora requests this 'issue statement' is amended to relate to the methods employed to address the stated issues, and ensure it does not conflict with objectives and policies in the MDRZ that otherwise-reflect that the NPS-UD and MDRS anticipates effects of development as a result of change in density and urban form and enabled.	<ol style="list-style-type: none"> 1. Include the provision with the tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table. 2. Amendments are sought to ensure the MDRZ provisions are consistent with Policy 6(b) of the NPS-UD and that intensification in accordance with the planned built form of the MDRZ is not an adverse effect of itself.
42.	<p><u>2A.2.3</u> There are clusters of existing dwellings in the District that have a special character. New developments, relocated buildings and subdivisions have the potential to detract from the character of these clusters.</p>	Oppose	Consistent with its overall submission, Kāinga Ora oppose reference to the character clusters.	Delete the provision as notified.
43.	<p><u>2A.2.4</u> Developments and subdivisions need to manage potential can have adverse visual and functional effects on the amenity of the Medium Density Residential Zone. The amenity values of to ensure the Medium Density Residential Zone include provides:</p> <p>(a) <u>A low An</u> ambient noise environment consistent with the planned medium density urban built form outcomes of the zone; and</p>	Oppose	Kāinga Ora opposes the assumption that new developments and subdivisions result in poor amenity outcomes by virtue of the fact that they are new. Kāinga Ora requests this 'issue statement' is amended to relate to the methods employed to address the	<ol style="list-style-type: none"> 1. Include the provision with the proposed tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table. 2. References to the anticipated character and form of development in the zone should use

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	<p>(b) <u>Neighbourhoods that are well maintained, safe, and are free from non-residential activities, developments and associated signs that can result in adverse visual and nuisance effects;</u></p> <p>(c) <u>Vibrant and active communities that have a mix of demographics and housing types.</u></p>		<p>stated issues, and ensure it does not conflict with objectives and policies in the MDRZ that otherwise-reflect that the NPS-UD and MDRS anticipates effects of development as a result of change in density and the urban form that is enabled.</p>	<p>terminology consistent with the NPS-UD and MDRS in Housing Supply Act.</p> <p>3. Amendments are sought to ensure the MDRZ provisions are consistent with Policy 6(b) of the NPS-UD and that intensification in accordance with the planned built form of the MDRZ is not an adverse effect of itself.</p>
44.	<p><u>2A.2.5 Sites where buildings and impermeable surfaces cover large areas of the site can compromise the ability to adequately dispose of stormwater.</u></p>	Support in part	<p>Kāinga Ora generally supports the provision, to the extent that it is consistent with the overall Kāinga Ora submission.</p>	<p>Include the provision as notified, to the extent it is consistent with the overall Kāinga Ora submission and relief sought.</p>
45.	<p>2A.2.6 Relocated buildings can adversely affect the existing amenity of the neighbourhood.</p>	Oppose	<p>Kāinga Ora opposes this provision. Relocated buildings can locate within urban environments where they meet the development and performance standards. Relocated buildings do not have any inherent qualities that make them unsuitable for urban environments. This also does not consider Offsite Manufactured Homes. The associated standards relating to relocated buildings are all managed through the Building Act, and it is not appropriate to manage the same issue across two legislative frameworks.</p>	<p>Delete the provision and associated provisions in their entirety.</p>
46.	<p>2A.2.7 There is the potential for reverse sensitivity effects when noise sensitive activities locate close to some existing activities such as the Te Awamutu Dairy Manufacturing site, roads with high traffic volumes, and railway lines.</p>	Oppose	<p>Kāinga Ora opposes this provision as this does not align with the NPS-UD wherein high-density development is encouraged around rapid transport routes.</p> <p>Kāinga Ora is opposed to provisions concerning reverse sensitivity, that require mitigation for effects generated by other activities (whether infrastructure or otherwise). Effects</p>	<p>Delete the provision as notified.</p>

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			should be managed 'at source' as far as practicable.	
47.	2A.2.8 Trends towards more compact residential development such as that provided for by the Medium Density Residential Standards can lead to conflicts as the noise environment is potentially greater than people anticipate, and privacy levels are not the same as those existing in traditional residential areas.	Oppose	Kāinga Ora opposes this provision as noise levels within the MDRZ would not comply with noise standards anticipated within any residential activity. This issue is already stated under 2A.2.4. Privacy effects are a separate 'amenity' issue and can be adequately managed through design as per 2A.2.2.	Delete the provision as notified as the issues are already identified in other provisions.
48.	2A.2.9 <u>The establishment of inappropriate signage in residential environments can adversely affect signs are not consistent with the character of planned urban built form character of residential neighbourhoods. Signs can also detract from the character and values associated with identified heritage items. and character clusters.</u>	Oppose in part	Kāinga Ora oppose this provision as it reads as a statement rather than a resource management 'issue' to be addressed. There will be instances where some signage may be necessary for suitable non-residential activities that locate within the zone. Reference to character clusters are opposed for the reasons outlined in the submission letter and the overall Kāinga Ora submission.	<ol style="list-style-type: none"> 1. Include the provision with the proposed tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table. 2. References to the anticipated character and form of development in the zone should use terminology consistent with the NPS-UD and MDRS in Housing Supply Act. 3. Delete any reference to character clusters.
49.	Neighbourhood safety 2A.2.11 Inappropriate building design, fence design, and site layout <u>has the potential to reduce opportunities affects the opportunity</u> for passive surveillance from dwellings to roads and other public places and as a consequence adversely affect community safety.	Support in part	While Kāinga Ora supports the issue, it reads as a statement rather than a resource management 'issue' to be addressed.	Include the provision with the tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table.
50.	On-site amenity values 2A.2.12 Buildings that are poorly positioned on a site can affect the level of sunlight and daylight that people receive and the amount of on-site space that is available for outdoor living. <u>Poorly positioned buildings can also result in adverse effects on neighbouring properties.</u>	Support in part	While Kāinga Ora supports the issue, it relates to 'on-site' amenity values but also talks of neighbouring properties 'off-site'. This is not consistent.	Include the provision with the tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table.

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51.	<p style="text-align: center;"><u>Changing housing demands</u></p> <p><u>2A.1.13</u> There is a requirement to meet a wide range of housing needs including for families, single or two person households; and options for extended families.</p> <p><u>2A.2.14</u> In order to meet the needs of an ageing population there is a need to provide a range of housing options and types with an appropriate range of facilities.</p> <p><u>2A.2.15</u> In the future there may be increased demand for Mmarae and papakāinga developments are encouraged and enabled within Medium Density Residential Zones</p>	Support in part	<p>Kāinga Ora supports the acknowledgement of the need for changing housing options to meet changing demands.</p> <p>In terms of papakāinga development, Kāinga Ora consider it appropriate to enable papakāinga housing, to align with permitted levels of development for residential activities and enable urban papakāinga developments i.e., up to 3 papakāinga will be a permitted activity and 4 or more papakāinga will be a restricted discretionary activity. In addition, Kāinga Ora consider that provisions for Marae development should be more enabling when in conjunction with papakāinga housing.</p> <p>Kāinga Ora observe inconsistent numbering for 2A.1.13.</p>	Include the provision with the tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table.
52.	<p style="text-align: center;"><u>Non-residential activities</u></p> <p><u>2A.2.16</u> The intensity of non-residential activities can cause adverse effects and has the potential to detract from anticipated levels of residential amenity.</p> <p><u>2A.2.17</u> Some non-residential activities can contribute positively to the neighbourhood and community function of the Medium Density Residential Zone, while others can undermine it. There is also <u>the potential for non-residential activities in the Medium Density Residential Zone to undermine the function and purpose of the Industrial and Commercial Zones.</u></p> <p><u>2A.2.18</u> The design and layout of non-residential buildings is often inconsistent with the planned amenity and urban built form character of the Medium Density Residential Zone, and can result in adverse effects beyond that anticipated in the zone.</p> <p><u>2A.2.19</u> Within the Medium Density Residential Zone, in Te Awamutu, there are existing out of zone activities where significant investment has been made. It is important that these activities are <u>recognised.</u></p>	Support in part.	Kāinga Ora supports the provisions and the need to ensure that non-residential activities within residential zones are appropriate and do not conflict with the amenity values to be expected in such zones.	<ol style="list-style-type: none"> 1. Include the provision with the proposed tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table. 2. References to the anticipated character and form of development in the zone should use terminology consistent with the NPS-UD and MDRS in Housing Supply Act.

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2A.3 Objectives and Policies				
53.	<p><u>Objectives – Medium Density Residential Standards</u></p> <p><u>2A.3.1 A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future</u></p>	Support in part	Kāinga Ora supports the inclusion of those provisions required under Schedule 3A of the Housing Supply Act.	Include the provision as notified.
54.	<p><u>2A.3.2 A relevant residential zone provides for a variety of housing types and sizes that respond to:</u></p> <p>(a) <u>Housing needs and demand; and</u></p> <p>(b) <u>The neighbourhood's planned urban built character, including 3-storey buildings.</u></p>	Support in part	Kāinga Ora supports the inclusion of those provisions required under Schedule 3A of the Housing Supply Act, in particular the reference to planned urban built character.	Include the provision as notified.
55.	<p><i>Policies</i></p> <p><u>2A.3.2.1 To enable a variety of housing typologies with a mix of densities within the zone, including three storey attached and detached dwellings, and low-rise apartments.</u></p>	Support in part	Kāinga Ora supports the inclusion of those provisions required under Schedule 3A of the Housing Supply Act, in particular the reference to planned urban built character.	Include the provision as notified.
56.	<p><u>2A.3.2.2 To enable a minimum target density of twenty five to thirty five dwellings per hectare (net after taking into account public spaces and infrastructure).</u></p>	Oppose	Kāinga Ora does not support reference to minimum density targets as development should be guided by the performance standards as well as the policies and objectives to ensure that efficient land use can be achieved without the limitation of minimum target densities.	Remove the provision in its entirety and do not include any minimum target density in the urban zones of the Plan.
57.	<p><u>2A.3.2.3 To apply the Medium Density Residential Standards across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).</u></p>	Support in part	Kāinga Ora supports the inclusion of those provisions required under Schedule 3A of the Housing Supply Act.	Include the provision as notified.
58.	<p><u>2A.3.2.4 To enable the modification of the Medium Density Residential Standards under Policy 2A.3.2.3 only to the extent necessary to accommodate a qualifying matter applying to that site.</u></p>	Oppose	Kāinga Ora oppose the reference to modification of the MDRS as this should be undertaken through the process of	Delete in its entirety. Consequential renumbering will be required.

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			this plan change instead of being included as a provision.	
59.	<u>2A.3.2.5 To encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</u>	Support in part	Kāinga Ora supports the inclusion of those provisions required under Schedule 3A of the Housing Supply Act.	Include the provision as notified.
60.	<u>2A.3.2.6 To enable housing to be designed to meet the day-to-day needs of residents.</u>	Support in part	Kāinga Ora supports the inclusion of those provisions required under Schedule 3A of the Housing Supply Act.	Include the provision as notified.
61.	<u>2A.3.2.7 To provide for developments not meeting permitted activity status, while encouraging high-quality developments.</u>	Support in part	Kāinga Ora supports the inclusion of those provisions required under Schedule 3A of the Housing Supply Act.	Include the provision as notified.
62.	<p><u>Objective - Key elements of residential character</u></p> <p><u>2A.3.3 To maintain and enhance ensure that the planned urban built form outcomes of the zone are consistent with and complement the existing elements of the Residential Zone that give each town its own character.</u></p>	Oppose in part	<p>Kāinga Ora does not support the use of terminology which requires certain features to be both 'maintained and enhanced'. This implies that both outcomes must be achieved at the same time. While it is accepted that this is terminology used within the RMA, Kāinga Ora consider it appropriate to amend the proposed wording.</p> <p>It is also noted the character of a residential environment changes over time through development, and that the objective and associated policies as notified would otherwise constrain implementation of the MDRS and zone purpose.</p>	<ol style="list-style-type: none"> 1. Include the provision with the proposed tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table. 2. References to the anticipated character and form of development in the zone should use terminology consistent with the NPS-UD and MDRS in Housing Supply Act.
63.	<p><u>Policy - Cambridge</u></p> <p><u>2A.3.3.1 To maintain and, where appropriate enhance Cambridge's character by:</u></p> <p><u>(a) Maintaining the grid layout that provides long vistas down roads; and</u></p> <p><u>(b) Encouraging the provision of sufficient space for mature trees; and</u></p> <p><u>(c) Maximising opportunities to provide public access to the town belt; and</u></p>	Oppose in part	Kāinga Ora does not support the use of terminology which requires certain features to be both 'maintained and enhanced'. This implies that both outcomes must be achieved at the same time. While it is accepted that this is terminology used within the RMA, Kāinga Ora consider it appropriate to amend the proposed wording.	<ol style="list-style-type: none"> 1. Include the provision with the proposed tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table. 2. References to the anticipated character and form of development in the zone should use terminology consistent with the NPS-UD and MDRS in Housing Supply Act. 3. Delete any reference to character clusters.

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	<p>(d) <u>Maintaining and enhancing public views to the Waikato River and Karāpiro Stream Valley with development actively facing and providing access to the River and the Stream; and</u></p> <p>(e) Maintaining the mix of villa, cottage and bungalow type housing within the identified character clusters; and</p> <p>(f) <u>Promoting and enabling good architectural design elements including avoiding large spans of blank walls and the retention of a high level of visual amenity which includes public-facing building frontages.</u></p>		Consistent with the overall Kāinga Ora submission, character 'streets' and 'clusters' are opposed in the Medium Density Residential Zone.	4. Consequential renumbering of provisions will be required.
64.	<p><u>Policy - Kihikihi</u></p> <p>2A.3.3.2 To maintain and, where appropriate enhance Kihikihi's character by:</p> <p>(a) <u>Retaining a grid layout with wide grassed verges; and</u></p> <p>(b) <u>Maintaining a road pattern that provides for the occasional view to the rural hinterland.</u></p>	Oppose in part	Kāinga Ora does not support the use of terminology which requires certain features to be both 'maintained and enhanced'. This implies that both outcomes must be achieved at the same time. While it is accepted that this is terminology used within the RMA, Kāinga Ora consider it appropriate to amend the proposed wording.	<ol style="list-style-type: none"> 1. Include the provision with the proposed tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table. 2. References to the anticipated character and form of development in the zone should use terminology consistent with the NPS-UD and MDRS in Housing Supply Act.
65.	<p><u>Policy - Te Awamutu</u></p> <p>2A.3.3.3 To maintain and, where appropriate enhance Te Awamutu's character by:</p> <p>(a) <u>Maintaining a road pattern that follows the natural contour of the landform and which provides for the occasional view to the rural hinterland; and</u></p> <p>(b) <u>Encouraging the provision of sufficient space for mature trees; and</u></p> <p>(c) <u>Providing linkages to the Mangapiko Stream with development actively facing and providing access to the stream; and</u></p> <p>(d) Recognising the mix of villas, bungalows and art deco housing in parts of Te Awamutu; and</p> <p>(e) <u>Promoting and enabling good architectural design elements including avoiding large spans of blank walls and the retention of a high level of visual amenity which includes public-facing building frontages.</u></p>	Oppose in part	<p>Kāinga Ora does not support the use of terminology which requires certain features to be both 'maintained and enhanced'. This implies that both outcomes must be achieved at the same time. While it is accepted that this is terminology used within the RMA, Kāinga Ora consider it appropriate to amend the proposed wording.</p> <p>Consistent with the overall Kāinga Ora submission, character 'streets' and 'clusters' are opposed in the Medium Density Residential Zone.</p>	<ol style="list-style-type: none"> 1. Include the provision with the proposed tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table. 2. References to the anticipated character and form of development in the zone should use terminology consistent with the NPS-UD and MDRS in Housing Supply Act. 3. Delete any reference to character clusters. 4. Consequential renumbering of provisions will be required.
66.	<p>Policy - Character clusters</p> <p>2A.3.3.4 To maintain and enhance the identified character of each character cluster by:</p>	Oppose	Consistent with the overall Kāinga Ora submission, character 'streets' and 'clusters' are opposed in the Medium Density Residential Zone.	Delete the policy and any references to the policy. Consequential renumbering will be required.

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	<p>(a) — Avoiding new buildings and relocated buildings between the dwelling and the front boundary of a site; and</p> <p>(b) — For new buildings or relocated buildings maintaining a similar style, form, building materials and colour to other dwellings within the cluster; and</p> <p>(c) — For relocated buildings ensuring that any maintenance and/or reinstatement work is undertaken; and</p> <p>(d) — Ensuring that signs do not detract from the character of the building or the cluster.</p> <p><u>Advice Note: Guidance on the character of each cluster including the style, form, and scale of buildings is included in Appendix DG1 of the District Plan.</u></p>			
67.	<p><u>Policy - Subdivision and development adjoining Category A heritage items</u></p> <p>2A.3.3.5 To ensure that subdivision and development and associated earthworks adjoining Category A heritage items manages and/or mitigates do not result in adverse effects on the listed heritage building. including its setting and vistas to the building.</p>	Oppose in part	<p>Kāinga Ora supports the policy-intent to manage the effects of development on identified buildings protected under s6 of the RMA. However, as notified the wording implies the 'avoidance' of all adverse effects. This is inappropriate for the reasons outlined throughout the Kāinga Ora submission.</p> <p>The policy also refers to the setting and vistas (viewpoints) to a scheduled building. The extent to which views to a heritage building and inclusion of its setting may otherwise reduce the application of the MDRS density standards (enablement of up to three dwellings per site), has not been sufficiently justified or assessed within the s32 analysis as required by S77 of the Housing Supply Act on a site by site basis.</p>	Amend the policy as shown in the tracked amendments in 'Specific Provision and Section of Plan' column of this table.
68.	<p><u>Objective - Neighbourhood amenity and safety</u></p> <p>2A.3.4 To maintain amenity values and enhance safety in the Medium Density Residential Zone. To <u>ensure development within the Medium Density Residential Zone achieves a level of amenity and safety for residents that is consistent with the planned urban built form outcomes of the zone.</u></p>	Oppose	Kāinga Ora opposes the objective which conflicts with Policy 6(b) of the NPS-UD that acknowledges the amenity values of existing neighbourhood will change as a result of intensification. The objective must be amended to reflect this, consistent with the comments made throughout the Kāinga Ora	<ol style="list-style-type: none"> 1. Amend the objective as shown in the tracked amendments in 'Specific Provision and Section of Plan' column of this table. 2. References to the anticipated character and form of development in the zone should use terminology consistent with the NPS-UD and MDRS in Housing Supply Act.

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			submission, and to be consistent with what the zone enables.	
69.	<p><i>Policy - Building setback: road boundary</i></p> <p><u>2A.3.4.1 All buildings shall be designed and setback from roads in a manner which complies with the Medium Density Residential Standards.</u></p>	Oppose in part	Kāinga Ora oppose the reference to qualifying matters relating to setbacks from the road boundary. Kāinga Ora supports the implementation of setbacks to reflect the standards set out though the Enabling Housing Supply Act, to the extent consistent with the overall Kāinga Ora submission.	Include the policy as amended, to the extent consistent with the overall Kāinga Ora submission.
70.	<p><i>Policy - Building setback: character street</i></p> <p><u>2A.3.4.2 To maintain the existing character of character streets by having a consistent minimum building setback.</u></p>	Oppose	Kāinga Ora opposes character streets and clusters for the reasons outlined in the overall Kāinga Ora submission.	Delete the policy and any reference to the policy. Consequential renumbering will be required.
71.	<p><i>Policies - Building setback: side boundaries</i></p> <p><u>2A.3.4.3 To maintain a degree of separation between detached buildings when viewed from the road (except where perimeter block development is proposed), provide opportunities for planting where possible, provide a degree of privacy, maintain a reasonable level of sunlight and daylight, provide ongoing access to the rear of the site and enable building maintenance from within the site by maintaining a consistent setback between buildings on different sites.</u></p> <p><u>Advice Note: In some cases affected parties consents will not be sufficient to address the matters raised in these policies.</u></p>	Oppose in part	<p>Kāinga Ora generally supports the intent of the policy, with the exception of the 'perimeter block' reference which is just one of a range of dwelling typologies possible. The policy can be simplified to reference separation between 'detached' buildings.</p> <p>Kāinga Ora does not support the advice note as it is inconsistent with the 'boundary activity' and 'deemed permitted' activities under the RMA. The note also pre-empts an assessment of effects and will depend on the specifications of a development.</p>	Amend the policy as shown in the tracked amendments in 'Specific Provision and Section of Plan' column of this table.
72.	<p><i>Policy - Height of buildings</i></p> <p><u>2A.3.4.4 The height of new buildings shall not be consistent with the Medium Density Residential Standards unless a qualifying matter applies.</u></p>	Support in part	Kāinga Ora generally supports the provision, to the extent consistent with the overall Kāinga Ora submission.	Include the provision as notified, to the extent it is consistent with the overall Kāinga Ora submission and relief sought.

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73.	<p><i><u>Policies - Site coverage and permeable surfaces</u></i></p> <p><u>2A.3.4.5</u> To ensure that all sites have sufficient open space to provide for landscaping, outdoor activities, storage, on-site stormwater disposal, parking, and vehicle manoeuvring by maintaining a maximum site coverage requirement for buildings in the Medium Density Residential Zone.</p>	Support in part	Kāinga Ora generally supports the provision, to the extent consistent with the overall Kāinga Ora submission.	Include the provision as notified, to the extent it is consistent with the overall Kāinga Ora submission and relief sought.
74.	<p><u>2A.3.4.6</u> Maintain a proportion of each site in permeable surfaces such as lawn and gardens, in order to ensure there is sufficient capacity to enable the on-site disposal of stormwater. In the Cambridge North Structure Plan Area, increased standards apply because of the difficulty of disposing of stormwater in this location. In the C1 and C2/C3 Structure Plan areas on-site disposal of stormwater may not be required where regional and/or district consents for the overall structure plan stormwater system provide for alternative means of stormwater management and disposal. Furthermore, on-site soakage within the C3 cell is not anticipated due to the risk of exacerbating slope stability issues. Alternative methods of stormwater management will need to be demonstrated for the C3 cell.</p>	Support in part	Kāinga Ora generally supports the provision, to the extent consistent with the overall Kāinga Ora submission.	Include the provision as notified, to the extent it is consistent with the overall Kāinga Ora submission and relief sought.
75.	<p><i>Policy – Relocated buildings</i></p> <p><u>2A.3.4.7</u> Relocated buildings shall not detract from the amenity of the neighbourhood they are located within, by ensuring that exterior maintenance and painting is undertaken.</p>	Oppose	Kāinga Ora opposes the provisions associated with relocated buildings as the requirements of the standard can all be addressed appropriately under the Building Act. The proposed approach does not encourage the adaptive reuse of existing buildings or account for off-site manufactured buildings.	Delete the policy.
76.	<p><i>Policy - Maintaining low a Ambient noise environment</i></p> <p><u>2A.3.4.8</u> To ensure that noise emissions and vibration from all activities, including construction, are consistent with the low ambient noise environment anticipated in the Medium Density Residential Zone.</p>	Oppose	Kāinga Ora propose amendments consistent with its submission on 2A.2.4, to ensure the policy does not conflict with objectives and policies in the MDRZ that otherwise-reflect that the NPS-UD and MDRS anticipates effects of development as a result of change in density and urban form and enabled.	Include the provision with the proposed tracked amendments as shown in 'Specific Provision and Section of Plan' column of this table.
77.	<p><i>Policy - Residential development in the vicinity of the Te Awamutu Dairy Manufacturing site</i></p> <p><u>2A.3.4.10</u> To maintain anticipated levels of residential amenity and to reduce the potential for reverse sensitivity effects on the Te Awamutu Dairy Manufacturing site by requiring new dwellings of bedroom additions to be acoustically treated.</p>	Oppose in part	Kāinga Ora considers it simpler to require new buildings to be acoustically treated. Requiring treatment for bedroom additions does not acknowledge existing uses.	Amend the policy as shown in the tracked amendments, in 'Specific Provision and Section of Plan' column of this table.

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78.	<p><i>Policies - Signs</i></p> <p><u>2A.3.4.11</u> To maintain the residential ensure the planned urban built form character and amenity of the Medium Density Residential Zone, by avoiding managing inappropriate signage (including those unrelated to the site and billboards), while providing for signs except for temporary signs and small scale signs associated with a home occupation undertaken on the site where the sign is located.</p>	Support in part	Kāinga Ora also notes that the use of the term 'avoid' is contrary to the directive under Environmental Defence Society Inc v New Zealand King Salmon Company Ltd [2014] NZSC 38 ("King Salmon") concerning the term 'avoid'. As the policy uses 'avoid', there cannot be any exceptions to what is tantamount to a prohibited activity and the policy is unclear as to what would be appropriate mitigation. Council should ensure the use of 'avoid' in this context is appropriate with the wider policy framework and is not contrary to other enabling provisions.	Amend the policy as shown in the tracked amendments, to be consistent with the King Salmon judgement.
79.	<p>2A.3.4.12 — Signs not related to the site, including billboards, are not consistent with the character of the Medium Density Residential Zone and shall be avoided.</p>	Support in part	Kāinga Ora considers that this policy can be deleted (as it uses the term 'avoid' and incorporated into 2A.3.4.11).	Delete the policy as notified and amalgamate with 2A.3.4.11. Consequential renumbering will be required.
80.	<p><u>2A.3.4.14</u> Discourage signs that are illuminated moving or flashing, or are likely to create a visual hazard or interfere with the safe and efficient use of roads. shall be avoided.</p> <p><u>Advice Note: Refer to Section 22 - Heritage and Archaeology for signs proposed to be located on or within a site of a listed heritage building.</u></p>	Support in part	Kāinga Ora considers that policy can be amended to avoid the term 'avoid' while still in keeping with the intent of the policy.	Include the provision with the proposed tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table.
81.	<p><i>Policy - Earthworks</i></p> <p><u>2A.3.4.15</u> To ensure that earthworks are carried out in a manner that avoids where practicable, or otherwise mitigates unacceptable adverse effects between properties and on water bodies.</p>	Support in part	Kāinga Ora acknowledges that in the context of potential effects on water quality and Te Ture Whaimana, that avoidance of effects is preferable. Amendments are proposed to ensure that the term is used in a manner consistent with 'King Salmon'.	Include the provision with the proposed tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table.
82.	<p>2A.3.4.19 — To prohibit the establishment of fortified sites in the Medium Density Residential Zone.</p>	Oppose	Kāinga Ora seeks that fortified sites as an activity and associated provisions are	Delete the policy and associated provisions in their entirety.

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	<p style="text-align: center;">Advice Note: Refer also to Objectives and Policies in Section 16 – Transportation.</p>		<p>deleted in their entirety. The definition of fortified sites is problematic in that any site that includes a fence or gate with a lock or similar would be considered a fortified site.</p> <p>'Fortified site' means a SITE characterised by the ERECTION of a look-out platform, tower or structure or the placement of a wall, barricade, fence, electrified fence, barbed wire fence or similar structure which precludes or inhibits access by the police or any authorised OFFICER. It also includes the ERECTION of monitoring system such as a surveillance camera to enable monitoring of persons beyond the boundaries of the SITE; provided that normal domestic residential security systems and historic FORTIFIED SITES such as redoubts are excluded.</p>	
83.	<p style="text-align: center;"><i>Policy - Dwellings adjoining marae</i></p> <p><u>2A.3.4.20 To ensure that dwellings adjoining existing marae maintain the visual, aural and cultural privacy of the marae ātea.</u></p>	Support	Kāinga Ora supports the policy as notified.	Include the policy as notified, to the extent consistent with the overall submission and relief sought by Kāinga Ora.
84.	<p style="text-align: center;"><i>Policy - Residential Based Visitor Accommodation</i></p> <p><u>2A.3.4.21 Residential Based Visitor Accommodation is enabled where the scale of the activity is such that it:</u></p> <p>(a) Maintains local residential character, including the <u>The scale and design of buildings and their location on the site is consistent with the planned urban built form and character of the zone;</u> and</p> <p>(b) <u>Provides for on-site parking and vehicle manoeuvring areas; and</u></p>	Oppose in part	Kāinga Ora opposes the policy which conflicts with Policy 6(b) of the NPS-UD that acknowledges the amenity values of existing neighbourhood will change as a result of intensification. The policy must be amended to reflect this, consistent with the comments made throughout the Kāinga Ora submission, and to be consistent with what the zone enables.	<p>Include the policy as notified with the tracked amendments, consistent with the overall Kāinga Ora submission.</p> <p>Amendment sought in 'Specific Provision and Section of Plan' column of this table.</p>

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	(c) <u>Mitigates adverse effects related to traffic generation, access and noise to the extent that they do not result in adverse effects on residential character and amenity or on the surrounding transport network.</u>			
85.	<p>Objective - On-site amenity values</p> <p>2A.3.5 To maintain and enhance <u>ensure that development is consistent with the planned urban built form outcomes of amenity values within and around dwellings and sites in</u> the Medium Density Residential Zone, <u>and achieves an appropriate level of on and off-site amenity by managing through</u> the location, layout and design of dwellings and buildings.</p>	Oppose in part	Kāinga Ora opposes the objective which conflicts with Policy 6(b) of the NPS-UD that acknowledges the amenity values of existing neighbourhood will change as a result of intensification. The objective must be amended to reflect this, consistent with the comments made throughout the Kāinga Ora submission, and to be consistent with what the zone enables.	<p>Include the objective as notified with the tracked amendments, consistent with the overall Kāinga Ora submission.</p> <p>Amendment sought in 'Specific Provision and Section of Plan' column of this table.</p>
86.	<p>Policy - Maximum building length</p> <p>2A.3.5.6 - Where compact housing is proposed, the effect that long building lines may have upon the residential character and amenity of neighbouring sites and the wider area should be considered. Buildings that are well modulated with architectural detail shall be preferred.</p>	Oppose	Kāinga Ora opposes compact housing and therefore all associated provisions.	Delete the policy.
87.	<p>Objective – Providing a range of housing options</p> <p>2A.3.6 To enable a wide range of housing typologies and sizes options in Cambridge, Te Awamutu and Kihikihi.</p>	Support in part	Kāinga Ora supports in part the objective as notified with amendments to the removal of 'options' and focus more to the mix of typologies, and sizes that should be enabled. Amendments sought to the objective.	<p>Include the policy as notified with the tracked amendments.</p> <p>Amendment sought in 'Specific Provision and Section of Plan' column of this table.</p>
88.	<p>Policy - Sustainable and efficient use of land</p> <p>2A.3.6.1 To <u>encourage developments that are comprehensively designed, and which</u> provide a range of housing types and options that meet changing housing needs. Developments that are comprehensively designed where spaces can be shared will be preferred.</p>	Oppose in part	Kāinga Ora opposes this policy in part. Shared open spaces should not be preferred to private open spaces as this is not necessarily an efficient use of urban land in all instances.	<p>Include the policy as notified with the tracked amendments.</p> <p>Amendment sought in 'Specific Provision and Section of Plan' column of this table.</p>

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
89.	<p><i>Policy - Marae and Papakāinga</i></p> <p><u>2A.3.6.2</u> To enable sustainable marae and papakāinga developments acknowledging that the design and layout of a marae or papakāinga development may be different than that generally found in the Medium Density Residential Zone.</p>	Support	Kāinga Ora supports the policy as notified.	Include the policy as notified, to the extent consistent with the overall submission and relief sought by Kāinga Ora.
90.	<p><i>Policy - Comprehensive design of compact housing, four or more dwellings, retirement village accommodation and associated care facilities, rest homes, and visitor accommodation</i></p> <p><u>2A.3.7.1</u> To ensure that <u>developments of four or more dwellings, compact housing, retirement village accommodation and associated care facilities, rest homes and visitor accommodation are comprehensively designed by:</u></p> <p>(a) <u>Ensuring that developments effectively relate to the street, existing buildings, and adjoining developments in the neighbourhood; and</u></p> <p>(b) <u>Avoiding long continuous lengths of wall without an appropriate level of glazing; and</u></p> <p>(c) <u>Maximising the potential for passive solar gain; and</u></p> <p>(d) <u>Providing for sufficient private space for the reasonable recreation, service and storage needs of residents; and</u></p> <p>(e) <u>Retaining existing trees and landscaping within the development where this is practical; and</u></p> <p>(f) <u>Where appropriate provide for multi-modal transport options and provide for links with existing road, pedestrian and cycleways; and</u></p> <p>(g) <u>Incorporating CPTED principles; and</u></p> <p>(h) — Addressing reverse sensitivity effects; and</p> <p>(i) <u>Mitigating adverse effects related to traffic generation, access, noise, vibration, and light spill; and</u></p> <p>(j) <u>Being appropriately serviced and co-ordinated with infrastructure provision and integrated with the transport network.</u></p>	Oppose in part	<p>Kāinga Ora seeks the deletion of the term compact housing and any references to reverse sensitivity in the residential zones, consistent with the overall submission.</p> <p>Kāinga Ora opposes the compact housing overlay and its associated land use activity and provisions. The overlay and provisions are particularly onerous and less enabling than the MDRS and would therefore be considered a Qualifying Matter under s771(j). It is also considered that the s32 analysis has not assessed the Compact Housing Overlay appropriately as required by the Enabling Act to consider the costs/benefits that the overlay would have on restricting higher density development.</p> <p>Kāinga Ora considers the development of housing in itself would not cause reverse sensitivity effects. In addition, the policy is not clear as to what reverse sensitivity effects are required to be addressed. Kāinga Ora consider that the MDRS setbacks and District Plan noise provisions are sufficient to address effects on adjoining non-residential activities.</p>	<ol style="list-style-type: none"> 1. Include the policy as notified with the tracked amendments shown. 2. Delete all references to 'compact housing overlay' and associated provisions. Including any spatial reference and application in PC26. 3. Delete the reference to address reverse sensitivity effects.

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
91.	<p><u>Policy - Maintain residential function</u></p> <p>2A.3.8.1 To maintain-ensure the Medium Density Residential Zone is provides for residential activities by ensuring that:</p> <p>(a) No Industrial activities and commercial activities are avoided <u>located</u> within the Medium Density Residential Zone except as provided for in a structure plan or policy overlay; and</p> <p>(b) Non-residential activities are not dominant within a residential block.</p>	Support in part	Kāinga Ora notes that the use of the term 'avoid' is contrary to the directive under Environmental Defence Society Inc v New Zealand King Salmon Company Ltd [2014] NZSC 38 ("King Salmon") concerning the term 'avoid'. As the policy uses 'avoid', there cannot be any exceptions to what is tantamount to a prohibited activity and the policy is unclear as to what would be appropriate mitigation. Council should ensure the use of 'avoid' in this context is appropriate with the wider policy framework and is not contrary to other enabling provisions.	<p>Include the policy as notified with the tracked amendments.</p> <p>Amendment sought in 'Specific Provision and Section of Plan' column of this table.</p>
92.	<p>2A.3.8.3 Buildings and activities associated with non-residential activities should be of a scale and design that:</p> <p>(a) Maintains residential character <u>Are consistent with the planned urban built form character and amenity of the zone</u>, including the scale and design of buildings and their location on the site; and</p> <p>(b) Provides for on-site parking and vehicle manoeuvring areas; and</p> <p>(c) Mitigates adverse effects related to traffic generation, access, noise, vibration, and light spill, to the extent that they do not result in adverse effects on residential character and amenity and the surrounding transport network.</p>	Oppose in part.	<p>Consistent with the Kāinga Ora submissions on 'resource management issues', the policy conflicts with Policy 6(b) of the NPS-UD that acknowledges the amenity values of existing neighbourhood will change as a result of intensification. The policy must be amended to reflect this, consistent with the comments made throughout the Kāinga Ora submission, and to be consistent with what the zone enables.</p> <p>References to the anticipated character and form of development in the zone should use terminology consistent with the NPS-UD and MDRS.</p>	<p>Include the policies as notified with the tracked amendments to be consistent with the Kāinga Ora submissions on other 'resource management issues.'</p> <p>Amendment sought in 'Specific Provision and Section of Plan' column of this table.</p>
93.	<p><u>Policy - Visitor accommodation in limited circumstances</u></p> <p>2A.3.8.6 Visitor accommodation may be appropriate where a development is comprehensively designed and the scale and design of the development does not detract from residential activities within the medium density residential zone; enhances town character; and where site specific issues such as on-site servicing and transport related effects are addressed.</p>	Support in part	Kāinga Ora generally supports the policy, but does not consider it appropriate that visitor accommodate be required to 'enhance' town character.	<p>Include the policy as notified with the tracked amendments.</p> <p>Amendment sought in 'Specific Provision and Section of Plan' column of this table.</p>
2A.4 Rules				

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94.	<table border="1"> <tr> <td data-bbox="430 541 566 583">2A.4.1.1</td> <td data-bbox="566 541 1489 583"> <u>Permitted activities</u> <u>The following activities shall comply with the performance standards of this zone</u> </td> </tr> <tr> <td data-bbox="430 583 566 632">(a)</td> <td data-bbox="566 583 1489 632"><u>Residential activities.</u></td> </tr> <tr> <td data-bbox="430 632 566 680">(b)</td> <td data-bbox="566 632 1489 680">Up to three dwellings per site outside of the Infrastructure Constraint Qualifying Matter Overlay.</td> </tr> <tr> <td data-bbox="430 680 566 728">(c)</td> <td data-bbox="566 680 1489 728">Up to two dwellings per site within the Infrastructure Constraint Qualifying Matter Overlay.</td> </tr> <tr> <td data-bbox="430 728 566 777">(d)</td> <td data-bbox="566 728 1489 777">Home occupations.</td> </tr> <tr> <td data-bbox="430 777 566 825">(e)</td> <td data-bbox="566 777 1489 825">Accessory buildings to any permitted activity.</td> </tr> <tr> <td data-bbox="430 825 566 873">(f)</td> <td data-bbox="566 825 1489 873">Demolition and removal of buildings, except in character clusters and those listed in Appendix N1 - Heritage Items.</td> </tr> <tr> <td data-bbox="430 873 566 921">(g)</td> <td data-bbox="566 873 1489 921">Relocated buildings, except where located in a character cluster or listed in Appendix N1 – Heritage Items.</td> </tr> <tr> <td data-bbox="430 921 566 970">(h)</td> <td data-bbox="566 921 1489 970">Earthworks.</td> </tr> <tr> <td data-bbox="430 970 566 1018">(i)</td> <td data-bbox="566 970 1489 1018">Signs.</td> </tr> <tr> <td data-bbox="430 1018 566 1066">(j)</td> <td data-bbox="566 1018 1489 1066">Temporary construction buildings.</td> </tr> <tr> <td data-bbox="430 1066 566 1115">(k)</td> <td data-bbox="566 1066 1489 1115">Passive recreational use.</td> </tr> <tr> <td data-bbox="430 1115 566 1444">(l)</td> <td data-bbox="566 1115 1489 1444"> The following activities located within the Commercial Hub Overlay of the St Kilda Residential Area identified in Appendix S4: (i) <u>Retail activities</u> (ii) <u>Cafés</u> (iii) <u>Takeaway food outlets</u> (iv) <u>An information centre for the Maungatautari Ecological Island Trust</u> (v) <u>Meeting and conference facilities</u> (vi) <u>Pre-school and childcare facilities</u> (vii) <u>Playground equipment</u> </td> </tr> <tr> <td data-bbox="430 1444 566 1612">(m)</td> <td data-bbox="566 1444 1489 1612"> The following activities within Character Area 4 of the Cambridge Park Residential Zone: (i) <u>Food and beverages and convenience goods</u> (ii) <u>Cafés</u> Providing that the GFA does not exceed 150m². </td> </tr> <tr> <td data-bbox="430 1612 566 1661">(n)</td> <td data-bbox="566 1612 1489 1661">Conservation blocks.</td> </tr> <tr> <td data-bbox="430 1661 566 1709">(o)</td> <td data-bbox="566 1661 1489 1709">Earthworks within the National Grid Yard that comply with Rule 2A.4.2.48.</td> </tr> <tr> <td data-bbox="430 1709 566 1757">(p)</td> <td data-bbox="566 1709 1489 1757">Residential Based Visitor Accommodation.</td> </tr> <tr> <td data-bbox="430 1757 566 1806">(q)</td> <td data-bbox="566 1757 1489 1806"><u>Papakāinga containing up to three dwellings per site.</u></td> </tr> </table>	2A.4.1.1	<u>Permitted activities</u> <u>The following activities shall comply with the performance standards of this zone</u>	(a)	<u>Residential activities.</u>	(b)	Up to three dwellings per site outside of the Infrastructure Constraint Qualifying Matter Overlay.	(c)	Up to two dwellings per site within the Infrastructure Constraint Qualifying Matter Overlay.	(d)	Home occupations.	(e)	Accessory buildings to any permitted activity.	(f)	Demolition and removal of buildings, except in character clusters and those listed in Appendix N1 - Heritage Items.	(g)	Relocated buildings, except where located in a character cluster or listed in Appendix N1 – Heritage Items.	(h)	Earthworks.	(i)	Signs.	(j)	Temporary construction buildings.	(k)	Passive recreational use.	(l)	The following activities located within the Commercial Hub Overlay of the St Kilda Residential Area identified in Appendix S4: (i) <u>Retail activities</u> (ii) <u>Cafés</u> (iii) <u>Takeaway food outlets</u> (iv) <u>An information centre for the Maungatautari Ecological Island Trust</u> (v) <u>Meeting and conference facilities</u> (vi) <u>Pre-school and childcare facilities</u> (vii) <u>Playground equipment</u>	(m)	The following activities within Character Area 4 of the Cambridge Park Residential Zone: (i) <u>Food and beverages and convenience goods</u> (ii) <u>Cafés</u> Providing that the GFA does not exceed 150m ² .	(n)	Conservation blocks.	(o)	Earthworks within the National Grid Yard that comply with Rule 2A.4.2.48.	(p)	Residential Based Visitor Accommodation.	(q)	<u>Papakāinga containing up to three dwellings per site.</u>	Oppose in part	<p>Kāinga Ora opposes and seeks the 'infrastructure constraint' qualifying matter overlay, and associated provisions are deleted in their entirety.</p> <p>Kāinga Ora considers that the implications of this have not been sufficiently assessed or justified in accordance with ss77J and 77L of the Housing Supply Act as to the effect this will have on both development capacity and enabling up to three dwellings per site in accordance with the requirements of the Housing Supply Act.</p> <p>Kāinga Ora therefore seeks that up to three dwellings per site is a permitted activity in the MDRZ, consistent with Schedule 3A of the Housing Supply Act, and that four or more dwellings per site be included as a restricted discretionary activity inclusive of (but not limited to) matters of discretion and assessment criteria requiring infrastructure capacity assessment at the point of connection.</p> <p>The information on the infrastructure constraints may be appropriate as a non-statutory layer within Council's GIS, to assist in infrastructure assessments for four or more dwellings as a restricted discretionary activity.</p> <p>Kāinga Ora also seeks to understand whether there is a net-difference in effect between two or three dwellings per site on water supply and wastewater capacity, taking into</p>	<ol style="list-style-type: none"> Amend 2A.4.1(b) to enable up to three dwellings per site, and delete all references to infrastructure overlays and 2A.4.1(c). Refer to the tracked amendments. Seeks the 'infrastructure constraint' qualifying matter overlay, and associated provisions are deleted in their entirety. Accept the changes sought in Appendix 5. The information on the infrastructure constraints may be appropriate as a non-statutory layer within Council's GIS, to assist in infrastructure assessments for four or more dwellings as a restricted discretionary activity. Seeks to understand whether there is a net-difference in effect between two or three dwellings per site on water supply and wastewater capacity, taking into consideration the relativities of housing demand and enabled capacity in the district. Further work and analysis is warranted. Consequential amendment is required to 2A.4.1(f) and (g) based on the submission on 2A.4.1.3(d) opposing character clusters. Refer to the tracked amendments. Include papakāinga of up to three dwellings per site as a permitted activity. Include the balance of permitted activity as notified.
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				<p>consideration the relativities of housing demand and enabled capacity in the district. Further work and analysis is warranted.</p> <p>Consistent with the overall Kāinga Ora submission and 2A.4.1.3(d), character clusters are opposed and sought to be deleted. Consequential amendment is required to 2A.4.1(f) and (g).</p> <p>Kāinga Ora consider it appropriate to enable a permitted level of development for papakāinga housing to align with permitted levels of development for residential activities.</p> <p>Kāinga Ora supports the balance of permitted activities as notified.</p>	
95.	2A.4.1.2	<p><u>Controlled activities</u> The following activities shall comply with the performance standards of this zone</p> <p>(a) <u>One show home per site within a greenfield subdivision.</u> <u>Matters over which Council reserves its control are:</u></p> <ul style="list-style-type: none"> ▪ <u>Traffic generation; and</u> ▪ <u>Parking (excluding the number of parking spaces for cars); and</u> ▪ <u>Hours of operation; and</u> ▪ <u>Duration of the activity on the site.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>	Support in part	Kāinga Ora supports the activities as notified.	Include the activities as notified, to the extent consistent with the overall submission and relief sought by Kāinga Ora.
96.	2A.4.1.3	<p><u>Restricted discretionary activities</u> The following activities shall comply with the performance standards of this zone</p> <p>(a) <u>Any permitted activity or controlled activity that does not comply with any performance standards in Section 2A.4.2, except for those specified in Rule 2A.4.1.4(a), or as specified in Section 2A.4.2.</u></p> <p>(b) <u>Four or more dwellings per site and papakāinga containing four or more dwellings and/or where marae is associated with a papakāinga development outside of the Infrastructure Constraint Qualifying Matter Overlay.</u></p>	Oppose in part	<p>Consistent with the submission on 2A.4.1(b) and (c), Kāinga Ora opposes the application of the infrastructure qualifying matter overlay. Kāinga Ora suggests that the reference to 'failing to comply with this rule' is deleted, given it is not a rule but an activity.</p> <p>Kāinga Ora consider it appropriate to enable a permitted level of</p>	<ol style="list-style-type: none"> 1. Amend 2A.4.1.3(b) to remove reference to the Infrastructure Constraint Qualifying Matter Overlay. 2. Seeks four or more dwellings per site be included as a restricted discretionary activity inclusive of (but not limited to) matters of discretion and assessment criteria requiring infrastructure capacity assessment at the point of connection.

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	<p>Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with discretion being restricted over:</p> <ul style="list-style-type: none"> ▪ <u>The extent to which the scale, form, and appearance of the development is compatible with the planned urban built form character of the neighbourhood.</u> ▪ <u>The extent to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale.</u> ▪ <u>The extent to which the development contributes to a safe and attractive public realm and streetscape.</u> ▪ <u>The effects on three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</u> <ul style="list-style-type: none"> ▪ Building location, bulk and design; and ▪ Development density; and ▪ Landscaping; and ▪ Location of parking areas and vehicle manoeuvring; and ▪ Crime Prevention Through Environmental Design; and ▪ Traffic generation and connectivity; and ▪ Privacy within and between adjoining sites; and ▪ Noise; and ▪ The outcomes of an infrastructure capacity assessment; and ▪ Stormwater disposal; and ▪ Alignment with any relevant Urban Design Guidelines adopted by Council. <p><u>Additionally, for where marae is associated with a papakāinga development</u></p> <ul style="list-style-type: none"> ▪ <u>The positive benefits the development has on cultural well-being, including the ability of tāngata whenua to reconnect with traditional sites and areas.</u> 		<p>development for papakāinga housing to align with permitted levels of development for residential activities, and that provisions for Marae development should be more enabling when in conjunction with papakāinga housing.</p> <p>Kāinga Ora generally supports the referencing of the established assessment criteria under the operative provisions. However, in light of the NPS-UD and acknowledgement that existing environments will change in response to the planned urban built form character and amenity that is prescribed, Kāinga Ora consider that the existing matters of discretion need to be reframed to account for this when assessing enabled residential development. The matters of discretion and associated assessment criteria can be rationalised to ensure effective and efficient plan-administration.</p> <p>Kāinga Ora also propose an additional matter of discretion in relation to three waters infrastructure for four or more dwellings per site. This approach seeks to ensure the appropriate assessment is undertaken (within the scope of the proposed matter of discretion), given Kāinga Ora opposition to, and sought deletion of, the proposed infrastructure constraint overlays.</p> <p>Consequential changes to other listed activities and associated matters of discretion may be required should the relief sought in relation to the</p>	<ol style="list-style-type: none"> 3. Amend the matters of discretion for residential dwellings, to refine the scope of any assessment and ensure assessment relates to the planned urban built-form character of the zone consistent with the NPS-UD and the overall Kāinga Ora submission. 4. Amendment sought with marae associated with a papakāinga development. 5. Amendments sought in 'Specific Provision and Section of Plan' column of this table.

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				infrastructure constraint overlay be granted.	
97.		<p>(c) Three or more dwellings per site within the Infrastructure Constraint Qualifying Matter Overlay. Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with discretion being restricted over:</p> <ul style="list-style-type: none"> ▪ Building location, bulk and design; and ▪ Development density; and ▪ Landscaping; and ▪ Location of parking areas and vehicle manoeuvring; and ▪ Crime Prevention Through Environmental Design; and ▪ Traffic generation and connectivity; and ▪ Privacy within and between adjoining sites; and ▪ Noise; and ▪ The outcomes of an infrastructure capacity assessment; and ▪ Stormwater disposal; and ▪ Alignment with any relevant Urban Design Guidelines adopted by Council. 	Oppose	Consistent with the submission on 2A.4.1(b) and (c), Kāinga Ora opposes the application of the infrastructure qualifying matter overlay and therefore the activity is no longer required.	Delete 2A.4.1.3(c) and any reference to this provision.
98.		<p>(d) Character clusters— Construction of new buildings, relocated buildings and demolition or removal or alterations or additions to existing buildings. Discretion will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Building bulk and design, building materials, and layout; and ▪ The effects on the existing character identified in the cluster as set out in Appendix DG1; ▪ The extent to which the demolition or removal of the character building detracts from the integrity of the streetscape; ▪ The visibility of the new building and/or alterations or additions from public places; and ▪ Solar access; and ▪ Effects on parking and vehicle manoeuvring; and ▪ Signs; and ▪ Landscaping. <p>Additionally for relocated buildings:</p> <ul style="list-style-type: none"> ▪ Condition of the exterior of the building; and ▪ Repairs and works identified for action in Council approved or certified Building Relocation Inspection Report; and ▪ Reinstatement works; and ▪ Timing for completing any required works. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>	Oppose	<p>As stated above and in this submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions) be deleted in their entirety from PC26.</p> <p>Kāinga Ora does support the proposed removal of the existing 'Cambridge Character Area' overlay.</p>	<ol style="list-style-type: none"> 1. Delete the 'character cluster' overlays and provisions under PC26 in their entirety. 2. Delete the 'relocated buildings' provisions as they are more-appropriately managed through the building act. 3. Support the proposed removal of the existing 'Cambridge Character Area' overlay.

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99.		<p>(e) Retirement village accommodation and associated care facilities and rest homes within or outside the compact housing overlay identified on the Planning Maps. Discretion will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Building location, bulk and design; and ▪ Landscaping; and ▪ Location of parking areas and vehicle manoeuvring; and ▪ CPTED; and ▪ Traffic generation and connectivity; and ▪ Benefits provided to residents from onsite communal facilities; and ▪ Noise; and ▪ Stormwater disposal. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>	Oppose in part	Kāinga Ora opposes the reference to compact housing and its associated land use activity and provisions. The existing overlay applies within urban areas in proximity to centres, and imposes standards more-restrictive than the MDRS standards which has not been sufficiently justified under S77J-L of the Housing Supply Act. Kāinga Ora considers that the activity and associated overlay are therefore no longer required and are inefficient. Any such development would simply be considered as 4+ dwellings.	Delete compact housing and the overlay from the District Plan.
100.		<p>2A.4.1.4 Discretionary activities</p> <p>(a) Any permitted, controlled or restricted discretionary activity that fails to comply with:</p> <ul style="list-style-type: none"> (i) Rule 2A.4.2.26 - Dwellings adjoining marae (ii) Rule 2A.4.2.27 - Cambridge Park Structure Plan – building setback from escarpment (iii) Rule 2A.4.2.28 and 2A.4.2.29 - Cambridge North and C1 and C2 Structure Plan Area: on-site soakage (iv) Rule 2A.4.2.30- Cambridge North Structure Plan Area: flood risk (v) Rule 2A.4.2.31 - Design and layout of development adjoining water bodies and reserves (vi) Rule 2A.4.2.32 – Noise (vii) Rules 2A.4.2.40 to 2A.4.2.42- Noise insulation: noise sensitive activities (viii) Rules 2A.4.2.44 and 2A.4.2.45 – Signs (ix) Rules 2A.4.2.46 and 2A.4.2.47 - Earthworks (x) Rules 2.4.2.50 to 2.4.2.51 - Housing and keeping of animals (xi) Rule 2A.4.2.55- Home occupation (xii) Rule 2A.4.2.56 - Show homes (xiii) Rules 2A.2.4.60 and 2A.4.2.61 - Temporary construction buildings <p>(b) Any restricted discretionary activity that does not comply with one or more of the rules for a restricted discretionary activity, except for the rules specified in Rule 2A.4.1.4(a).</p> <p>(c) Churches, community centres, papakāinga and marae.</p> <p>(d) Education facilities, pre-schools and childcare facilities.</p> <p>(e) Visitor accommodation.</p> <p>(f) Hospitals.</p>	Support in part	Kāinga Ora consider it appropriate to enable a permitted level of development for papakāinga housing to align with permitted levels of development for residential activities. Consistent with the overall Kāinga Ora submission and with Policy 2A.3.6.2, papakāinga should be removed as a discretionary activity.	<p>Include the activities as notified with the tracked changes, to the extent consistent with the overall submission and relief sought by Kāinga Ora.</p> <p>Delete reference to papakāinga in 2A.4.1.4(c).</p>

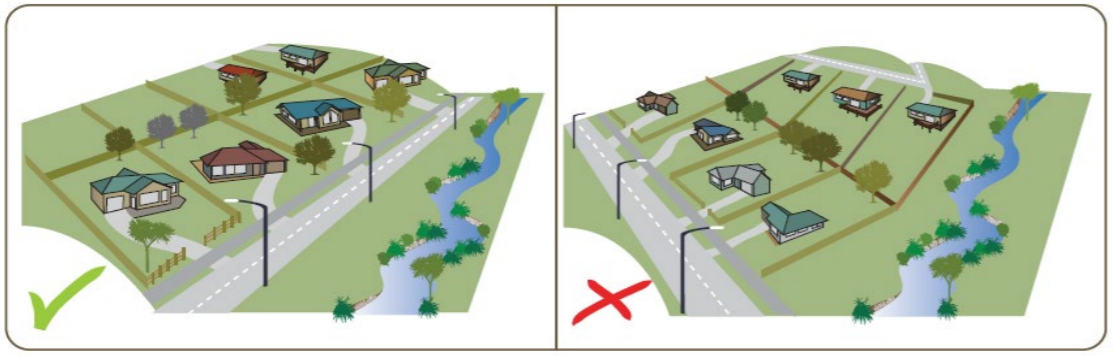
ID	Specific Provision and Section of Plan		Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
		<p>(g) <u>Medical centres (including overnight care) adjacent to Cambridge Road within the C2/C3 Growth Cell.</u></p> <p>(h) <u>The following activities within a listed heritage building contained in Appendix N1 – Heritage Items: medical centres, childcare and pre-school facility, offices, restaurants, cafés and other eating places.</u></p> <p>(i) <u>Additions to local retail shops which were existing as at the date of notification of this Plan.</u></p> <p>(j) <u>Construction of new buildings on a site that adjoins a Category A listed heritage item in Appendix N1, where the building(s) is within 20m of the common boundary.</u></p> <p>(k) <u>The keeping of up to two beehives.</u></p> <p>(l) <u>The use of shipping containers for any activity, including a dwelling, or a sleep out, or as an accessory building for the day to day storage needs of domestic goods, or for the storage of home occupation equipment, provided that the use of a shipping container for a temporary construction building project is exempt from this rule, refer to Rules 2A.4.2.60 and 2A.4.2.61 – Temporary Construction Buildings.</u></p>			
101.	2A.4.1.5	<p><u>Non-complying activities</u></p> <p>(a) <u>Medical centres, offices, restaurants, cafés and other eating places, except where located within a listed heritage building in Appendix N1 - Heritage Items.</u></p> <p>(b) <u>Any building or activity that fails to comply with the building set back from the escarpment for Cambridge Park Structure Plan Area.</u></p> <p>(c) <u>Any building or activity that fails to comply with Rule 2A.4.2.55(a) to (c) - Home occupations.</u></p> <p>(d) <u>Offices, except for offices located within listed heritage buildings in Appendix N1 Heritage Items.</u></p> <p>(e) <u>Retail activities, excluding additions to local retail shops listed in Rule 2A.4.1.4(j).</u></p> <p>(f) <u>Boarding and/or breeding kennels and catteries and the keeping of roosters.</u></p> <p>(g) <u>All other activities not listed in activity status table Rules 2A.4.1.1 to 2A.4.1.4.</u></p> <p>(h) <u>Within the National Grid Yard:</u></p> <p>(i) <u>Any building or addition to a building for a National Grid Sensitive Activity.</u></p> <p>(ii) <u>Any change of use to a National Grid Sensitive Activity or the establishment of a new National Grid Sensitive Activity.</u></p> <p>(iii) <u>Any building, structure or earthworks which fail to comply with Rules 2A.4.2.47 and 2A.4.2.48.</u></p>	Support in part	Kāinga Ora supports the activities as notified, to the extent consistent with the overall submission and relief sought by Kāinga Ora.	Include the activities as notified, to the extent consistent with the overall submission and relief sought by Kāinga Ora.
102.	2A.4.1.6	<p>Prohibited Activities</p> <p>The following activities are prohibited and no resource consent will be approved</p> <p>(a) Fortified Sites.</p>	Oppose	Consistent with the submission point above within 2A.3.4.19, Kāinga Ora opposes the identification of the activity	Delete 2A.4.1.6(a) in its entirety.

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			as separate including the definition associated.	
103.	<p>Public and Limited Notification</p> <p><u>2A.4.1A</u> The following rules apply to the matter of notification of resource consent applications required under this section of the district plan:</p> <p>(a) <u>An application for resource consent under Rule 2A.4.1.1(b) or (c) that does not comply with one or more of the performance standards in Rule 2A.4.2 will be considered without public notification unless the Council determines that special circumstances exist under the Resource Management Act 1991.</u></p> <p>(b) <u>An application for resource consent under Rule 2A.4.1.3(b) or (c) that complies with the performance standards in Rule 2A.4.2 will be considered without public or limited notification or without the need to obtain written approval from affected parties, unless the Council determines that special circumstances exist under the Resource Management Act 1991.</u></p>	Support	Kāinga Ora supports the inclusion of those provisions required under Clause 5 of Schedule 3A of the Housing Supply Act.	Include the provision as notified.
104.	<p><u>2A.4.2.6</u> The minimum building setback depth listed above is modified in the following locations:</p> <p>(b) On sites adjoining a road where the Character Street policy overlay area applies, a front yard setback of 6 metres is required;</p> <p>(c) On sites adjoining a reserve, a setback of 4 metres is required along the boundary adjoining the reserve;</p> <p>(d) On sites adjoining the Te Awa Cycleway, a setback of 5 metres is required along the boundary of the site adjoining the cycleway;</p> <p>(f) <u>On sites adjoining a Significant Natural Area (SNA), setback of 20 metres is required along the boundary of the SNA.</u></p> <p><u>Activities that fail to comply with Rules 2A.4.2.4 to 2A.4.2.6 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:</u></p> <ul style="list-style-type: none"> ▪ <u>Building location, bulk and design; and</u> ▪ <u>Visual and aural privacy; and</u> ▪ <u>Reverse sensitivity effects; and</u> ▪ <u>Outlook for adjoining neighbours; and</u> ▪ <u>Effects on existing trees; and</u> ▪ <u>Landscaping; and</u> ▪ <u>Vehicle access to the rear of the site; and</u> ▪ Consistency of front yard building setback and effects on established character along the identified Character Street, where applicable; and 	Oppose in part	<p>Kāinga Ora opposes the proposed boundary setback rules identified as qualifying matters. The requirements for (a) – (e) are overly restrictive for environments that would benefit from streetscape presence, activation and overlooking. Arterial roads and state highways are not necessarily precluded from having pedestrian paths along them and so special circumstances on setbacks should not be applied to sites adjoining these.</p> <p>Kāinga Ora does not consider that such setbacks have been sufficiently justified under S77J-L of the Housing Supply Act due to the limitations they would otherwise place on MDRS-enabled development.</p> <p>As such Kāinga Ora also considers that the Character street policy overlay and associated 6m setback is unwarranted. The majority of streets subject to that overlay feature generous road reserve</p>	<ol style="list-style-type: none"> 1. Delete the standards as shown in the tracked amendments, consistent with the overall Kāinga Ora submission. 2. Delete the 'character street' overlay as it applies within the Medium Density Residential zone and all associated provisions. 3. Consequential renumber will be required.

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	<p>• Effects on the function and associated amenity values of the adjacent reserve, where applicable; and</p> <p>• Effects on the amenity values of the Te Awa Cycleway, where applicable.</p> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>		widths, defined by very large street trees and berms. There is no justified need to impose a substantial 6m setback in such contexts and the character of those streets would be maintained as a result of being under the ownership and control of Council.	
105.	<p>Rules – Building coverage</p> <p><u>2A.4.2.7</u> The maximum building coverage must not exceed 50% of the net site area.</p> <p>2A.4.2.8 On sites located within the Stormwater Qualifying Matter and the River / Gully Proximity Qualifying Matter Overlays, the maximum building coverage must not exceed 40% of the net site area.</p> <p><u>Activities that fail to comply with this Rule 2A.4.2.7 to 2A.4.2.8 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:</u></p> <ul style="list-style-type: none"> ▪ <u>Building location, bulk and design; and</u> ▪ <u>On-site amenity; and</u> ▪ <u>Outlook for adjoining neighbours; and</u> ▪ <u>Effects on existing trees; and</u> ▪ <u>Landscaping; and</u> ▪ <u>The impact on rivers and waterbodies and whether any potential adverse effects from a development can be avoided or mitigated; and</u> ▪ <u>The impact of the development on indigenous flora and fauna and the ability to avoid, remedy or mitigate any adverse effects on these; and</u> ▪ <u>An assessment of stormwater disposal and whether this can be accommodated on-site.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>	Oppose in part	<p>Kāinga Ora are supportive of the building coverage under 2A.4.2.7, which is consistent with the Enabling Housing Supply Act. As the standard is consistent with the MDRS building coverage metric, it should be highlighted in the same manner as the other standards.</p> <p>However, consistent with the overall submission, Kāinga Ora opposes and seeks the deletion of the 'stormwater infrastructure' and 'river/gully proximity' qualifying matter overlays (including their spatial application and associated provisions) in PC26.</p> <p>Kāinga Ora considers that the implications of this have not been sufficiently assessed or justified in accordance with ss77J and 77L of the Housing Supply Act and its purpose. Kāinga Ora does not consider that a 10% reduction in building coverage to 40% as-proposed under s2A.4.2.8 is efficient or effective, where there are alternative methods and options that have not been explored to address the issues, such as (but not limited to) a permitted standard for at-source stormwater mitigation through retention and/or detention.</p>	<ol style="list-style-type: none"> 1. Delete the 'stormwater infrastructure' and 'river/gully proximity' qualifying matter overlays (including their spatial application and associated provisions) in their entirety. 2. Accept the changes sought in Appendix 5. 3. Removal of the overlays sought from the planning maps. 4. Amendments sought.

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			<p>This is also taking into consideration that financial and development contributions are proposed to address such effects and contribute to the restoration and protection of the Waikato and Waipā Rivers under Te Ture Whaimana.</p> <p>Such potential alternative methods would be more efficient and effective, balancing the need to ensure that new and redeveloped sites appropriately manage stormwater-related effects, while not incurring the costs of a resource consent process (where compliance can be achieved) for up to three dwellings per site.</p>	
106.	<p><u>Rule - Impermeable surfaces</u></p> <p><u>2A.4.2.9 Impermeable surfaces must not exceed:</u></p> <p><u>(a) 45% of the net site area in the Cambridge North Structure Plan Area; or</u></p> <p><u>(b) 60% of the net site area in the remainder of the Zone (except St Kilda Structure Plan Area).</u></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:</u></p> <ul style="list-style-type: none"> ▪ <u>On-site stormwater disposal or the ability to connect to an approved stormwater system.</u> ▪ <u>The effect of stormwater run-off to adjoining properties.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>	Support in part	Kāinga Ora supports the standard as notified and the need to manage impervious surfaces generally across the zone and associated stormwater.	Include the activities as notified, to the extent consistent with the overall submission and relief sought by Kāinga Ora.
107.	<p>Rules – Roof Pitch</p> <p>2A.4.2.22 — A residential dwelling of 2 or more stories shall have a minimum roof pitch of:</p> <p>(a) — 30 degrees in any character area or compact housing area overlay</p> <p>(b) — 15 degrees in all other parts of the zone</p>	Oppose	Kāinga Ora oppose this standard as it is restrictive and specific which does not enable a variety of roof lines to add interest to the streetscape.	Delete the standard.

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108.	<p style="text-align: center;">Rules - Neighbourhood amenity and safety</p> <p><u>2A.4.2.31 The minimum area of glazing on the front façade(s) of a building that adjoins a reserve shall be 15%.</u></p> <p>Provided that:</p> <p>(a) <u>Where a site adjoins a reserve, the front façade(s) of a building shall be all the sides of a building that faces the public place; and</u></p> <p>(b) <u>Where the front façade(s) of a building is not parallel to a reserve, the minimum area of glazing shall only apply to the longest wall facing the public place; and</u></p> <p>(c) <u>Where the front façade(s) of a building is not parallel to a reserve and the façades facing the reserve are of equal length, then the façade at the least acute angle to the public place shall be deemed to be the front façade and the 15% glazing requirement shall only apply to that façade; and</u></p> <p>(d) <u>The percentage area of glazing shall be measured as the framed wall opening size to accommodate the entire window.</u></p> <p>(e) <u>This rule shall not apply to relocated buildings or a garage that is an accessory building.</u></p> <p><u>2A.4.2.32 Fences between buildings on the site and any road, public walkway or reserve shall be no higher than 1.2m in height if not visually permeable, or no more than 1.8m in height if visually permeable.</u></p> <p>Except:</p> <p>(a) <u>In the T2 Growth Cell Structure Plan Area all fences within the building setback from Frontier Road or Pirongia Road shall be no more than 1.2m in height, whether or not they are visually permeable. For the avoidance of doubt, this rule does not apply to fences constructed within the building setback from Pirongia Road where construction has been undertaken to ensure design integration in accordance with S23.4 of Appendix S23.</u></p> <p><u>2A.4.2.33 Within the C1 and C2/C3 Structure Plan areas, fences between buildings on the site and any road, public walkway or reserve shall be no higher than 1.2m in height; fence design and materials shall retain a level of transparency (visually permeable) so as not to provide a blank façade adjacent to the street edge, public walkway or reserve. To be deemed transparent any fence must meet the following requirements:</u></p> <p>(a) <u>Uses materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility; or</u></p>	Support	Kāinga Ora supports the standards as notified, as it will ensure an appropriate interface to public spaces, promoting passive surveillance while ensuring privacy for residential occupants is achieved. This standard will also secure specific design outcomes in structure plan areas.	Include the standards as notified.

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	<p>(b) <u>Uses any materials for the lower half of the fence, wall or hedge, and materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility on the upper half.</u></p> <p><u>2A.4.2.34 Landscape planting between buildings on the site and any public place shall allow visibility between the dwelling and the public place.</u></p> <p><u>2A.4.2.35 Within the C1 and C2/C3 Structure Plan areas, the roof form of a residential dwelling shall be a gable or hip roof of not less than 30 degrees in pitch. Mono-pitch lean-tos, verandas and other ancillary roof forms are anticipated.</u></p> <p><u>Activities that fail to comply with Rules 2A.4.2.31 to 2A.4.2.35 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:</u></p> <ul style="list-style-type: none"> ▪ <u>Passive surveillance of the street; and</u> ▪ <u>Safety; and</u> ▪ <u>Design and height of the fence; and</u> ▪ <u>The type of landscape planting; and</u> ▪ <u>Consistency with surrounding built form character.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>			
109.	<p><u>Rule - Design and layout of development adjoining water bodies and reserves</u></p> <p><u>2A.4.2.36 Within the Medium Density Residential Zone, the design and layout of development shall ensure that water bodies and reserves are fronted by either the front or side façade of a dwelling.</u></p> <div data-bbox="418 1356 1457 1688" style="border: 1px solid black; padding: 5px; margin: 10px 0;">  </div> <p style="text-align: center;"><u>Development should front natural features such as water bodies and reserves.</u></p> <p>Activities that fail to comply with this rule will require a resource consent for a <u>restricted discretionary activity, with the discretion being restricted over:</u></p>	Support in part	Kāinga Ora is supportive of this standard as it provides passive surveillance and encourages an active street front along the Waipā and Waikato Rivers. However, the orientation and location of the buildings on the site are dependent on the shape, size and topography of the site which may not enable development to achieve this standard. For this reason, Kāinga Ora consider that non-compliance should be assessed as a restricted discretionary activity with discretion limited to design and layout of the proposed dwellings.	<p>Include the standard as notified with non-compliance with the standard amended to be a restricted discretionary activity.</p> <p>Amendments sought in 'Specific Provision and Section of Plan' column of this table.</p>

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	<p style="text-align: center;"><u>Design and layout of the proposal in relation to the adjoining water body.</u></p> <p style="text-align: center;"><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>			
110.	<p><u>Rule - Construction noise</u></p> <p><u>2A.4.2.39 Construction noise emanating from a site shall meet the limits recommended in and be measured and assessed in accordance with New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise.</u></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:</u></p> <ul style="list-style-type: none"> ▪ <u>Time and duration of effect; and</u> ▪ <u>Effects on surrounding properties.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21</u></p>	Support in part	Kāinga Ora supports the standards as notified, and the need to ensure that activities within the zone do not generate excessive levels of noise that would compromise residential amenity.	Include the standards as notified, to the extent consistent with the overall submission and relief sought by Kāinga Ora.
111.	<p><u>Rules - Earthworks</u></p> <p><u>2A.4.2.46 Earthworks shall not exceed a total volume of 250m³ or a total area of 21000m² in a single activity or in cumulative activities in any calendar year, provided that this rule shall not apply to earthworks incidental to an approved resource consent or building consent.</u></p> <p><u>Advice Notes:</u></p> <ol style="list-style-type: none"> <u>1. All works must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001.</u> <u>2. Earthworks complying with permitted activity standards or subject to resource consent requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011, are exempt from additional resource consent requirements.</u> <u>3. Earthworks within 23m of lakes or water bodies require resource consent. Refer Section 26 - Lakes and Water bodies.</u> <u>4. Activities that fail to comply with this rule will require a resource consent for a discretionary activity.</u> <u>5. Earthworks should adhere to TR 2009/02 Erosion and sediment control: guidelines for soil disturbing activities, Waikato Regional Council.</u> 	Oppose in part	The threshold for earthworks does not enable the anticipated level of development on sites within the medium density residential zone. Kāinga Ora request that the earthworks rules are amended to enable up to three dwellings on a site without requiring consent for earthworks. Provision should also be made for activities that exceed the earthworks threshold being considered as a Restricted Discretionary Activity.	Amend the standard to enable a level of earthworks to facilitate up to three dwellings per site, supported by an additional note advising that sediment control guidelines should be adhered to. Refer to the tracked amendments, shown in 'Specific Provision and Section of Plan' column of this table.

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112.	<p>Rule – Compact housing</p> <p><u>2A.4.2.54</u> — Compact housing made up of seven or more dwellings within the compact housing area overlay shall have a minimum area of 2,000m² and shall meet the following requirements:</p> <p>(a) — The maximum length of unbroken building line parallel to all site boundaries including internal site boundaries shall be 20m. Building lines in excess of this standard shall be broken or stepped to a minimum depth of 2.4m and a minimum length of 3m at least once every 20m in length. This rule shall apply to each level of a multi-level building inclusive of the roof; and</p> <p>(b) — Where there is more than one building on a site, it shall be separated from other buildings on the site by at least 3.5m; and</p> <p>(c) — Where any dwelling is to be sited within 10m of another dwelling on the same site or parent title prior to subdivision by way of unit title, cross lease or strata title, there shall be no direct line of sight from the main living areas of the dwelling into the main living areas of another dwelling. If a direct line of sight between main living areas cannot be avoided, visual screening shall be constructed or planted to prevent a direct line of sight; and</p> <p>(d) — Dwellings shall have a dual aspect with windows being placed so that outlook is obtained to the front and rear of the dwelling, with window sills no more than 1m from floor level; and</p> <p>(e) — The following minimum gross floor areas and outdoor living areas shall apply:</p> <table border="1" data-bbox="430 1312 1484 1778"> <thead> <tr> <th>Dwelling</th> <th>Minimum floor area of dwelling</th> <th>Minimum outdoor living area for ground level dwellings</th> <th>Minimum outdoor living area dimensions for ground level dwellings</th> <th>Minimum outdoor living area for above ground level dwellings</th> <th>Minimum outdoor living area dimensions for above ground level dwellings</th> </tr> </thead> <tbody> <tr> <td>Studio units and 1 bedroom unit</td> <td>50m²</td> <td>20m²</td> <td>3m</td> <td>8m²</td> <td>1.8m</td> </tr> <tr> <td>2 bedroom unit</td> <td>70m²</td> <td>20m²</td> <td>3m</td> <td>8m²</td> <td>1.8m</td> </tr> <tr> <td>3 bedroom unit</td> <td>95m²</td> <td>20m²</td> <td>3m</td> <td>8m²</td> <td>1.8m</td> </tr> </tbody> </table>	Dwelling	Minimum floor area of dwelling	Minimum outdoor living area for ground level dwellings	Minimum outdoor living area dimensions for ground level dwellings	Minimum outdoor living area for above ground level dwellings	Minimum outdoor living area dimensions for above ground level dwellings	Studio units and 1 bedroom unit	50m²	20m²	3m	8m²	1.8m	2 bedroom unit	70m²	20m²	3m	8m²	1.8m	3 bedroom unit	95m²	20m²	3m	8m²	1.8m	Oppose	<p>Kāinga Ora opposes compact housing and its associated land use activity and provisions.</p> <p>The existing overlay applies within urban areas in proximity to centres, and imposes standards more-restrictive than the MDRS standards which has not been sufficiently justified under S77J-L of the Housing Supply Act. Kāinga Ora considers that the activity and associated overlay are therefore no longer required and are inefficient. Any such development would simply be considered as 4+ dwellings.</p>	<p>Delete the rule and provisions associated with compact housing and the overlay from the District Plan.</p> <p>Consequential renumbering will be required.</p>
Dwelling	Minimum floor area of dwelling	Minimum outdoor living area for ground level dwellings	Minimum outdoor living area dimensions for ground level dwellings	Minimum outdoor living area for above ground level dwellings	Minimum outdoor living area dimensions for above ground level dwellings																							
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2 bedroom unit	70m²	20m²	3m	8m²	1.8m																							
3 bedroom unit	95m²	20m²	3m	8m²	1.8m																							

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
	<p>(f) — Landscaping and permeable surfaces: At least 20 percent of the net site area of any site or unit site area shall be grassed, planted in trees and/or shrubs or otherwise landscaped in a manner that retains the permeable nature of the surface.</p> <p>(g) — A communal outdoor service area or storage court shall be provided that does not exceed 10m² of site area and it shall be screened so that it is not visible from the front boundary of the site.</p> <p>(h) — Outdoor living areas shall:</p> <p style="padding-left: 20px;">(i) — Be located and/or screened so that at least 50 percent of the outdoor living area has complete visual privacy from the living rooms and outdoor living areas of other dwellings on the same site and shall be screened from adjoining sites; and</p> <p style="padding-left: 20px;">(ii) — Be oriented to the north, east or west of the dwelling, but not the south of east or west measured from the southernmost part of the dwelling; and</p> <p>(i) — An area for letterboxes at the front of the property; and</p> <p>(j) — A place for refuse and recycling material that is accessible to a two-axled truck shall be provided; and</p> <p>(k) — Dwellings that are parallel to, or adjoin the road boundary of the site shall have a front door that faces the road.</p> <p>Advice Notes: Prior to a decision being issued by Council an independent review of the urban design report may be requested by Council at the applicant's expense.</p> <p>Activities that fail to comply with this rule will require a resource consent for a discretionary activity.</p>			
113.	<p>Rule — Relocated buildings</p> <p>2A.4.2.62 — A relocated building over 40m² GFA shall meet the following requirements:</p> <p>(a) — A Building Relocation Inspection Report shall accompany an application for a building consent. The Building Relocation Inspection Report shall be prepared by one of the following suitably qualified and experienced people:</p> <p style="padding-left: 20px;">(i) — A Waipā District Council Building Compliance Officer (or equivalent); or</p> <p style="padding-left: 20px;">(ii) — A member of the New Zealand Institute of Building Surveyors; or</p> <p style="padding-left: 20px;">(iii) — A licensed building practitioner (carpenter or design category); or</p> <p style="padding-left: 20px;">(iv) — A building inspector from the local authority where the building is being relocated from; and</p>	Oppose	Kāinga Ora opposes standards for relocated buildings. The standard seeks to manage matters that are more appropriately addressed through the Building Act and are not valid resource management issues. This is neither efficient nor effective as there is the potential for resource consents to be triggered on the basis of Building Act matters that do not directly address specific 'environmental' effects. Any building relocating on a site would be a new building and subject to the various activities and standards within the zone.	Delete the 'relocated buildings' provisions as they are more-appropriately managed through the Building Act.

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	<p>(b) — If the Building Relocation Inspection Report has been prepared by a person other than a Waipā District Council Building Compliance Officer (or equivalent position), the accuracy and completeness of the Building Relocation Inspection Report must be confirmed by a Waipā District Council Building Compliance Officer (or equivalent position). This is to be done by undertaking an on-site inspection of the relocated building once it has been relocated. Should the Waipā District Council Building Compliance Officer determine that the relocated building requires external repair works in addition to that identified in the submitted Building Relocation Inspection Report in order to achieve a tidy and workmanlike external appearance, then:</p> <p>(i) — The owner of site to which the building is to be relocated will be contacted and must agree in writing to the additional works within 2 weeks of notification of the requirement for additional works. The additional works then become part of the Building Relocation Inspection Report.</p> <p>(c) — All required repairs and maintenance identified in the Building Relocation Inspection Report to reinstate the exterior of the relocated building, including painting, if required, shall be completed within 6 months of the relocated building being delivered to the site; and</p> <p>(d) — The owner of site to which the building is to be relocated must supply a signed declaration to Council that the reinstatement work required by the Building Relocation Inspection Report will be completed within 6 months of the relocated building being delivered to the site.</p> <p>This rule shall not apply to new buildings which are designed for or intended to be used on a site which are erected off the site either in whole or in parts and transported to the site.</p> <p><u>Advice Notes:</u></p> <ol style="list-style-type: none"> 1. Relocated buildings less than 40m² are not required to comply with this rule but are required to comply with the relevant rules in 2A.4.2. 2. Information requirements for a Building Relocation Inspection Report are detailed in Section 21.2.27. 3. The onsite inspection by a Waipā District Council Building Compliance Officer (or equivalent position) shall occur at the time of foundation inspection for the Building Consent process, and will not incur additional costs. <p>Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:</p> <ul style="list-style-type: none"> • Condition of the exterior of the building; and • Repairs and works identified for action in Council approved or certified Building Relocation Inspection Report; and • Reinstatement works; and 			

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	<p>Timing for completing any required works. These matters will be considered in accordance with the assessment criteria in Section 21.</p>			
114.	<p>NEW</p> <p>PROPOSED SECTION 2B – HIGH DENSITY RESIDENTIAL ZONE (NEW)</p>	NEW	<p>Kāinga Ora seeks that a new High Density Residential Zone (“HDRZ”) is introduced in the District Plan and applied within a 400-800m walkable catchment of the town centres of Cambridge and Te Awamutu. Locating higher density residential development in proximity to town centres is a consistent approach sought by Kāinga Ora nationally and is consistent with the NPS-UD.</p> <p>Both of these town centres are locations where there is a high demand for housing and more people want to live in, and more businesses and community services want to be located in, relative to the Waipā district and the Waikato region. The HDRZ will enable up to 6 storeys for residential intensification in the Waipā district and will give effect to Policy 3(d) of the NPS-UD, in providing for building heights and densities of urban form commensurate with the level of commercial activity and community services in these centres.</p>	<ol style="list-style-type: none"> 1. Accept and include a new High Density Residential Zone in the District Plan. 2. Adopt the proposed provisions of the new High Density Residential Zone as set out in Appendix 2 into the District Plan and PC26. 3. Rezone parts of Cambridge to ‘high density residential zone’ typically within a 400-800m walkable catchment of the town centre as per the proposed area set out in Appendix 3 of this submission. 4. Rezone parts of Te Awamutu to ‘high density residential zone’ typically within a 400m walking catchment of the town centre as per the proposed area set out in Appendix 3 of this submission. 5. Consequential amendments will be required to the rest of the District Plan in giving effect to the relief sought and submission points.
Section 15 – Infrastructure, Hazards, Development & Subdivision				
115.	Subdivision in the high density zone		<p>Kāinga Ora seeks that the High Density Residential Zone is included within the subdivision provisions in line with relief sought within this submission. The subdivision provisions of the Medium Density Residential Zone are considered appropriate to address subdivision</p>	<p>Include reference to the High Density Residential Zone within the subdivision provisions associated with the Medium Density Residential Zone.</p>

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			within the High Density Residential Zone also.	
15.1 Introduction				
116.	<p>15.1.2 Planned and integrated development and subdivision will make the best use of the land resource. This Plan anticipates this outcome will be achieved by development occurring in planned locations and in an integrated manner. In key locations, this is to be achieved through the use of structure plans and comprehensive development plans. Each activity will need to occur on a site that is suitable for the intended use, taking account of hazards, flooding, climate change, servicing requirements, location of existing infrastructure and the need for a sustainable design and layout.</p> <p><u>15.1.3</u> The positive benefits arising from integrated well planned development and subdivision in urban locations will include: co-ordination with infrastructure provision, minimal alterations and impacts on the natural environment, improved energy efficiency for future occupants by improving access to solar energy, reduced travel distances through well connected street layouts to community facilities, improved safety in communities through CPTED, and tree lined streets. In rural locations, the positive benefits include development continuing to support rural productivity and retaining the versatile soil resource through an increased lot size requirement of 40ha. In all areas, development and subdivision will be required to ensure that the values of landscape areas, significant natural areas, and cultural landscapes are maintained.</p> <p><u>15.1.4</u> Development and subdivision should also lead to the restoration and protection of the health and well-being of the Waikato River <u>and towards the achievement of the objectives and strategies contained in Te Ture Whaimana.</u></p>	Support in part	Kāinga Ora generally supports the principle of giving effect to Te Ture Whaimana o Te Awa o Waikato (“Te Ture Whaimana”) and therefore the proposed amendment.	Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission.
15.2 Resource Management Issues				
117.	<p><u>Te Ture Whaimana</u></p> <p><u>15.2.22</u> <u>The need to work proactively towards the restoration and protection of the Waikato and Waipā Rivers as set out by the objectives and strategies of Te Ture Whaimana.</u></p>	Support in part	Kāinga Ora generally supports the principle of giving effect to Te Ture Whaimana o Te Awa o Waikato (“Te Ture Whaimana”) and the need to ensure that future development within the district ensures the restoration and protection of the Waikato and Waipā Rivers from the potential impact that intensification may have on their overall health and wellbeing.	Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission.

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
15.3 Objectives and Policies				
118.	<p><i>Policy - Achieving density, design and character</i></p> <p>15.3.4.1 The minimum and maximum lot size and dimension of <u>vacant</u> lots have been established so that they achieve the character and density outcomes of each zone.</p>	Support	Kāinga Ora supports shape factor requirements only applying to vacant lots.	Include the amendment as notified.
15.4 Rules				
119.	<p>Subdivision that meets all the performance rules in Part A OR; Part A and Part C for 7 or more lots.</p> <p>Restricted discretionary Controlled activity – Medium Density Residential zone and High Density Residential Zone.</p> <p>Matters over which Council reserves its control in relation to subdivision in the Medium Density Residential Zone <u>and High Density Residential Zone</u> are:</p> <ul style="list-style-type: none"> ▪ The subdivision contains an existing dwelling, or land use consent has been applied or approved for a dwelling on the proposed site; ▪ No vacant sites are proposed to be created; ▪ The extent to which the proposal will result in new or increased infringements to the applicable Medium Density Residential Zone <u>or High Density Residential Zone</u> rules and performance standards; ▪ Suitability of access and servicing of the proposed sites; ▪ The risk of natural hazards on the site and whether this can be avoided or mitigated. <p>Matters of discretion for Assessment of restricted discretionary activities will be restricted to the following matters: (For Houchens Road Large Lot Residential Structure Plan Area refer to the matters in (o p) below instead):</p> <ul style="list-style-type: none"> ▪ Infrastructure servicing; and ▪ Site suitability including the risk of natural hazards on the site and whether this can be avoided or mitigated; and ▪ Access and manoeuvring; and ▪ The potential for reverse sensitivity effects; and ▪ Proximity to the dairy manufacturing sites; and ▪ Low impact design; and ▪ Archaeology; and ▪ Connectivity; and ▪ Integration with the productive use of the land; and ▪ Effects on the National Grid electricity transmission network within the Rural Zone, Residential Zone, Large Lot Residential Zone and Reserves Zone. 	Support in part	<p>Kāinga Ora questions whether the identification of the activity as a restricted discretionary activity is an error, and matters of control are listed and there are as notified, no controlled activities under (b) to (e) inclusive, within the subdivision activity table.</p> <p>Kāinga Ora seeks that the activity is 'controlled', consistent with Clause 7 of Schedule 3A of the Housing Supply Act, by providing for subdivision applications as a controlled activity within the MDRZ and new HDRZ.</p> <p>Amendments are sought to ensure that the subdivision provisions provide for controlled activity subdivision in residential zones, as required under Clause 3A of the Housing Supply Act.</p>	<ol style="list-style-type: none"> 1. Amend 15.4.1.1 (e) as a controlled activity. 2. Include HDRZ as part of the rules and in the subdivision chapter provisions. 3. Delete the reference to reverse sensitivity effects as a matter of discretion. 4. Delete all references to character clusters and character precinct areas. 5. Delete reference to the urban design guidelines which is in keeping with the submission to delete all character clusters and character precinct areas and their provisions. This includes the character urban design guidelines within the District Plan. 6. Amendments sought and shown in 'Specific Provision and Section of Plan' column of this table.

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
	<p>• In the Character Cluster Areas and Character Precinct Areas, the extent to which the Design Guidelines (Appendix DG1 – DG6) have been applied.</p> <ul style="list-style-type: none"> ▪ In areas subject to an approved structure plan or development plan, development in general accordance with that structure plan or development plan. ▪ For Comprehensive Residential Subdivision within the C1 and C2/C3 Structure Plan areas, assessment of the overall concept plan for staged subdivision layout, including distribution of residential densities. <p>• Alignment with any relevant Urban Design Guidelines approved by Council.</p> <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>			
120.	<p>15.4.1.1 (e) In the Cambridge Residential Character Area subdivision to create lots for infill housing between 400m²-500m² in conjunction with a land use consent.</p>	Support	For the reasons outlined in the Kāinga Ora submission on Character Clusters. Kāinga Ora supports the deletion of provisions related to the operative Cambridge Residential Character Area.	Maintain the deletion as notified.
121.	<p style="text-align: center;"><u>Public and Limited Notification</u></p> <p><u>15.4.1A An application for resource consent under Rule 15.4.1.1(1) will be considered without public or limited notification or the need to obtain written approval from affected parties, unless the Council determines that special circumstances exist, in the following circumstances:</u></p> <p><u>(a) The subdivision is associated with the construction and use of no more than three dwellings that do not comply with the following performance standards and provided other standards are met:</u></p> <ul style="list-style-type: none"> <u>(i) Height – Rule 2A.4.2.2</u> <u>(ii) Height in relation to boundary – Rules 2A.4.2.3 and 2A.4.2.4</u> <u>(iii) Setbacks – Rules 2A.4.2.5 to 2A.4.2.7</u> <u>(iv) Building coverage – Rules 2A.4.2.8 and 2A.4.2.9</u> <u>(v) Outdoor living space – Rules 2A.4.2.11 and 2A.4.2.12</u> <u>(vi) Outlook space – Rules 2A.4.2.13 to 2A.4.2.21</u> <u>(vii) Windows to street – Rule 2A.4.2.22</u> <u>(viii) Landscaped area – Rules 2A.4.2.24 and 2A.4.2.25.</u> <p><u>(b) the subdivision is associated with the construction and use of four or more residential dwellings that do comply with standards (a)(i) to (a)(viii) above provided that all other performance standards in the district plan are met.</u></p>	Support	Kāinga Ora supports the notification provisions as it is consistent with the notification requirements under Clause 5 of Schedule 3A of the Housing Supply Act and those notification provisions within the MDRZ as proposed under PC26.	Include the notification provisions as notified.

ID	Specific Provision and Section of Plan				Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>																																			
122.	<p>Performance Standards</p> <p>Net lot area rules</p> <p>15.4.2.1 Except as provided in Rule 15.4.2.1A, All <u>all</u> new lots shall comply with the following net lot areas:</p> <table border="1" data-bbox="273 709 1498 1860"> <thead> <tr> <th data-bbox="273 709 397 827">15.4.2.1</th> <th data-bbox="397 709 718 827">Zone or Area</th> <th data-bbox="718 709 985 827">Minimum Net Lot Area</th> <th data-bbox="985 709 1252 827">Average Net Lot Area</th> <th data-bbox="1252 709 1498 827">Maximum Net Lot Area or Maximum Number of Lots</th> </tr> </thead> <tbody> <tr> <td data-bbox="273 827 397 894">(a)</td> <td data-bbox="397 827 718 894">Medium Density Residential Zone</td> <td data-bbox="718 827 985 894"><u>500m²</u></td> <td data-bbox="985 827 1252 894">>600m² for 3 or more lots</td> <td data-bbox="1252 827 1498 894"><u>1000m²</u></td> </tr> <tr> <td data-bbox="273 894 397 1297">(a-b)</td> <td data-bbox="397 894 718 1297">Residential Zone (sewered) — exclusive of Compact Housing and Infill Housing</td> <td data-bbox="718 894 985 1297">500m², (except for subdivision around dwellings existing as of 31 May 2012, where the minimum net site area containing the existing dwelling is 400m²).</td> <td data-bbox="985 894 1252 1297">≥600m² for 3 or more lots</td> <td data-bbox="1252 894 1498 1297">1000m² provided that for sites listed within Appendix N1, or sites within character clusters, or sites within the Cambridge Residential Character Area there shall be no maximum net lot area.</td> </tr> <tr> <td data-bbox="273 1297 397 1331">(b)</td> <td data-bbox="397 1297 718 1331">Residential Zone Compact Housing</td> <td data-bbox="718 1297 985 1331"></td> <td data-bbox="985 1297 1252 1331">Refer to Rule 2.4.2.43</td> <td data-bbox="1252 1297 1498 1331"></td> </tr> <tr> <td data-bbox="273 1331 397 1633">(h)</td> <td data-bbox="397 1331 718 1633">Cambridge Park (Character Area 4 with or without a dwelling and supporting premises having a gross floor area not exceeding 150m² from which food and beverages and convenience goods are sold and including a café)</td> <td data-bbox="718 1331 985 1633">550m²</td> <td data-bbox="985 1331 1252 1633">NA</td> <td data-bbox="1252 1331 1498 1633">NA</td> </tr> <tr> <td data-bbox="273 1633 397 1701">(i h)</td> <td data-bbox="397 1633 718 1701">Picquet Hill Structure Plan Area – vacant site</td> <td data-bbox="718 1633 985 1701">600m²</td> <td data-bbox="985 1633 1252 1701">≥700m²</td> <td data-bbox="1252 1633 1498 1701">NA</td> </tr> <tr> <td data-bbox="273 1701 397 1860">(ac)</td> <td data-bbox="397 1701 718 1860">Residential subdivision in the C1 and C2/C3 structure plan areas.</td> <td data-bbox="718 1701 985 1860">500m², (except for subdivision around dwellings existing as of 31 August 2018, where no maximum</td> <td data-bbox="985 1701 1252 1860">< 800m² (i.e. 12.5 dwellings per hectare minimum, over the extent of the subdivision)</td> <td data-bbox="1252 1701 1498 1860">1,000m²</td> </tr> </tbody> </table>				15.4.2.1	Zone or Area	Minimum Net Lot Area	Average Net Lot Area	Maximum Net Lot Area or Maximum Number of Lots	(a)	Medium Density Residential Zone	<u>500m²</u>	>600m² for 3 or more lots	<u>1000m²</u>	(a-b)	Residential Zone (sewered) — exclusive of Compact Housing and Infill Housing	500m ² , (except for subdivision around dwellings existing as of 31 May 2012, where the minimum net site area containing the existing dwelling is 400m ²).	≥600m ² for 3 or more lots	1000m ² provided that for sites listed within Appendix N1, or sites within character clusters, or sites within the Cambridge Residential Character Area there shall be no maximum net lot area.	(b)	Residential Zone Compact Housing		Refer to Rule 2.4.2.43		(h)	Cambridge Park (Character Area 4 with or without a dwelling and supporting premises having a gross floor area not exceeding 150m² from which food and beverages and convenience goods are sold and including a café)	550m ²	NA	NA	(i h)	Picquet Hill Structure Plan Area – vacant site	600m ²	≥700m ²	NA	(ac)	Residential subdivision in the C1 and C2/C3 structure plan areas.	500m ² , (except for subdivision around dwellings existing as of 31 August 2018, where no maximum	< 800m² (i.e. 12.5 dwellings per hectare minimum, over the extent of the subdivision)	1,000m ²	Oppose in part	<p>Kāinga Ora oppose the net lot area standards and proposed amendments therein that apply as it does not enable a permitted level of development anticipated within the MDRZ.</p> <p>Kāinga Ora consider that a shape factor of 8m x 15m would be more appropriate on the basis that it does not apply to concurrent land use and subdivision applications as prescribed in Clause 8 of Schedule 3A of the Housing Supply Act.</p>	<ol style="list-style-type: none"> 1. Remove the net lot area rules as amended. Shape factor standard covered under Rule 15.4.2.3. 2. Kāinga Ora supports the other proposed changes to 15.4.2.1.
15.4.2.1	Zone or Area	Minimum Net Lot Area	Average Net Lot Area	Maximum Net Lot Area or Maximum Number of Lots																																						
(a)	Medium Density Residential Zone	<u>500m²</u>	>600m² for 3 or more lots	<u>1000m²</u>																																						
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			net site area shall apply to the lot surrounding the existing dwelling; any such dwelling will be exempt from the average net lot area calculation).					
	(ad)	Comprehensive Residential Subdivision in the C1 and C2/C3 structure plan areas, in accordance with Rule 15.4.1.1(e) and Rule 15.4.2.62.	400m², (except for subdivision around dwellings existing as of 31 August 2018, where no maximum net site area shall apply to the lot surrounding the existing dwelling; any such dwelling will be exempt from the average net lot area calculation; and except for subdivision in relation to compact housing where the provisions of Rule 2.4.2.43 apply).	Average between 500m² (20 dwellings per hectare) and 800m² (12.5 dwellings per hectare) over the extent of the Comprehensive Residential Subdivision area. Compact residential densities are excluded from the above calculations.	1,500m²			
123.	<p><u>Rule – Medium Density Residential Zone and High Density Residential Zone subdivision around existing or proposed dwellings</u></p> <p><u>15.4.2.1A Subdivision within the Medium Density Residential Zone and High Density Residential Zone is not required to comply with the lot area rules in Rule 15.4.2.1 or the lot frontage or lot shape factor rules in Rule 15.4.2.3 provided that:</u></p> <p><u>(a) Subdivision around an existing dwelling (including a dwelling for which land use consent has been granted but not yet implemented) must not result in any new non-compliance or increase the degree of any existing non-compliance with the performance standards in Section 2A – Medium Density Residential Zone or Section 2B – High Density Residential Zone. There must be no vacant lots created as part of the subdivision.</u></p>				Support	<p>Kāinga Ora supports the rule as notified as it is consistent with the requirements under Clause 8 of Schedule 3A of the Housing Supply Act by excluding subdivision around existing or proposed dwellings from compliance with the lot area rules under Rule 15.4.2.1 and 15.4.2.3.</p> <p>Amendments sought to include reference to the new proposed HDRZ.</p>	<ol style="list-style-type: none"> Amend the rule to include HDRZ as part of the rules and in the subdivision chapter provisions. Amendments sought and shown in 'Specific Provision and Section of Plan' column of this table. 	

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	<p>(b) <u>Subdivision around a proposed dwelling must be accompanied by a land use application that is to be determined concurrently with the subdivision application and which demonstrates that it is practicable to construct a dwelling on every allotment within the proposed subdivision as a permitted activity, and each dwelling complies with the performance standards in Section 2A – Medium Density Residential Zone or Section 2B – High Density Residential Zone. There must be no vacant lots created as part of the subdivision.</u></p>																											
124.	<p>Rules - Lot frontage, lot shape factor and vehicle crossings</p> <p>Advice Note: Refer to Section 16 - Transportation for the location and formation of vehicle crossings.</p> <p>15.4.2.3 Except as provided for in Rule 15.4.2.1A, all All <u>vacant</u> lots shall comply with the following:</p> <table border="1" data-bbox="418 1056 1504 1583"> <thead> <tr> <th data-bbox="418 1056 759 1171">Zone</th> <th data-bbox="759 1056 1006 1171">Lot frontage (excluding rear lots)</th> <th data-bbox="1006 1056 1273 1171">Lot shape factor</th> <th data-bbox="1273 1056 1504 1171">Vehicle Crossing minimum to maximum</th> </tr> </thead> <tbody> <tr> <td data-bbox="418 1171 759 1276">Medium Density Residential, except front lots on entrance corridors</td> <td data-bbox="759 1171 1006 1276">20m</td> <td data-bbox="1006 1171 1273 1276">13m diameter circle 8m x 15m</td> <td data-bbox="1273 1171 1504 1276">3m to 5.5m</td> </tr> <tr> <td data-bbox="418 1276 759 1381">Medium Density Residential, front lots on entrance corridors</td> <td data-bbox="759 1276 1006 1381">25m</td> <td data-bbox="1006 1276 1273 1381">16m diameter circle</td> <td data-bbox="1273 1276 1504 1381">3m to 5.5m</td> </tr> <tr> <td data-bbox="418 1381 759 1486">Residential, except front lots on entrance corridors</td> <td data-bbox="759 1381 1006 1486">20m</td> <td data-bbox="1006 1381 1273 1486">13m diameter circle 8m x 15m</td> <td data-bbox="1273 1381 1504 1486">3m to 5.5m</td> </tr> <tr> <td data-bbox="418 1486 759 1583">Residential front lots on entrance corridors</td> <td data-bbox="759 1486 1006 1583">25m</td> <td data-bbox="1006 1486 1273 1583">16m diameter circle</td> <td data-bbox="1273 1486 1504 1583">3m to 5.5m</td> </tr> <tr> <td data-bbox="418 1583 759 1827"><u>High Density Residential Zone</u></td> <td data-bbox="759 1583 1006 1827"><u>20m</u></td> <td data-bbox="1006 1583 1273 1827"><u>8m x 15m</u></td> <td data-bbox="1273 1583 1504 1827"><u>3m to 5.5m</u></td> </tr> </tbody> </table>	Zone	Lot frontage (excluding rear lots)	Lot shape factor	Vehicle Crossing minimum to maximum	Medium Density Residential, except front lots on entrance corridors	20m	13m diameter circle 8m x 15m	3m to 5.5m	Medium Density Residential, front lots on entrance corridors	25m	16m diameter circle	3m to 5.5m	Residential, except front lots on entrance corridors	20m	13m diameter circle 8m x 15m	3m to 5.5m	Residential front lots on entrance corridors	25m	16m diameter circle	3m to 5.5m	<u>High Density Residential Zone</u>	<u>20m</u>	<u>8m x 15m</u>	<u>3m to 5.5m</u>	Support in part	<p>Kāinga Ora support the use of lot shape factors to ensure that new lots are of a shape and size that can accommodate a permitted level of development within the MDRZ, to the extent they are consistent with the overall Kāinga Ora submission, and on the basis that they do not apply to concurrent land use and subdivision applications as prescribed in Clause 8 of Schedule 3A of the Housing Supply Act. However, Kāinga Ora consider that a shape factor of 8m by 15m is more appropriate for the zone.</p> <p>Kāinga Ora considers that a minimum lot frontage requirement is unnecessary given the shape factor sought above. In addition, the MDRS provides for smaller typologies with smaller frontages and the NPS-UD removes the requirement for carparking, which also removes the requirement to include additional frontage for vehicle access.</p> <p>Amendments sought and to ensure that vacant lot subdivision requirements better-align with the higher-density development that is proposed to be enabled under PC26.</p>	<ol style="list-style-type: none"> 1. Amend the rule as shown in the tracked changes, to the extent they are consistent with the overall Kāinga Ora submission, and on the basis that they do not apply to concurrent land use and subdivision applications as prescribed in Clause 8 of Schedule 3A of the Housing Supply Act. 2. Insert shape factor requirements for High Density Residential Zone in the subdivision chapter. 3. Amendments shown in 'Specific Provision and Section of Plan' column of this table in red.
Zone	Lot frontage (excluding rear lots)	Lot shape factor	Vehicle Crossing minimum to maximum																									
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125.	<p>Rules - Lot design</p> <p>15.4.2.5 Each new <u>vacant</u> lot created shall be able to incorporate the lot shape factor in a position which does not encroach on any building setback or easement requirement.</p> <p>15.4.2.6 Subdivision within the urban limits, and any Large Lot Residential Zone shall not create more than two rear lots, unless provided for by Rule 15.4.2.634.</p>	Support	Kāinga Ora supports shape factor requirements only applying to vacant lots.	Include the amendment as notified.
126.	<p>Rules - Additional infrastructure servicing for the Residential, Commercial and Industrial Zones within the urban limits</p> <p>15.4.2.18 All lots in a subdivision and any sites in a development in the <u>Residential, Medium Density Residential, High Density Residential</u>, Commercial and Industrial Zones within the urban limits shall be connected to the following Council infrastructure services:</p> <p>(a) Wastewater reticulation and treatment; and</p> <p>(b) Water supply for domestic, or industrial, or commercial activity; and</p> <p>(c) Water supply for fire fighting purposes.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Advice Notes:</p> <p>1. SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice sets out a number of options to provide water for the New Zealand Fire Service's operational requirements, and shall be used as a guide when designing fire fighting water protection.</p> <p>2. <u>If infrastructure capacity is unable to be confirmed the subdivision will either be declined or a financial contribution will be required to address the effects on infrastructure capacity. Alternative means of servicing may also be considered.</u></p> </div> <p>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</p>	Support in part	<p>Kāinga Ora supports the amendment and associated rule, to the extent consistent with the overall Kāinga Ora submission.</p> <p>Kāinga Ora however considered that alternative means may be considered where appropriate. Such as the use of stormwater detention/retention, reuse of grey water.</p> <p>Amendments sought to include reference to the new proposed HDRZ.</p>	<ol style="list-style-type: none"> 1. Amend the rule to include HDRZ as part of the rules and in the subdivision chapter provisions. 2. Amendments sought and shown in 'Specific Provision and Section of Plan' column of this table.

ID	Specific Provision and Section of Plan	Support/ Support in Part/ Oppose	Reasons	Relief sought: <i>Where Kāinga Ora seeks specific amendments to text, these are shown as strikethrough for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
127.	15.4.2.19.... <u>(new)</u> An infrastructure capacity assessment by a suitably qualified and experienced person will be required where it is proposed to establish more than two <u>the permitted number of</u> dwellings on a site located within a qualifying matter overlay or overlays to ensure that there is sufficient capacity in the infrastructure network to deal with the additional demand being placed on the existing network from developments.	Support in part	Kāinga Ora seek amendments to the infrastructure capacity assessment requirement, to reflect submissions on the MDRZ and proposed new HDRZ, as well as the permitted levels of residential development within those zones.	Amend the rule as shown in the tracked amendment, for consistency with the overall Kāinga Ora submission.
Section 18 – Financial Contributions				
18.1 Interpretation				
128.	18.1.1 For the purposes of this section only, the following definitions apply: (a) <u>Bedroom</u> means an area of a residential unit that is not the kitchen, bathroom(s), laundry and toilet(s); the dining room or living room (but not both) whether open plan with the kitchen or not; entrance halls and passageways; garage; and any other room smaller than 6m ² . (b) <u>Betterment</u> means the restoration and protection of the Waikato and Waipā Rivers and their catchments as required under Te Ture Whaimana. (c) <u>Developer</u> means any individual, entity, or group undertaking development. (d) <u>Development</u> means any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work and includes site works, building construction, alterations, extensions or additions. (e) <u>Greenfield development</u> means subdivision and/or urban development of previously undeveloped rural land. (f) <u>Gross Floor Area</u> has the same meaning in Part B 'Definitions' of the operative Waipā District Plan. (g) <u>Infrastructure</u> has the same meaning in Part B 'Definitions' of the operative Waipā District Plan. (h) <u>Land value</u> has the same meaning as 'land value' under the Ratings Valuations Act 1998. (i) <u>Te Ture Whaimana</u> has the same meaning in Part B 'Definitions' of the operative Waipā District Plan.	Support	Kāinga Ora support the definitions as notified.	Retain as notified.

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	<p><u>In the event of any conflict with the definitions in Part B of the Waipā District Plan (Definitions), the above definitions prevail.</u></p>												
18.2 Introduction													
129.	<p>18.1.2 2.1 The financial contributions provisions in this Plan deal with conditions imposed on resource consents. Under section 77E of the Resource Management Act 1991, financial contributions are able to be used as a mechanism for avoiding, remedying or mitigating adverse effects, or ensuring positive effects on the environment to offset any adverse effect. Section 108 of the Act allows Council to impose a consent condition requiring a financial contribution be made when it grants resource consent.</p> <p>18.1.2 2.2 Financial contributions achieving the Plan's objectives and are distinct from, and in addition to, Council's Development Contributions Policy (DCP), which and provides Council with an alternative method to obtain contributions to fund infrastructure required as a result of growth. Either Where financial contributions will be used on their own, or to supplement development contributions will not be used for the same purpose where the development contributions are insufficient to fully avoid, remedy, mitigate or compensate for the adverse effects of the activity. Table 18.1 below sets out the application of both development and financial contributions.</p> <p>Table 18.1: Contributions Overview</p> <table border="1" data-bbox="424 1230 1484 1719"> <thead> <tr> <th></th> <th>Legislation</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Development Contributions (and Policy)</td> <td>Local Government Act 2002</td> <td>Generally applicable to planned or anticipated development, subdivision and growth. Fund and offset the cost of new infrastructure and infrastructure upgrades for planned or anticipated development, subdivision and growth</td> </tr> <tr> <td>Financial Contributions</td> <td>Resource Management Act 1991</td> <td>Generally applicable to unplanned, unanticipated, more intensive, or more rapid development, subdivision and growth. Avoid, remedy, mitigate or compensate for adverse effects, or ensure positive effects on the environment to offset any identified adverse effects, where the adverse effect arises from unplanned or un-anticipated development, subdivision and growth (including permitted activities, activities requiring resource consent, on-site effects and off-site effects)</td> </tr> </tbody> </table> <p>18.1.2 In the context of new development and subdivision, this Plan uses financial contributions to build into the cost of the development or subdivision any physical, environmental, or social costs that</p>		Legislation	Description	Development Contributions (and Policy)	Local Government Act 2002	Generally applicable to planned or anticipated development, subdivision and growth. Fund and offset the cost of new infrastructure and infrastructure upgrades for planned or anticipated development, subdivision and growth	Financial Contributions	Resource Management Act 1991	Generally applicable to unplanned, unanticipated, more intensive, or more rapid development, subdivision and growth. Avoid, remedy, mitigate or compensate for adverse effects, or ensure positive effects on the environment to offset any identified adverse effects, where the adverse effect arises from unplanned or un-anticipated development, subdivision and growth (including permitted activities, activities requiring resource consent, on-site effects and off-site effects)	Support in part	<p>Kāinga Ora considers that the objective should be amended to relate any financial contribution that is levied, to a particular identified adverse effect.</p> <p>Kāinga Ora opposes financial contributions being applied as a 'blanket' approach to offsetting and therefore the reference to 'any' adverse effect should be removed.</p> <p>Amendments are sought to ensure that financial contributions are not levied in a blanket approach more akin to development contributions. It is essential to ensure that financial contributions directly-relate to effects associated with development.</p>	Amend the provisions as shown in the tracked amendments, to relate the financial contribution policy to 'identified' matters rather than in relation to 'any' adverse effect.
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	can be identified. It does this by ensuring that the developer avoids, remedies, mitigates, or compensates for any adverse effects.			
130.	<p><u>Purpose of Financial Contributions</u></p> <p>18.1-3 2.3 <u>The general purpose of In this Plan</u>, financial contributions are used for the following reasons:</p> <p>(a) <u>To recover from developers and/or applicants a contribution in the form of money, or land, or a combination of both money and land, which:</u></p> <p>(i) <u>Avoids, remedies, or mitigates adverse effects of the proposed activity on the environment, or ensures positive effects on the environment to offset any identified adverse effect, including but not limited to, effects associated with:</u></p> <ul style="list-style-type: none"> ▪ <u>Three waters/transport network connections;</u> ▪ Three waters/transport network improvements; ▪ Three waters/transport capacity upgrades; ▪ Parks/reserves/open space network enhancement/improvement; ▪ Streetscape amenity improvements; ▪ <u>Where the capital expenditure items identified in this rule are not otherwise funded via Council's Development Contributions Policy.</u> <p><u>And</u></p> <p>(b) To give effect to Te Ture Whaimana including positive effects on the environment to offset any adverse effect and its requirement for restoration and protection of the Waikato and Waipā Rivers (and their catchments) and the relationship between the Waikato and Waipā Rivers (and their catchments) and Waikato-Tainui, Waikato and Waipā River Iwi, and the Waikato Region's communities and all other objectives and strategies contained within Te Ture Whaimana.</p> <p>To provide a fair and reasonable contribution to finance the extension or development of bulk services or other infrastructure costs as a result of a development or subdivision; and Along with other provisions, to provide a mechanism to avoid, remedy, or mitigate and/or offset adverse effects on the environment; and For assessing and quantifying the likely adverse environmental effects of any development or subdivision undertaken in the Waipā District on adjoining districts, cities, towns, and communities outside the District to enable contributions to be collected and made towards the mitigation of those adverse environmental effects.</p>	Support in part	<p>Kāinga Ora support the general purpose of Financial Contributions; however, 'development contributions' already apply to developments to contribute towards three waters & transport network improvements and capacity upgrades, and any additional contributions should not be sought for these aspects of development, except where required to create capacity within the local catchment, at the point of connection for the development.</p> <p>Kāinga Ora opposes the inclusion of a financial contribution relating to parks/reserves/open space network and streetscape amenity. Whilst the intensification of Waipā District will contribute to a change in character and amenity, this is not considered to be an adverse effect that requires offsetting through financial payments.</p> <p>Kāinga Ora supports the principle of a financial contribution to give effect to Te Ture Whaimana and enable the betterment of the Waikato River.</p> <p>However, Kāinga Ora seeks that the full set of provisions proposed on the Financial Contributions is deleted, reviewed and proposed in a separate plan change process to ensure that any financial contributions that are levied for the purpose of giving effect to Te Ture Whaimana O Te Awa o Waikato - The Vision and Strategy for the Waikato and Waipā Rivers ("Te Ture Whaimana") are fully justified both in terms of the</p>	<ol style="list-style-type: none"> 1. Amend the provisions as shown in the tracked amendments, to remove reference to three waters improvements and upgrades which are already addressed through development contributions under the Local Government Act, and relate the financial contribution policy to 'identified' matters rather than in relation to 'any' adverse effect. 2. That the full package of provisions in relation to Te Ture Whaimana are deleted, reconsidered and reviewed and then any changes or inclusion for financial contributions should be proposed in a separate plan change in consultation with Waikato-Tainui and the Waikato River Authority. Kāinga Ora notes that alternatively, this could be reconsidered through a pre-hearing mediation process with submitters and Waikato-Tainui and the Waikato River Authority prior to the hearing of PC26.

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	<p>18.1.4 2.4 <u>In addition to these general purposes, more specific purposes are identified in the Financial Contributions Rules and performance standards part of this section.</u></p> <p>18.1.4 Financial contributions are intended to offset the cost of future capital works and the cost of capital already incurred where a development consumes that capacity; together with other related costs necessitated by new development or subdivision.</p> <p>18.1.5 2.5 <u>Financial contributions Fees</u> will vary between areas of the District and also for different types of development or subdivision.</p> <p>18.1.5 2.6 <u>A financial contribution in the form of a Heavy Vehicle Impact Fee (HVIF) may be required where heavy vehicle traffic movements from a development are likely to cause an accelerated reduction in the useful life of the local road network that was not reasonably anticipated when the relevant roads were constructed, and which can be attributed directly or indirectly to the development, mineral extraction activity or subdivision.</u></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. All Financial contribution calculations are exclusive of Goods and Service Tax (GST). GST will apply to all Financial Contributions at the prevailing rate. 2. Refer to Section 15 - Infrastructure, Hazards, Development and Subdivision for rules related to vesting land in Council ownership. </div>		<p>purpose and the quantum of contribution, when it is levied.</p> <p>Kāinga Ora does not support monies collected to be paid to Council or a Council established group where the intent and purpose for collecting those monies is unclear. Kāinga Ora considers that such an approach would not be in the spirit of Te Ture Whaimana and would not acknowledge the role the Waikato River Authority plays in the management of the Waikato and Waipā Rivers, and the ties between that authority and local iwi through board representation.</p> <p>In respect of the use of financial contributions, there is an opportunity for a joint-management approach to be achieved that can deliver an enhanced outcome for the Waikato River. It is an option that has not been fully explored by the Council within the s32 analysis to PC26 and in giving effect to Te Ture Whaimana.</p> <p>Kāinga Ora seeks the full package of provisions in relation to Te Ture Whaimana are deleted, reconsidered and reviewed and then any changes or inclusion for financial contributions should be proposed in a separate plan change in consultation with the Waikato River Authority. Kāinga Ora notes that alternatively, this could be reconsidered through a pre-hearing mediation process with submitters and Waikato-Tainui and the Waikato River Authority prior to the hearing of PC26.</p>	

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18.4 Objectives and Policies				
131.	<p>Objectives</p> <p><u>18.4.1</u> <u>Financial contributions are required in accordance with the Financial Contributions Rules and performance standards in order to:</u></p> <p>(a) <u>Avoid, remedy, or mitigate adverse effects of the proposed activity or development on the environment where they cannot be managed on-site; and</u></p> <p>(b) — Ensure positive effects on the environment to offset any adverse effect; and</p> <p>(c) — Give effect to Te Ture Whaimana, including the requirement for betterment.</p>	Support in part	<p>Kāinga Ora considers that the objective should be amended to relate any financial contribution that is levied, to a particular identified adverse effect. Financial contributions are not appropriate as a 'blanket' approach to offsetting and therefore the reference to 'any' adverse effect should be removed.</p> <p>As per the above reasons and in line with the Kāinga Ora submission, Kāinga Ora seeks that the full set of provisions proposed on the Financial Contributions is deleted, reviewed and proposed in a separate plan change process.</p>	Amend the objective as shown in the tracked amendment, in 'Specific Provision and Section of Plan' column of this table.
132.	<p>Objective — Planned, f <u>Financed</u> growth</p> <p>18.3.1 <u>4.2</u> To ensure that the a <u>Adverse environmental effects on the District's network infrastructure are funded from the development or subdivision that has or will affect the infrastructure addressed or that has generated or will in order to cater for the generate additional demand generated by new development or subdivision.</u></p>	Oppose	Kāinga Ora opposes the amendments as they imply <u>all</u> development must fund infrastructure effects. This is not consistent with the purpose of financial contributions or development contributions, the latter of which seek to plan for infrastructure growth in response to the planned outcomes enabled within the District Plan. The operative objective appropriately accounts for this and should remain.	Retain the operative 18.3.1 objective concerning 'planned, financed growth'.
133.	<p><i>Policy - Costs relating to effects</i></p> <p>18.3.2.3 <u>4.2.6</u> <u>Ensuring that the amount of financial contribution required reasonably reflects the cost of avoiding, remedying or mitigating the adverse effects relating to capacity constraints at the point of connection to a development. , or the cost of ensuring positive effects on the environment to offset an adverse effect.</u></p>	Support in part	Kāinga Ora considers that the objective should be amended to relate any financial contribution that is levied, to a particular identified adverse effect which is specifically in relation to capacity constraints at the point of connection. Financial contribution are not appropriate as a 'blanket' approach to offsetting and therefore the	Amend the objective as shown in the tracked amendment, in 'Specific Provision and Section of Plan' column of this table.

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			reference to 'any' adverse effect should be removed.	
134.	<p><u>Three waters/transport infrastructure network</u></p> <p>18.5.1.3 To avoid, remedy and mitigate the adverse effects of residential development, relating to capacity constraints at the point of connection to a development. or ensure positive effects on the environment to offset an adverse effect, through the recovery of infrastructure network costs associated with the following:</p> <p>(a) Three waters connections, network improvements, and capacity upgrades; and</p> <p>(b) Transport connections, network improvements, and capacity upgrades.</p> <p>(c) These costs will include:</p> <p>(i) Where an existing supply is available, the cost of connection with the existing system; and</p> <p>(ii) Where an existing supply is available, but the capacity of the system is inadequate to meet the additional generated demand, the cost of connection and capacity upgrading of the existing system;</p> <p>(iii) Where an existing supply is available, but the network requires capacity upgrades or network improvements to ensure the connection does not compromise the network, the costs of those capacity upgrades or network improvements; and</p> <p>(iv) Where an existing network is not available, the cost of extending the network;</p> <p>(v) Any infrastructure works otherwise funded via Council's Development Contributions Policy are excluded.</p>	Support in part	<p>Kāinga Ora support the general purpose of Financial Contribution; however, 'development contributions' already apply to developments to contribute towards three waters/transport network improvements and capacity upgrades, and additional contributions should not be sought for these aspects of development except where required to create capacity within the local catchment, at the point of connection, for the development .</p> <p>Kāinga Ora considers that the objective should be amended to relate any financial contribution that is levied, to a particular identified adverse effect which is specifically in relation to capacity constraints at the point of connection. Financial contributions should not be applied as a 'blanket' approach to offsetting and therefore the reference to 'any' adverse effect should be removed.</p>	Amend the provisions as shown in the tracked amendments, to remove reference to three waters improvements and upgrades which are already addressed through development contributions under the Local Government Act, and relate the financial contribution policy to 'identified' matters rather than in relation to 'any' adverse effect.
135.	<p><u>Residential amenity (Residential Zones only)</u></p> <p>18.5.1.4 To avoid, remedy, and mitigate the adverse effects of residential development density, or ensure positive effects on the environment to offset an adverse effect, through the recovery of costs associated with maintaining and improving residential amenity:</p> <p>(a) These costs will include:</p> <p>(i) Where public open spaces can be improved, the cost of land acquisition and development; and</p> <p>(ii) Where streetscape amenity can be enhanced, the cost of that enhancement.</p>	Oppose	Kāinga Ora oppose the inclusion of a financial contribution relating to parks/reserves/open space network and streetscape amenity. Whilst the intensification of Waipā District will contribute to a change in character and amenity, this is not considered to be an adverse effect that requires offsetting through financial payments.	Delete the rule in its entirety.

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136.	<p><i>Te Ture Whaimana (all developments across all zones)</i></p> <p><u>18.5.1.5</u> — To give effect to Te Ture Whaimana, including positive effects on the environment to offset any adverse effect and its requirement for restoration and protection of the Waikato and Waipā Rivers and their catchments, and the relationship between the Waikato River and Waikato-Tainui, Waikato River Iwi, and the Waikato Region's communities and all other objectives and strategies contained within Te Ture Whaimana.</p> <p>(a) — These costs will include:</p> <ul style="list-style-type: none"> (i) — Riparian enhancement; (ii) — Wetland creation/protection/restoration/enhancement; (iii) — Erosion control measures; (iv) — Ecological/biodiversity; (v) — Public access improvements to the Waikato River, including its tributaries; (vi) — Weed control measures; (vii) — Sediment reduction measures; (viii) — Waikato and Waipā Rivers / Te Ture Whaimana education; and (ix) — Restoration / protection / enhancement of waahi tapu and sites of significance. <p>(b) — Calculations for contributions shall be as set out in the performance standards.</p> <div style="border: 1px solid black; padding: 5px;"> <p><u>Advice Note:</u></p> <p>Financial contributions may be used towards the provision, upgrading or future operation of network infrastructure owned and/or operated by any of the following: Waipā District Council; a Council Controlled Organisation; any other community infrastructure management entity; any adjoining Territorial Local Authority; Waka Kotahi (New Zealand Transport Agency).</p> </div>	Oppose	<p>Kāinga Ora supports the principle of using the mechanism of financial contributions to contribute towards the betterment of the health and wellbeing of the Waikato River.</p> <p>As per the above reasons and in line with the Kāinga Ora submission, Kāinga Ora seeks that the full set of provisions proposed on the Financial Contributions is deleted, reviewed and proposed in a separate plan change process. Kāinga Ora notes that alternatively, this could be reconsidered through a pre-hearing mediation process with submitters and Waikato-Tainui and the Waikato River Authority prior to the hearing of PC26.</p>	<p>That the full package of provisions in relation to Te Ture Whaimana are deleted, reconsidered and reviewed and then any changes or inclusion for financial contributions should be proposed in a separate plan change in consultation with the Waikato River Authority. Kāinga Ora notes that alternatively, this could be reconsidered through a pre-hearing mediation process with submitters and Waikato-Tainui and the Waikato River Authority prior to the hearing of PC26.</p>

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137.	<p>18.4.2 18.5.2 Performance Standards</p> <p>Rule – Residential amenity (Medium Density Residential and Residential Zones)</p> <p><i>The following rules should be applied to any development and subdivision, including new development, infill development and permitted development and subdivision.</i></p> <p>18.5.2.1 — To avoid, remedy or mitigate the adverse effects of medium density residential development, through the recovery of costs associated with maintaining and improving residential amenity;</p> <p>18.5.2.2 — These costs will include:</p> <p>(a) — Where public open spaces can be provided or improved, the cost of land acquisition and development and/or maintenance; and</p> <p>(b) — where streetscape amenity can be enhanced, the cost of that enhancement.</p> <p>18.5.2.3 — For each additional bedroom at the site created by the development, a fixed financial contribution of \$400.00 shall be required.</p> <p>18.5.2.4 — Greenfield development will be required to pay 80% of the rate specified in Rule 18.5.2.3.</p>	Oppose	Kāinga Ora oppose the use of a financial contribution associated with the effects of residential development density. This rule is seeking to address the changing nature of the residential environment that could arise through the application of greater intensification. Kāinga Ora does not consider the potential change in character and amenity associated with this plan change, to be one of adverse nature that is required to be offset through monetary payments.	Delete the rule in its entirety.
138.	<p>Rule – Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River)</p> <p><i>The following rules apply to any development and subdivision, including new, infill and permitted development and subdivision.</i></p> <p>18.5.2.5 — Costs will be recovered where it is necessary to avoid, remedy or mitigate the adverse effects of medium density residential development on the water quality and/or the minimum flows of the Waikato and Waipā Rivers and their catchments.</p> <p>18.5.2.6 — For each additional bedroom at the site created by the development, a fixed financial contribution of \$400.00 shall be required.</p> <p>18.5.2.7 — For non-residential development \$2,000.00 per 100m² of Gross Floor Area.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><u>Advice notes:</u></p> <p>1. — Te Ture Whaimana has the legal effect of a National Policy Statement. Where there is an inconsistency with provisions in other national planning standards, the New Zealand Coastal Policy Statement and the National Planning Standards, Te Ture Whaimana will prevail.</p> </div>	Oppose	As per the above reasons and in line with the Kāinga Ora submission, Kāinga Ora seeks that the full set of provisions proposed on the Financial Contributions is deleted, reviewed and proposed in a separate plan change process. Kāinga Ora notes that alternatively, this could be reconsidered through a pre-hearing mediation process with submitters and Waikato-Tainui and the Waikato River Authority prior to the hearing of PC26.	That the full package of provisions in relation to Te Ture Whaimana are deleted, reconsidered and reviewed and then any changes or inclusion for financial contributions should be proposed in a separate plan change in consultation with the Waikato River Authority. Kāinga Ora notes that alternatively, this could be reconsidered through a pre-hearing mediation process with submitters and Waikato-Tainui and the Waikato River Authority prior to the hearing of PC26.

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	<p>2. Under s108 (2)(a), a consent authority may impose a condition on a resource consent it has granted that requires a financial purpose. Where a financial contribution is made in cash it must be used reasonably in line with the purpose for which the contribution was received.</p> <p>3. Financial contributions taken under the above rules will be used to avoid, remedy or mitigate the effects of medium density residential intensification and the resulting discharges on the Council's infrastructure network and/or water takes through the Council's infrastructure network.</p>									
139.	<p><u>Rule – Non-residential development</u></p> <p>18.5.2.8 Non-residential development in all zones: \$2,000.00 per 100m² of Gross Floor Area.</p> <p><u>Reticulated water services</u></p> <p>The following rules apply to any development and subdivision, including new, infill and permitted development and subdivision, that seeks to connect to Council's reticulated water services.</p>	Oppose	As per the above reasons and in line with the Kāinga Ora submission, Kāinga Ora seeks that the full set of provisions proposed on the Financial Contributions is deleted, reviewed and proposed in a separate plan change process. Kāinga Ora notes that alternatively, this could be reconsidered through a pre-hearing mediation process with submitters and Waikato-Tainui and the Waikato River Authority prior to the hearing of PC26.	That the full package of provisions in relation to Te Ture Whaimana are deleted, reconsidered and reviewed and then any changes or inclusion for financial contributions should be proposed in a separate plan change in consultation with the Waikato River Authority. Kāinga Ora notes that alternatively, this could be reconsidered through a pre-hearing mediation process with submitters and Waikato-Tainui and the Waikato River Authority prior to the hearing of PC26.						
Section 21 – Assessment Criteria and Information Requests										
21.1 Assessment Criteria										
140.	<p>21.1.1 <u>Assessment criteria for ALL discretionary activities</u></p> <p><i>Refer also to relevant zone or district wide assessment criteria</i></p> <table border="1" data-bbox="276 1388 1484 1852"> <thead> <tr> <th colspan="2" data-bbox="276 1388 1484 1440"><u>Assessment criteria for ALL discretionary activities</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="276 1440 439 1633">21.1.1.1</td> <td data-bbox="439 1440 1484 1633"> <p>Te Ture Whaimana - Waikato River the Vision and Strategy for the Waikato River</p> <p>(a) The extent to which the development or subdivision has particular regard to Te Ture Whaimana the Waikato River Vision and Strategy.</p> <p>Advice Notes:</p> <p>1.</p> </td> </tr> <tr> <td data-bbox="276 1633 439 1852"></td> <td data-bbox="439 1633 1484 1852"> <ul style="list-style-type: none"> (a) The extent to which the development <u>affects</u> effects the surrounding environment; particularly any identified character precinct areas, prominence of buildings and design elements in the proposal, and public places and roads. (b) </td> </tr> </tbody> </table>	<u>Assessment criteria for ALL discretionary activities</u>		21.1.1.1	<p>Te Ture Whaimana - Waikato River the Vision and Strategy for the Waikato River</p> <p>(a) The extent to which the development or subdivision has particular regard to Te Ture Whaimana the Waikato River Vision and Strategy.</p> <p>Advice Notes:</p> <p>1.</p>		<ul style="list-style-type: none"> (a) The extent to which the development <u>affects</u> effects the surrounding environment; particularly any identified character precinct areas, prominence of buildings and design elements in the proposal, and public places and roads. (b) 	Support in part	Kāinga Ora generally supports the principle of giving effect to Te Ture Whaimana o Te Awa o Waikato (“Te Ture Whaimana”) and the need to ensure that future development within the district ensures the restoration and protection of the Waikato and Waipā Rivers from the potential impact that intensification may have on their overall health and wellbeing.	Include the provisions as notified, to the extent they are consistent with the overall Kāinga Ora submission.
<u>Assessment criteria for ALL discretionary activities</u>										
21.1.1.1	<p>Te Ture Whaimana - Waikato River the Vision and Strategy for the Waikato River</p> <p>(a) The extent to which the development or subdivision has particular regard to Te Ture Whaimana the Waikato River Vision and Strategy.</p> <p>Advice Notes:</p> <p>1.</p>									
	<ul style="list-style-type: none"> (a) The extent to which the development <u>affects</u> effects the surrounding environment; particularly any identified character precinct areas, prominence of buildings and design elements in the proposal, and public places and roads. (b) 									

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141.	<u>21.1.2A.2</u>	Restricted Discretionary Activities <u>Relocated buildings</u>	(a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects; (b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out; (c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site; (d) The timeliness of the works taking into account the extent and nature of the proposed works;	Oppose	Kāinga Ora opposes (other than being a permitted activity) standards for relocated buildings. The standard seeks to manage matters that are more-appropriately addressed through the Building Act and are not valid resource management issues. This is neither efficient nor effective as there is the potential for resource consents to be triggered on the basis of Building Act matters that do not directly address specific 'environmental' effects. Any building relocating on a site would be a new building and subject to the various activities and standards within the zone.	Delete the 'relocated buildings' provisions as they are more-appropriately managed through the building act.
142.	<u>21.1.2A.3</u>	Retirement village accommodation and associated care facilities and rest homes within or outside the compact housing overlay identified on the Planning Maps <u>AND</u> <u>Visitor Accommodation in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas (as relevant)</u>	<u>(a) Building design including:</u> <u>(i) The extent to which solar potential and good solar aspect is optimized within the development; and</u> <u>(ii) Colours; and</u> <u>(iii) The materials to be used and how they are to be repeated within the development; and</u> <u>(iv) Detail of roof pitches; and</u> <u>(v) Details of doorways and the provision of shelter for visitors; and</u> <u>(vi) Windows, revetment, balconies and recesses; and</u> <u>(vii) Garaging to create visual continuity and cohesion and reflect a residential character; and</u> <u>(viii) Whether designs avoid monolithic walls in favour of designs that incorporate smaller scale building elements to promote feelings of interest and diversity.</u>	Oppose in part	Kāinga Ora opposes compact housing and its associated land use activity and provisions. The existing overlay applies within urban areas in proximity to centres, and imposes standards more-restrictive than the MDRS standards which has not been sufficiently justified under S77J-L of the Housing Supply Act. Kāinga Ora considers that the activity and associated overlay are therefore no longer required and are inefficient. Any such development would simply be considered as 4+ dwellings. The remaining activities (i.e., retirement villages etc) can be considered on their merits and do not need to be restricted to such an overlay location.	Delete compact housing and the overlay from the District Plan and include the assessment criteria as notified, to the extent they remain consistent with the relief sought in the overall Kāinga Ora submission.

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	<p>(b) <u>Visually permeable fences and glazing of façades that provide for surveillance from the dwelling to the street and other public places such as walkways and reserves.</u></p> <p>(c) <u>Integration with neighbouring residential development that is responsive to local character in terms of its façade treatment, including building proportions, detailing, materials and landscape treatment.</u></p> <p>(d) <u>Outdoor living spaces for independent living units that are private and have good access to sunlight in midwinter and/or have access to a range of communal landscaped outdoor areas that are orientated such that they have good solar aspect.</u></p> <p>(e) <u>The location of outdoor storage areas and rubbish and recycling compounds such that the appearance from the street is not adversely affected and on-site amenity, such as the provision of outdoor living spaces is not compromised.</u></p> <p>(f) <u>The design of the road boundary setback:</u></p> <p style="padding-left: 20px;">(i) <u>Street definition - the extent to which units as opposed to garages orient and face the street creating a strong interface between the public and private domains. Designs need to avoid street frontages that are dominated by garages and outdoor storage areas; and</u></p> <p style="padding-left: 20px;">(ii) <u>Landscaping - the type and nature of the landscaping both within the front yard setback and throughout the development so that it contributes both to the neighbourhood and to on-site amenity; and</u></p> <p style="padding-left: 20px;">(iii) <u>Access way design - the width and proportion of the frontage as well as the landscaping and the materials to be used.</u></p> <p>(g) <u>The provision of connections to public walkways/cycleways and the road network.</u></p> <p>(h) <u>Open space character including on-site landscaping, retention of mature trees, and provision of shared driveways.</u></p> <p>(i) <u>Adequate vehicle parking (excluding consideration of the number of parking spaces for cars) and the provision of</u></p>		<p>Kāinga Ora is otherwise supportive of the assessment criteria that apply to Retirement village accommodation and associated care facilities and rest homes, and in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas; to the extent they remain consistent with the relief sought in the overall Kāinga Ora submission.</p>	

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			<p><u>safe vehicle entrances for pedestrians and vehicles, car parking and manoeuvring and vehicle access to rubbish and recycling compounds, access for emergency vehicles.</u></p> <p>(i) <u>The provision of lighting for amenity and crime prevention without being a nuisance to residents.</u></p> <p>(k) <u>The extent of effects on the surrounding road network including the function of intersections.</u></p> <p>(l) <u>Aural privacy including the noise levels anticipated from on-site and adjacent land uses and the provision of acoustic treatment.</u></p> <p>(m) <u>The adequacy of on-site stormwater disposal methods.</u></p> <p>(n) <u>The adequacy of the servicing proposed for the development.</u></p> <p>(o) <u>The extent to which the site is suitable for the development.</u></p> <p>(p) <u>The benefits provided to residents from communal facilities being provided on site.</u></p>			
143.	<u>21.1.2A.4</u>	Character clusters — Construction of new buildings, relocated buildings, and removal or demolition of or alterations or additions to existing buildings	<p>(a) — The extent to which the scale, height, bulk, design, building materials, and layout of any buildings or additions is similar to the existing character of the cluster.</p> <p>(b) — The extent to which the new building, additions or alterations to an existing building or removal or demolition of a building contributes or detracts from the Character Cluster Statements in Appendix DG1</p> <p>(c) — The extent to which solar access is optimised in the development.</p> <p>(d) — The ability to provide parking (excluding consideration of the number of parking spaces for cars) and manoeuvring space for vehicles to avoid traffic conflict and maintain public safety.</p> <p>(e) — The extent to which the location, size, type and content of any signs affect the locality, taking into account visual clutter and effects on the character of the area.</p> <p>(f) — The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</p>	Oppose	Consistent with its overall submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety.	<ol style="list-style-type: none"> 1. Delete the 'character cluster' overlays and provisions under PC26 in their entirety. 2. Delete the 'relocated buildings' provisions as they are more-appropriately managed through the building act.

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			<p>(g) The extent to which the new building, and or addition or alteration is visible from public places.</p> <p>(h) The risk of natural hazards and the extent to which the risk can be avoided or mitigated.</p> <p>Additional assessment criteria for relocated buildings:</p> <p>(i) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(j) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(k) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p> <p>(l) The timeliness of the works taking into account the extent and nature of the proposed works.</p>			
144.	21.1.2A.5	<p>More than two Four or more dwellings per site and papakāinga containing four or more dwellings and/or where marae is associated with a papakāinga development</p> <p>within the Infrastructure Constraint Qualifying Matter Overlay or more than three dwellings per site outside the Infrastructure Constraint Qualifying Matter Overlay.</p>	<p><u>(a) The extent to which the scale, form, and appearance of the development is compatible with the planned urban built form character of the neighbourhood, having regard to:</u></p> <ol style="list-style-type: none"> <u>i. The relevant objectives and policies of the zone.</u> <u>ii. Compatibility of the proposed development with the existing and likely future surrounding environment.</u> <u>iii. The extent to which solar potential and good solar aspect is optimized within the development.</u> <u>iv. The materials to be used and how they are to be repeated within the development.</u> <u>v. Detail of roof form.</u> <u>vi. Details of doorways and the provision of shelter for visitors.</u> <u>vii. Windows, revetment, balconies and recesses.</u> <u>viii. Garaging to create visual continuity and cohesion and reflect a residential character.</u> <p><u>(b) The extent to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale, having regard to:</u></p>	Oppose in part	<p>Consistent with the overall Kāinga Ora submission, Kāinga Ora seeks consequential amendments to the criteria to reflect the relief sought in relation to:</p> <ul style="list-style-type: none"> • Enabling up to three dwellings per site and papakāinga development; • Deletion on the infrastructure constraint and stormwater constraint qualifying matter overlays in their entirety (and associated provisions); • Building coverage; • Impervious areas; • Compact housing; • Building setbacks; • Character Clusters; • Character Streets. 	Amend the assessment criteria as shown in the tracked amendments, to be consistent with the overall Kāinga Ora submission and relief sought.

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			<ul style="list-style-type: none"> i. <u>The provision of lighting for amenity and crime prevention, without being a nuisance to residents.</u> ii. <u>Facilitates an internal movement network that provides for dedicated vehicle access to each dwelling, such as may include:</u> <ul style="list-style-type: none"> • <u>Using rear lanes where vehicle access off a public street is difficult or compromises pedestrian and visual amenity.</u> • <u>Providing shared vehicular access layout for larger developments.</u> • <u>Uses surface treatments to clearly demarcate vehicular entrances.</u> • <u>Takes into account safety and accessibility if visitor car parking is provided within the development.</u> iii. <u>Provides clearly visible main pedestrian entries from the street or lane to each dwelling at ground floor level.</u> iv. <u>Maximises the visual relationship between dwellings and adjacent streets, lanes and public open spaces, through provision of windows and balconies at upper levels.</u> v. <u>Minimises the number of dwellings with internal and outdoor living areas oriented to the south.</u> vi. <u>Dwellings are designed to provide private outdoor areas adjacent to living areas.</u> vii. <u>Orientates windows to maximise daylight and outlook, without compromising dwelling privacy or the privacy of neighbouring dwellings.</u> viii. <u>Provides adequate storage space for each residential unit, including for larger items such as bicycles and outdoor equipment.</u> ix. <u>For apartment style developments, provides communal open spaces with edges that are activated or overlooked by adjacent streets, lanes or dwellings.</u> x. <u>Integrates proposed communal open spaces with the development's wider pedestrian network.</u> 		<p>Kāinga Ora propose a number of additional amendments to clarify vague terminology which is not appropriate, and removal of the reference to density under 21.1.2A.5 which is inconsistent with the enablement of residential intensification under the NPS-UD. A range of other amendments are also proposed to ensure consistency with the Kāinga Ora-proposed associated 'matters of discretion' under 2A.4.1.3(b) which seek to rationalise the assessment criteria for efficiency and to acknowledge that under Policy 6(b) of the NPS-UD that the planned amenity of residential environments will change through intensification.</p> <p>Kāinga Ora also propose an additional matter of discretion in relation to three waters infrastructure for four or more dwellings per site. This approach seeks to ensure the appropriate assessment is undertaken (within the scope of the proposed matter of discretion), given Kāinga Ora opposition to, and sought deletion of, the proposed infrastructure constraint overlays.</p> <p>Consequential changes to other listed activities and associated matters of discretion may be required should the relief sought in relation to the infrastructure constraint overlay be granted.</p>	

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			<p>xi. <u>The extent to which development involving seven or more dwellings within the C1 and C2 / C3 structure plan areas:</u></p> <ul style="list-style-type: none"> • <u>Includes 'universal access' design principles within design, maximising accessibility for all users.</u> • <u>Provides an internal movement network layout that is legible and enables good connectivity.</u> • <u>Maximises safety for pedestrians.</u> <p>(c) <u>The extent to which the development contributes to a safe and attractive public realm and streetscape, having regard to:</u></p> <ol style="list-style-type: none"> i. <u>The provision of connections to public walkways/cycleways and the road network.</u> ii. <u>Visually permeable fences and glazing of façades that provide for surveillance from the dwelling to the street and other public places such as walkways and reserves.</u> iii. <u>The location of outdoor storage areas and rubbish and recycling compounds so that the appearance from the street is not adversely affected and on-site amenity, such as the provision of outdoor living spaces is not compromised.</u> iv. <u>The extent of adverse effects on the surrounding road network, including on the function of intersections.</u> v. <u>The extent to which adequate vehicle parking and the provision of safe vehicle entrances for both pedestrians and vehicles, car parking and manoeuvring and vehicle access to rubbish and recycling compounds, and access for emergency vehicles has been provided.</u> <p>(d) <u>The effects on three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</u></p> <p>(e) <u>Where marae is associated with a papakāinga development, the positive benefits the development has on cultural well-being, including the ability of tāngata whenua</u></p>			

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			<p><u>to reconnect with traditional sites and areas.</u></p> <p>(a) Whether the site is located within or outside of the Infrastructure Constraint Qualifying Matter Overlay.</p> <p>(b) Amenity values, including design features that promote privacy and neighbourhood coherence – such as yards, height, fencing and screening, separation and orientation of dwellings to obstruct sight lines between living areas.</p> <p>(c) The extent to which adequate vehicle parking and the provision of safe vehicle entrances for both pedestrians and vehicles, car parking and manoeuvring and vehicle access to rubbish and recycling compounds, and access for emergency vehicles has been provided.</p> <p>(d) The extent of adverse effects on the surrounding road network, including on the function of intersections.</p> <p>(e) The adequacy of the servicing proposed for the development.</p> <p>(f) The adequacy of the site to accommodate the proposed density of development. In particular for compact housing developments involving seven or more dwellings, whether it is located in the areas where this type of development is encouraged under Compact Housing Policy.</p> <p>(g) The provision of lighting for amenity and crime prevention, without being a nuisance to residents.</p> <p>(h) The provision of connections to public walkways/cycleways and the road network.</p> <p>(i) Open space character including on site landscaping, retention of mature trees, provision of shared driveways.</p> <p>(j) Outdoor living spaces for independent living units that are private and have good access to sunlight in midwinter.</p> <p>(k) The location of outdoor storage areas and rubbish and recycling compounds so that the appearance from the street is not adversely affected and on-site amenity, such as the provision of outdoor living spaces is not compromised.</p> <p>(l) The design of the road boundary interface setback:</p> <p>(i) Street definition – the extent to which units as opposed to garages orient and face the street</p>			

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			<p>creating a strong interface between the public and private domains. Designs need to avoid street frontages that are dominated by garages and outdoor storage areas; and</p> <p>(ii) Landscaping – the type and nature of the landscaping both within the road boundary setback and throughout the development so that it contributes both to the neighbourhood and to on-site amenity; and</p> <p>(iii) Access way design – the width and proportion of the frontage as well as the landscaping and the materials to be used.</p> <p>(m) Building design including:</p> <p>(i) The extent to which solar potential and good solar aspect is optimized within the development; and</p> <p>(ii) Colours; and</p> <p>(iii) The materials to be used and how they are to be repeated within the development; and</p> <p>(iv) Detail of roof pitches; and</p> <p>(v) Details of doorways and the provision of shelter for visitors; and</p> <p>(vi) Windows, revetment, balconies and recesses; and</p> <p>(vii) Garaging to create visual continuity and cohesion and reflect a residential character.</p> <p>(n) Designs shall avoid monolithic walls in favour of designs that incorporate smaller scale building elements to promote feelings of interest and diversity.</p> <p>(o) Visually permeable fences and glazing of façades that provide for surveillance from the dwelling to the street and other public places such as walkways and reserves.</p> <p>(p) Integration with neighbouring residential development through consistency of façade treatment, including building proportions, detailing, materials and landscape treatment.</p> <p>(q) The extent to which compact housing development involving seven or more dwellings within the C1 and C2 / C3 structure plan areas:</p>			

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			<p>(i) — Includes 'universal access' design principles within design, maximising accessibility for all users.</p> <p>(ii) — Provides an internal movement network layout that is legible and enables good connectivity.</p> <p>(iii) — Maximises safety for pedestrians., by:</p> <p>(r) — Providing dedicated pedestrian access to dwellings and areas of communal open space, demarcated through materials, colours and/or texture.</p> <p>(s) — Minimises the need for vehicular backing manoeuvres where site size and layout allows, by providing safe turning areas.</p> <p>(t) — Facilitates an internal movement network that provides for dedicated vehicle access to each dwelling, such as may include:</p> <p>(i) — Using rear lanes where vehicle access off a public street is difficult or compromises pedestrian and visual amenity.</p> <p>(ii) — Providing shared vehicular access layout for larger developments.</p> <p>(iii) — Uses surface treatments to clearly demarcate vehicular entrances.</p> <p>(iv) — Takes into account safety and accessibility if visitor car parking is provided within the development.</p> <p>(v) — Provides clearly visible main pedestrian entries from the street or lane to each dwelling at ground floor level.</p> <p>(vi) — Maximises the visual relationship between dwellings and adjacent streets, lanes and public open spaces, through provision of windows and balconies at upper levels.</p> <p>(vii) — Minimises the number of dwellings with internal and outdoor living areas oriented to the south.</p> <p>(viii) — Dwellings are designed to provide private outdoor areas adjacent to living areas.</p> <p>(ix) — Orientates windows to maximise daylight and outlook, without compromising dwelling privacy or the privacy of neighbouring dwellings.</p>			

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			<p>(x) Provides adequate storage space for each residential unit, including for larger items such as bicycles and outdoor equipment.</p> <p>(xi) For apartment style developments, provides communal open spaces with edges that are activated or overlooked by adjacent streets, lanes or dwellings.</p> <p>(xii) Integrates proposed communal open spaces with the development's wider pedestrian network.</p> <p>(xiii) Compatibility of the proposed development with the existing and likely future surrounding environment including the residential density (minimum and maximum) of the development.</p>			
145.	<u>21.1.2A.6</u>	<u>Building height</u>	<p>(a) <u>The degree to which there may be shading on adjoining or adjacent sites.</u></p> <p>(b) <u>Whether the ground level of the adjoining site is elevated from the application site and an exception will not adversely affect the amenity or use of that adjoining site.</u></p> <p>(c) Whether consistency has been achieved with respect of the appearance and design of the development with the character of the area, including existing buildings on the site and adjoining sites.</p> <p>(d) <u>The degree to which shading, loss of daylight, amenity value and privacy affect the adjoining properties.</u></p> <p>(e) <u>The degree to which the adverse effects of increased height are able to be mitigated, such as through increased separation distances between the building and adjoining sites, innovative building design, site topography, or the provision of screening.</u></p>	Support in part	Kāinga Ora opposes the criteria (c) which conflicts with Policy 6(b) of the NPS-UD that acknowledges the amenity values of existing neighbourhood will change as a result of intensification. The criteria must be amended to reflect this, consistent with the comments made throughout the Kāinga Ora submission, and to be consistent with what the zone enables.	Include the criteria as notified with the tracked amendments, consistent with the overall Kāinga Ora submission.
146.	<u>21.1.2A.7</u>	<u>Height in relation to boundary</u>	<p>(a) <u>The degree to which there is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites.</u></p> <p>(b) Whether the position of the building will adversely affect existing trees on the site.</p>	Support in part	Kāinga Ora does not support criteria (b) unless such tree was specifically scheduled.	Amend the criteria as shown, to the extent consistent with the overall submission and relief sought by Kāinga Ora.

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			(c) <u>The extent to which existing vegetation is retained and any proposed landscaping adds to the amenity of the development.</u>			
147.	21.1.2A.8	Setbacks	<p>(a) <u>The extent to which the road boundary setback is appropriate in the location. , particularly where located adjoining a Character Street.</u></p> <p>(b) <u>The extent to which the road boundary setback affects the safe and efficient operation of the road network.</u></p> <p>(c) <u>The extent to which the development provides for the visual and aural privacy of occupants and neighbours.</u></p> <p>(d) <u>The degree to which there is a loss of privacy, daylight, sunlight or outlook in adjacent sites.</u></p> <p>(e) Whether the building affects existing trees on the site.</p> <p>(f) <u>The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</u></p> <p>(g) <u>Whether the development will affect the perception of spaciousness on and between sites when viewed from the street.</u></p> <p>(h) <u>Whether the proposed activity will have reverse sensitivity effects on adjacent activities or zones.</u></p> <p>(i) The extent to which the building precludes the ability to access the rear of the site or dwelling.</p> <p>(j) <u>Whether the development will impact on the amenity or function of any adjacent reserve or the Te Awa cycleway.</u></p>	Support in part	<p>Kāinga Ora generally supports the criteria as notified, but proposed an amendment for consistency with the Kāinga Ora submissions concerning 'character clusters' and the effects on trees that are not specifically scheduled</p> <p>Kāinga Ora notes that terraced dwellings are an expected typology within the medium density zone, with the rear of middle terraces often unable to be accessed unless through the dwelling.</p>	Include the criteria as notified, to the extent consistent with the overall submission and relief sought by Kāinga Ora.
148.	21.1.2A.9	Building coverage	<p>(a) The extent to which the site will remain characterised by generous areas of open space and garden plantings, rather than buildings.</p> <p>(b) <u>The ability to provide adequate opportunity for garden and mature tree plantings around buildings.</u></p> <p>(c) <u>The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination that is out of character <u>with the planned built form outcomes of the</u> surrounding environment.</u></p>	Support in part	<p>Kāinga Ora generally supports the criteria as notified, but proposes an amendment for consistency with the Kāinga Ora submissions relating to the 'maintenance and enhancement' of amenity values and ensuring that any assessment of effects on the broader 'character' of the zone is undertaken in reference to the planned built form outcomes of the. This is consistent with policy 6(b) of the NPS-UD that</p>	Include the criteria as notified, to the extent consistent with the overall submission and relief sought by Kāinga Ora.

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			<p>(d) <u>The ability to provide adequate on site vehicle parking and manoeuvring where provided.</u></p> <p>(e) <u>The extent to which increased site coverage would adversely affect adjoining properties in terms of dominance of buildings, loss of privacy, access to sunlight and daylight.</u></p> <p>(f) <u>The extent to which any increase in the level of site coverage will effect or has the potential to result in stormwater run-off to adjoining properties.</u></p> <p>(g) <u>The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.</u></p>		<p>acknowledges the character of residential environments will changes as a result of planned intensification, and that such a change is not in itself an effect.</p> <p>It is also noted that the MDRZ will not include generous areas of open space and garden plantings as required under (a).</p>	
149.	<u>21.1.2A.14</u>	<u>Roof Pitch</u>	(a) The extent to which the proposed roof pitch contributes to neighbourhood amenity.	Oppose	Kāinga Ora opposes this standard as it is restrictive and specific which does not enable a variety of roof lines to add interest to the streetscape.	Delete the standard and associated provisions.
150.	<u>21.1.2A.15</u>	<u>Landscaped area</u>	<p>(a) The extent to which the site will be characterised by generous areas of open space and garden plantings, rather than buildings.</p> <p>(b) <u>The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</u></p> <p>(c) <u>The extent to which the type and nature of the landscaping throughout the development contributes both to the neighbourhood and to on-site amenity</u></p>	Support in part	Kāinga Ora notes that the MDRZ will not include generous areas of open space and garden plantings as required under (a).	Amend the criteria as shown, to the extent consistent with the overall submission and relief sought by Kāinga Ora.
151.	<u>21.1.2A.29</u>	<u>Papakāinga, mMarae, churches and community centres</u>	<p>(a) <u>The positive benefits the development has on cultural well-being, including the ability of tāngata whenua to reconnect with traditional sites and areas.</u></p> <p>(b) The avoidance of Ensuring that <u>development does not fronting onto, and haveing</u> vehicular access directly from, a strategic road as shown on the Planning Maps.</p> <p>(c) <u>The standard of the road network and its ability to service the proposed development.</u></p>	Support in part	Kāinga Ora generally supports the criteria as notified, but proposes amendments for consistency with the Kāinga Ora submissions relating to the use of the terms 'avoid', given that vehicle access onto a strategic road is not identified as a prohibited activity. Amendments are also proposed for consistency with the Kāinga Ora submission on	Include the criteria as notified, to the extent consistent with the overall submission and relief sought by Kāinga Ora.

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			<ul style="list-style-type: none"> (d) <u>The layout of dwellings and proposed landscaping as they relate to existing features of the site, particularly mature trees and landforms or any other identified environmental features of the locality.</u> (e) <u>The design and appearance of buildings in order that they are not a detraction from the planned character and amenity of the area.</u> (f) <u>The avoidance of land use conflicts within the development by means of the orientation of buildings, the use of fences and planting schemes.</u> (g) <u>The methods and effectiveness of wastewater, stormwater, and rubbish disposal and the provision of a reliable potable water supply.</u> (h) <u>The extent of the potential effects on the amenity of adjacent properties and the effectiveness of any mitigation measures proposed.</u> (i) <u>The overall effect on the strategic settlement pattern for the District.</u> 			
152.	<u>21.1.15.6</u>	<u>Subdivision in the Medium Density Residential Zone</u>	<ul style="list-style-type: none"> (a) <u>The extent to which the site is suitable for the proposed subdivision, including the risk of natural hazards and the extent to which this risk can be avoided or mitigated.</u> (b) <u>The extent to which the proposal provides appropriate infrastructure and servicing.</u> (c) <u>The extent to which the proposal achieves suitable access and manoeuvring for all lots.</u> (d) <u>The extent to which low impact design methodology has been utilised throughout the subdivision.</u> (e) <u>The extent to which the proposal has taken sufficient account of proximity to the dairy manufacturing sites.</u> (f) <u>The extent to which the proposal has taken sufficient account of proximity to rural industry, mineral extraction activities and intensive farming.</u> (g) <u>The extent to which the proposal has taken sufficient account of proximity to effluent tanks, ponds and storage facilities.</u> 	Support	Kāinga Ora supports the criteria as notified, consistent with its submission on subdivision activities in the medium density residential zone. Kāinga Ora seeks the deletion of 21.1.15.6(u) consistent with the submission on character clusters and streets.	Include the criteria as notified, to the extent consistent with the overall submission and relief sought by Kāinga Ora.

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		<p>(h) <u>In the Rural Zone, the extent to which the proposal is designed to integrate with the on-going productive use of the land.</u></p> <p>(i) <u>The extent to which the site is provided with suitable connectivity via pedestrian and cycleway linkages to the nearest reserves, employment areas, shopping centres, schools and community facilities. Provided that the Rural Zone is exempt from this criteria.</u></p> <p>(j) <u>In the landscape overlays, the extent to which the building platform provides for a building that complies with the building location requirements of Section 25 - Landscapes and Viewshafts and Assessment Criteria 21.1.25.</u></p> <p>(k) <u>In the landscape overlays, the extent to which the development complies with the building location requirements of Section 25 - Landscapes and Viewshafts and Assessment Criteria 21.1.25.6.</u></p> <p>(l) <u>The extent to which the subdivision may affect the surroundings of a listed heritage item.</u></p> <p>(m) <u>The extent to which the subdivision design avoids, remedies or mitigates conflicts with existing lines, for example through the location and design of roads, reserves, landscaping and building platforms.</u></p> <p>(n) <u>The ability for maintenance and inspection of transmission lines, including ensuring physical access.</u></p> <p>(o) <u>The extent to which the design and development will minimise the risk or injury and/or property damage from such lines.</u></p> <p>(p) <u>The ability to provide a complying building (platform).</u></p> <p>(q) <u>Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).</u></p> <p>(r) <u>Relevant technical advice provided by the affected utility operator.</u></p> <p>(s) <u>The extent to which the development will affect the archaeological resource of the District.</u></p> <p>(t) <u>The extent to which the proposed development and/or subdivision is consistent with the development patterns, infrastructure requirements, design standards and other</u></p>			

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			<p><u>requirements of an approved structure plan or development plan.</u></p> <p>(u) In the Character Cluster Areas and Character Precinct Areas, the extent to which the Design Guidelines (Appendix DG1 – DG6) have been applied.</p> <p>(v) <u>For Comprehensive Residential Subdivision within the C1 and C2/C3 Structure Plan areas, the extent to which the proposed subdivision and future staging achieves the following outcomes:</u></p> <p>(i) <u>A logical distribution of densities taking into account access to surrounding land use, including existing and future residential densities and amenities such as open space, schools and neighbourhood and local centres.</u></p> <p>(ii) <u>Appropriate graduation between densities, including regularity in densities along streets (i.e. to achieve consistency in character outcomes).</u></p> <p>(iii) <u>Assurance that the proposed densities will be achieved, through appropriate conditions of consent and any appropriate other methods.</u></p>			
1.6 Appendix DG 1 Character Cluster Statements						
153.	<p>DG1.1 — Introduction</p> <p>(ii) DG1.1.1 — The statements included below explain the specific elements of character that are to be maintained in each character cluster. These character clusters are essential to maintain the unique charm and atmosphere that make up the amenity values located in the Waipā District. This information is to be read in conjunction with the objectives, policies and rules in Section 2 — Residential Zone, Section 2A — Medium Density Residential Zone and the associated assessment criteria in Section 21 — Assessment Criteria and Information Requirements.</p>			Oppose	<p>Consistent with the overall Kāinga Ora submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety. Those existing and additional buildings identified in the architectural site by site analysis may be appropriate as being identified as Category C heritage buildings as-per the recommendations within that report. Such inclusion is <i>subject</i> to the appropriate analysis under S77L being undertaken by the council, to ensure their protection is fully-justified under S6 of the RMA. Kāinga Ora considers that the existing district plan provisions under Section 22</p>	Delete character cluster statements, consistent with the overall Kāinga Ora submission.

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			– Heritage and Archaeology, more-appropriately manage the issues of 'built' character and heritage in relation to specific buildings.	
154.	<p>Te Awamutu: College Street Cluster</p> <p>(iii) DG1.1.2—This group of houses is located within sight of each other on a wide tree lined street and includes listed heritage houses. These large, well maintained wooden houses were constructed from the late 1800 onwards.</p> <p>(iv) DG1.1.3—The houses all have matching garages, multi pitch roofs, several chimneys and porches; however, the entrances into the houses are not a pronounced part of the design.</p> <p>(v) DG1.1.4—It is anticipated that new development would have matching garages, multi pitch roofs, porches and possibly chimneys.</p> <p><u>DG1.1.5—College Street is considered to be one of the most picturesque streets in Te Awamutu with its mature trees and established gardens. The houses in this cluster are set well back from the property's front boundary.</u></p>	Oppose	Consistent with the overall Kāinga Ora submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety.	Delete character cluster statements, consistent with the overall Kāinga Ora submission.
155.	<p>Te Awamutu: Alexandra Street Cluster</p> <p>(vi) DG1.1.6—The houses in this cluster are located in close proximity to each and each property contains a house of significant character.</p> <p>(vii) DG1.1.7—Each of the properties in this cluster have several mature and significant trees located on them.</p>	Oppose	Consistent with the overall Kāinga Ora submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety.	Delete character cluster statements, consistent with the overall Kāinga Ora submission.
156.	<p>Te Awamutu: Bridgeman Road Cluster</p> <p>(viii) DG1.1.8—The Bridgeman Road character cluster is made up of two houses which are located close to each other.</p>	Oppose	Consistent with the overall Kāinga Ora submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety.	Delete character cluster statements, consistent with the overall Kāinga Ora submission.

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	<p>(ix) DG1.1.9 — Both houses sit on large sections with well-established gardens and mature trees.</p>			
157.	<p>Cambridge: Queen Street Cluster</p> <p>(x) DG1.1.5 <u>10</u> — This cluster is located in Queen Street between Bryce Street and Grey Street. These single-level wooden dwellings are a group of larger villas on the southern side of Queen Street. <u>Queens Street has a broad public road with wide grass verges and numerous well-established trees which have created an attractive and functional streetscape.</u></p> <p>(xi) DG1.1.11 — The houses are single-level wooden dwellings. They tend to be larger villas with <u>common elements of deep verandas, porches, and windows with architectural details and features which are historically significant.</u></p> <p>(xii) DG1.1.6 <u>12</u> — The cluster has very little modification and includes a listed heritage building. The group of houses is located the same distance back from the front boundary amidst landscaped gardens with the front doors and large windows facing the street.</p> <p>(xiii) DG1.1.7 <u>13</u> — It is anticipated that new development will maintain the single-level scale of dwelling. External cladding would be weatherboard or similar in appearance with a front door, porch and glazing facing to the street.</p>	Oppose	Consistent with the overall Kāinga Ora submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety.	Delete character cluster statements, consistent with the overall Kāinga Ora submission.
158.	<p>(xiv) Victoria Street Cluster (between Hamilton Road and Victoria Street) DG1.1.8 <u>14</u> — This is an extensive heritage cluster located along one of Cambridge's main roads. The cluster is eclectic in style and contains a <u>This character cluster features an eclectic range of houses between one and two stories in height in a variety of building styles ranging from early cottages and villas to 1960's show homes. There are a number of listed heritage houses within the cluster area.</u></p> <p>(xv) DG1.1.9 <u>15</u> — This diverse range of well-maintained houses has a pleasing uniformity through similar setback from the street, houses directly fronting the street and pronounced front entrances. Many of the dwellings have verandahs or porches.</p>	Oppose	Consistent with the overall Kāinga Ora submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety.	Delete character cluster statements, consistent with the overall Kāinga Ora submission.

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	DG1.1.10 — It is anticipated that new development will maintain the single or one and a half level scale of dwelling. External cladding would be similar to immediately surrounding houses with a front door, porch and glazing facing to the street.			
159.	<p>Princes Street Cluster (between Thornton Road and Stafford Street)</p> <p>(xvi) DG1.1.11 — This character cluster of well maintained houses on the northern side of Princess Street contains three listed heritage buildings. While the group of houses includes both single and double storey structures with differing building materials, they are unified by the similarities of verandahs/porches and a good setback from the street. The sites all contain significant levels of planting.</p> <p>(xvii) DG1.1.12 — It is anticipated that new development will maintain the single or two level scale of dwelling. External cladding would be similar to immediately surrounding houses with a front door, porch and glazing facing to the street.</p>	Oppose	Consistent with the overall Kāinga Ora submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety.	Delete character cluster statements, consistent with the overall Kāinga Ora submission.
160.	<p>Princes Street Cluster (between Grosvenor and Weld Streets)</p> <p>(xviii) DG1.1.13 — This small group of wooden villas on the southern side of Princess Street includes one listed heritage building. The villas are set back a similar distance in their respective sites, all face the street with front doors and glazing facing the street.</p> <p>(xix) DG1.1.14 — It is anticipated that new development will maintain the single level scale of dwelling. External cladding would be weatherboard or similar in appearance with a front door, porch and glazing facing to the street.</p>	Oppose	Consistent with the overall Kāinga Ora submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety.	Delete character cluster statements, consistent with the overall Kāinga Ora submission.
161.	<p>Bowen Street Cluster (between William and King Streets)</p> <p>(xx) DG1.1.17 — These clusters of single level dwellings, predominantly constructed of wooden weatherboards, were some of the first state houses to be constructed in Cambridge. While some of the dwellings have been renovated, they have few external modifications.</p>	Oppose	Consistent with the overall Kāinga Ora submission, Kāinga Ora seeks that the existing and proposed character clusters (and associated provisions as they relate to sites within the relevant MDRZ) be deleted in their entirety.	Delete character cluster statements, consistent with the overall Kāinga Ora submission.

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	<p>(xxi) DG1.1.18 — It is anticipated that new development will maintain the single level scale of dwelling with smaller rather than larger windows. External cladding would be weatherboard or similar in appearance.</p>			

Appendix 2 – Proposed High Density Residential Zone for Te Awamutu and Cambridge

The following provides proposed wording for the High Density Residential Zone, as sought from Kāinga Ora as part of the submission on PC26 to the District Plan.

Please note that the layout of this section does not follow the layout of the existing rule framework and plan structure. It also does not incorporate all existing matters contained within that zone however is consistent with how other Councils are providing for high density residential development in accordance with the MDRS.

Kāinga Ora seeks the proposed provisions are inserted and re-structured to align with the plan structure.

PROPOSED SECTION 2B - HIGH DENSITY RESIDENTIAL ZONE

HRZ: PURPOSE

The High Density Residential Zone is a high intensity residential living zone enabling greater heights and residential development. The zone is located in close proximity to the Town Centres of Te Awamutu and Cambridge and will promote the use of active and public transport, support the vitality of these centres, and draw on the amenity of adjoining open spaces.

The purpose of the zone is to enable efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport in close proximity to these Town Centres.

This form of development will, over time, result in a change to a more intensive urban built form with a high degree of visual change. The provisions provide the framework for managing the effects of use and development and ensuring that residential amenity values and the quality of the built environment are consistent with the planned urban built form.

Buildings of at least 6 storeys are generally anticipated within the zone. The resource consent process requires development design and layout to be assessed, recognising that design is increasingly important as the scale and form of development increases. The zone sets out a clear set of development controls and matters of discretion to ensure that a reasonable level of residential amenity values is retained.

This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.

HRZ: OBJECTIVES

HRZ: O1

The High Density Residential Zone provides for predominantly residential activities at a greater density and scale that enables higher-intensity residential development of at least 6 storeys.

HRZ: O1 (MDRS Objective 2)

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

HRZ: O2

Achieve a high level of residential amenity within the zone that contributes to quality urban form outcomes, and reflects and supports the planned built form and desired compact urban settlement pattern.

HRZ: O3 (MDRS Objective 2)

The High Density Residential Zone provides for a variety of housing types and sizes that respond to:

- a. Housing needs and demand; and
- b. The neighbourhood's planned urban built character, including six storey buildings.

HRZ: O4

Development in the zone seeks to maximise efficiency of the underlying land, recognising that residential intensification provides opportunity to leverage economies of scale in the provision and maintenance of community facilities and infrastructure.

HRZ: O5

Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

HRZ: POLICIES**HRZ: P1 (MDRS Policy 1)**

Enable a variety of housing types and sizes to be built in the zone, including attached dwellings and multi-storey apartments of up to six-storey.

HRZ: P2 (MDRS Policy 2)

Apply the high density development and performance standards within the High Density Residential Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).

HRZ: P3 (MDRS Policy 3)

Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

HRZ: P4 (MDRS Policy 4)

Enable housing to be designed to meet the day-to-day needs of residents.

HRZ: P5 (MDRS Policy 5)

Provide for residential developments not meeting permitted activity status, while encouraging high-quality developments.

HRZ: P6

Ensure that the bulk and scale of buildings in the zone is of a height and bulk which continues to provide reasonable daylight access and standard of privacy and minimises visual dominance effects on the site and on adjoining sites.

HRZ : P7

Enable residential intensification on land close to and surrounding the Town Centres of Te Awamutu and Cambridge, and in doing so:

1. Recognise the social, economic, and environmental benefits arising from enabling residential activities at scale close to community facilities and the commercial activities within the Town Centre.
2. Recognise the economic and environmental benefits of higher intensity development that efficiently utilises existing and planned investment in transport and three waters infrastructure.
3. Avoid lower intensity residential development which compromises future development potential of the site.

HRZ: P8

Allow activities which are ancillary to residential activities, where the scale is appropriate and compatible with surrounding residential uses;

HRZ: P9

Provide for and manage non-residential activities to ensure that they do not detract from the intent of the zone.

HRZ: RULES – ACTIVITY STATUS

Rule	Use/Activity	Activity Status	
HRZ : R1	Residential activities including Papakāinga	Activity Status: Permitted Where: PER: 1 a. No more than six residential units occupy the site; and PER: 2 b. Compliance with the following standards is achieved: i. building height - ii. HIRTB; iii. infringements to rear/side yard boundary setback; iv. building coverage v. outlook space.	HRZ : R2 Where: 1. Where compliance with PER1 cannot be achieved. Matters of discretion are: 1. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood; 2. The development contributes to a safe and attractive public realm and streetscape; 3. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development. 4. The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale; Where: 2. Where compliance with PER2 cannot be achieved. Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. Notification status: 1. An application for resource consent which complies with PER1 but does

Rule	Use/Activity	Activity Status	
			<p>not comply with PER2 is precluded from being <u>publicly notified</u>.</p> <p>2. An application for resource consent made which does not comply with PER1 but complies with PER2 is precluded from being either <u>publicly</u> or <u>limited notified</u>.</p> <p>3. An application for resource consent made which does not comply with PER1 and PER2 but complies with height and building coverage is precluded from being <u>publicly notified</u>.</p>
HRZ: R3	Supported Residential care facilities	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <p>1. Standards 1-10.</p> <p>PER-2</p> <p>2. No more than 10 people, including staff and their dependents reside on site.</p> <p>PER-3</p> <p>3. Staff providing supervision for managed care facilities accommodating eight or more residents shall be present on site at all times that residents are in occupation.</p> <p>PER-4</p> <p>4. No part of any site or premises used as a managed care facility shall contain a secure unit.</p>	<p>HRZ : R4</p> <p>Activity Status where compliance is not achieved with PER-1-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard.</p> <p>2. The extent to which the intensity and scale of the activity adversely impacts on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>

Rule	Use/Activity	Activity Status	
HRZ: R5	Home Based Business	Activity Status: Permitted Where the following are complied with: PER-1 <ol style="list-style-type: none"> 3. For the avoidance of doubt, if an activity does not comply with all of the standards specified, it is not a home-based business. Home-based businesses shall: 4. Employ no more than 2 people, one of whom must reside on the site on a permanent basis. 5. Not exceed 30% of the total gross floor area of buildings on the site. 6. Not generate any trips by a heavy motor vehicle. 7. Not generate vehicle trips or pedestrian traffic between 2000 to 0800 hours. 8. Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs. 	HRZ: R6 Activity Status where compliance not achieved with PER-1: Discretionary

Rule	Use/Activity	Activity Status	
		<p>9. Retail - only those goods which have been manufactured, repaired, renovated or otherwise produced on the site.</p> <p>10. Not create electrical interference with television and radio sets or other types of receivers in adjacent residential units.</p> <p>11. Not generate nuisances, including smoke, noise, dust, vibration, glare, and other noxious or dangerous effects – these shall be measured at the boundaries of the site.</p> <p>12. Have only one sign with a maximum area of 0.6m², a maximum dimension of 1m and having no part higher than 2m above the adjacent ground level. The sign must be attached to either a fence, wall or building.</p>	
HRZ: R7	Homestay	Activity Status: Permitted	HRZ: R8

Rule	Use/Activity	Activity Status	
		<p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> Standards 1-10. 	<p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard. <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>
HRZ: R9	Demolition or removal of existing buildings (except scheduled heritage buildings)	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p>	
HRZ: R10	Maintenance, repair and alterations and additions to existing buildings (except Scheduled heritage buildings)	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> Standards 1-10. 	<p>HRZ: R11</p> <p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard. <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>
HRZ: R12	Childcare facility	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are</p>	<p>HRZ: R13</p> <p>Activity Status where compliance not achieved with RDIS-1: Discretionary</p>

Rule	Use/Activity	Activity Status	
		<p>complied with: RDIS-1</p> <ol style="list-style-type: none"> 1. Standards 1, 2, 3, 4, 6, 7, 8, 9. 2. The Childcare Facility shall not be part of a multiunit residential development. 3. The activity shall be located on a front, corner or through site. 4. The activity shall have a maximum gross floor area for all buildings of 250m². 5. The hours of operation are between 7.00am and 7.00pm, Monday to Friday. <p>Matters of discretion are restricted to:</p> <p>(f) The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard.</p> <p>(g) The extent to which the intensity and scale of the activity may adversely impact on the planned urban built form of nearby residential properties and the surrounding</p>	

Rule	Use/Activity	Activity Status	
		<p>neighbourhood.</p> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	
HRZ: R14	Retirement village	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <ol style="list-style-type: none"> 1. Standards 1 - 10. <p>Matters of discretion are restricted to:</p> <p>(b) The extent to which the intensity and scale of the activity may adversely impact on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	<p>HRZ: R15</p> <p>Activity Status where compliance not achieved with RDIS-1: Discretionary</p>
HRZ: R16	Visitor accommodation	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <ol style="list-style-type: none"> 1. Standard 1-10. 2. The maximum occupancy for visitor accommodation 	<p>HRZ: R17</p> <p>Activity Status where compliance not achieved with RDIS-1: Discretionary</p>

Rule	Use/Activity	Activity Status	
		<p>shall be 12 guests.</p> <p>3. Visitor accommodation shall not provide for the sale of liquor through an ancillary facility such as a bar or a restaurant.</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	
HRZ: R18	Emergency service facilities	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <p>1. Standard 1, 2, 3, 4, 7, 9.</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the planned</p>	<p>HRZ: R19</p> <p>Activity Status where compliance not achieved with RDIS-1: Discretionary</p>

Rule	Use/Activity	Activity Status	
		<p>urban built form of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	
HRZ: R20	Community centre, Education Facility, Healthcare Facility, Marae	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <ol style="list-style-type: none"> 1. The standards listed in Standard 1, 2, 3, 4, 7, 9. 2. The maximum gross floor area of all buildings on a site will not exceed 250m². 3. The hours of operation will be restricted to 0700-2200 hours 4. Once per calendar year a special event may operate from 0700-2200 hours <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity may adversely impact on the planned urban built form of nearby residential 	<p>HRZ: R21</p> <p>Activity Status where compliance not achieved with RDIS-1: Discretionary</p>

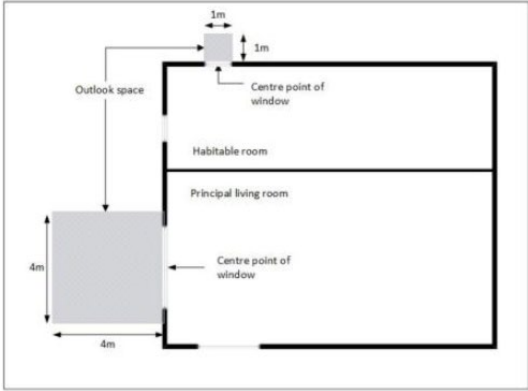
Rule	Use/Activity	Activity Status	
		<p>properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	
HRZ: R22	Maintenance and repair of buildings and structures. and/or	Activity Status: Permitted	
HRZ: R23	Demolition or removal of buildings and structures	Activity Status: Permitted	
HRZ: R24	Addition or alteration of buildings and structures;	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <p>1. Standards 1-10.</p>	<p>HRZ: R25</p> <p>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. <p>Notification status:</p> <p>An application for resource consent made in respect of rule HRZ-27 which results from non-compliance with Standard 1, 2, 3 or 4 is precluded from being publicly notified.</p> <p>An application for resource consent made in respect of rule HRZ-R27 which results from non-compliance with 5, 6, 7, or 8 is precluded from being either publicly or limited notified.</p>

Rule	Use/Activity	Activity Status	
HRZ: R26	School	Activity Status: Discretionary	
HRZ: R27	Show homes	Activity Status: Discretionary	
HRZ: R28	Office	Activity Status: Discretionary	
HRZ: R29	Retail	Activity Status: Discretionary	
HRZ: R30	Places of assembly	Activity Status: Discretionary	

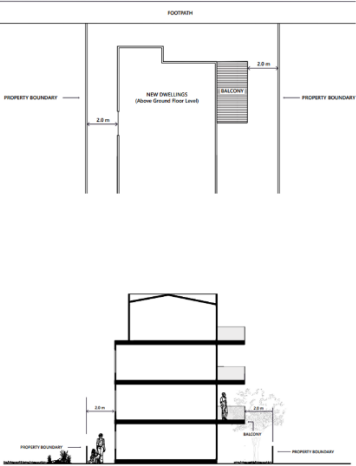
HRZ – DEVELOPMENT STANDARDS

Standard	Activity Status where compliance not achieved
<p>HRZ – Standard 1</p> <p>Building height</p> <p>Buildings must not exceed 22 metres in height, except that 50% of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Whether topographical or other site constraints make compliance with the standard impractical. 2. Streetscape and visual amenity effects; 3. Dominance, privacy and shading effects on adjoining sites; and 4. Wind effects (where a building exceeds 25m).
<p>HRZ – Standard 2</p> <p>Height in relation to boundary</p> <ol style="list-style-type: none"> 1. Buildings within 22m from the frontage must not project beyond a 60-degree recession plane measured from a point 19m vertically above ground level along the side boundaries; and 2. Buildings 22m from the frontage must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side boundaries. 3. Apply a 4m + 60° on boundaries at where the HRZ interfaces with a lower zone hierarchy (e.g., MRZ, Open Space etc). <p>This standard does not apply to—</p> <ol style="list-style-type: none"> 1. a boundary with a road; 2. existing or proposed internal boundaries within a site; 3. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. 	<p>Activity Status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites.
<p>HRZ – Standard 3</p> <p>Setbacks</p> <p>(a) Front yard: 1.5m (b) Side yards: 1m (c) Rear yard: 1m</p>	<p>Activity Status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and

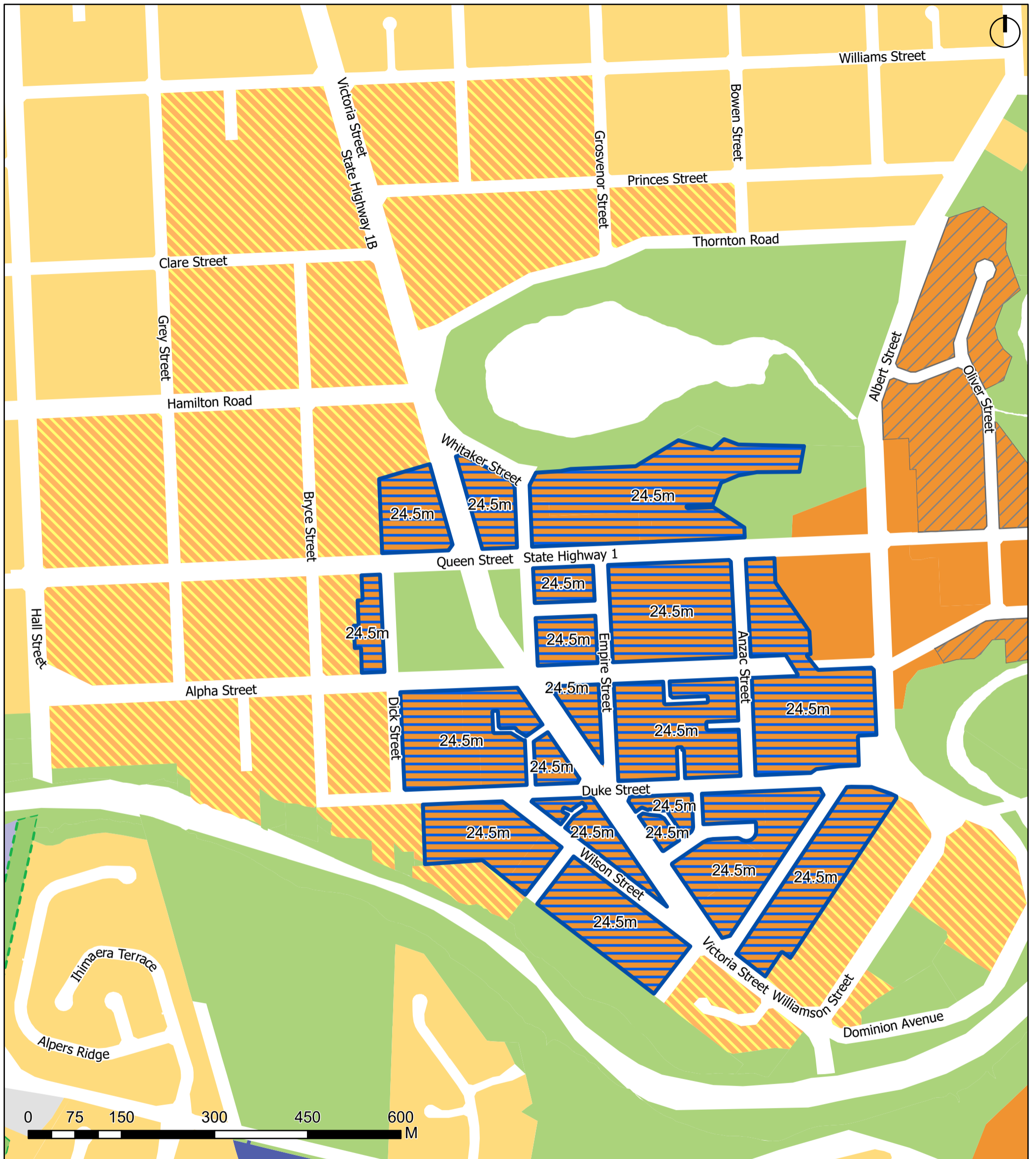
<p>This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p>	<p>2. Dominance, privacy and shading effects on adjoining sites.</p>						
<p>HRZ – Standard 4 Building coverage The maximum building coverage must not exceed 70% of the net site area.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance effects on adjoining properties. 3. Whether topographical or other site constraints make compliance with the standard impractical. 						
<p>HRZ – Standard 5 Outdoor living space (per unit)</p> <ol style="list-style-type: none"> 1. Each residential unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; 2. Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and 3. Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be: <ol style="list-style-type: none"> a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and manoeuvring areas. <p>Table 1</p> <table border="1" data-bbox="209 1899 783 1989"> <thead> <tr> <th data-bbox="209 1899 400 1989">Living Space Type</th> <th data-bbox="400 1899 592 1989">Minimum Area</th> <th data-bbox="592 1899 783 1989">Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Living Space Type	Minimum Area	Minimum Dimension				<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> 1. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site.
Living Space Type	Minimum Area	Minimum Dimension					

Private			
Studio unit and 1-bedroom unit	5m ²	1.8m	
2+ bedroom unit	8m ²	1.8m	
Communal			
For every 5 units	10m ²	8m	
HRZ – Standard 6 Outlook Space (per unit) All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and <ol style="list-style-type: none"> An outlook space must be provided from habitable room windows as shown in the diagram below: <div data-bbox="304 1025 834 1413" data-label="Diagram">  </div> The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building. Outlook spaces may be under or over a balcony. Outlook spaces required from different rooms within the same building may overlap. 			Assessment criteria where the standard is infringed: The extent to which: <ol style="list-style-type: none"> Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment.

<p>7. Outlook spaces must—</p> <ul style="list-style-type: none"> a. be clear and unobstructed by buildings; and b. not extend over an outlook space or outdoor living space required by another dwelling. 	
<p>HRZ – Standard 7 Windows to Street</p> <p>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> a) Streetscape and visual amenity effects; and b) Passive surveillance and safety.
<p>HRZ – Standard 8 Landscaped area</p> <ul style="list-style-type: none"> 1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. 2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit. 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Hard surfacing is minimised as far as practicable.
<p>HRZ – Standard 9 Fences and Walls</p> <p>Fences, walls and retaining structures adjoining open space zones, public walkway or within 1.5 metres of the road boundary shall have a maximum cumulative height of:</p> <ul style="list-style-type: none"> a. 1.2 metres; or b. 1.8 metres for no more than 50 percent of the site frontage and 1.2 metres for the remainder; or c. 1.8 metres if the fence is at least 50 percent visually permeable as viewed perpendicular to the boundary. <p>Any fence or standalone wall, retaining wall or combination of these structures, must not exceed:</p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Passive surveillance to the street, public open space or public walkway; and

<p>d. A maximum height of 2m above ground level where within 1m of any side or rear boundary.</p>	
<p>HRZ – Standard 10 Minimum privacy separation to a boundary Any outdoor living space or habitable room window above ground floor level must be at least 2m from any boundary except a road or a railway boundary, as shown in the diagram below.</p> 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Privacy effects on adjoining sites.

Appendix 3: Planning Maps



Kāinga Ora Proposed Changes Sought

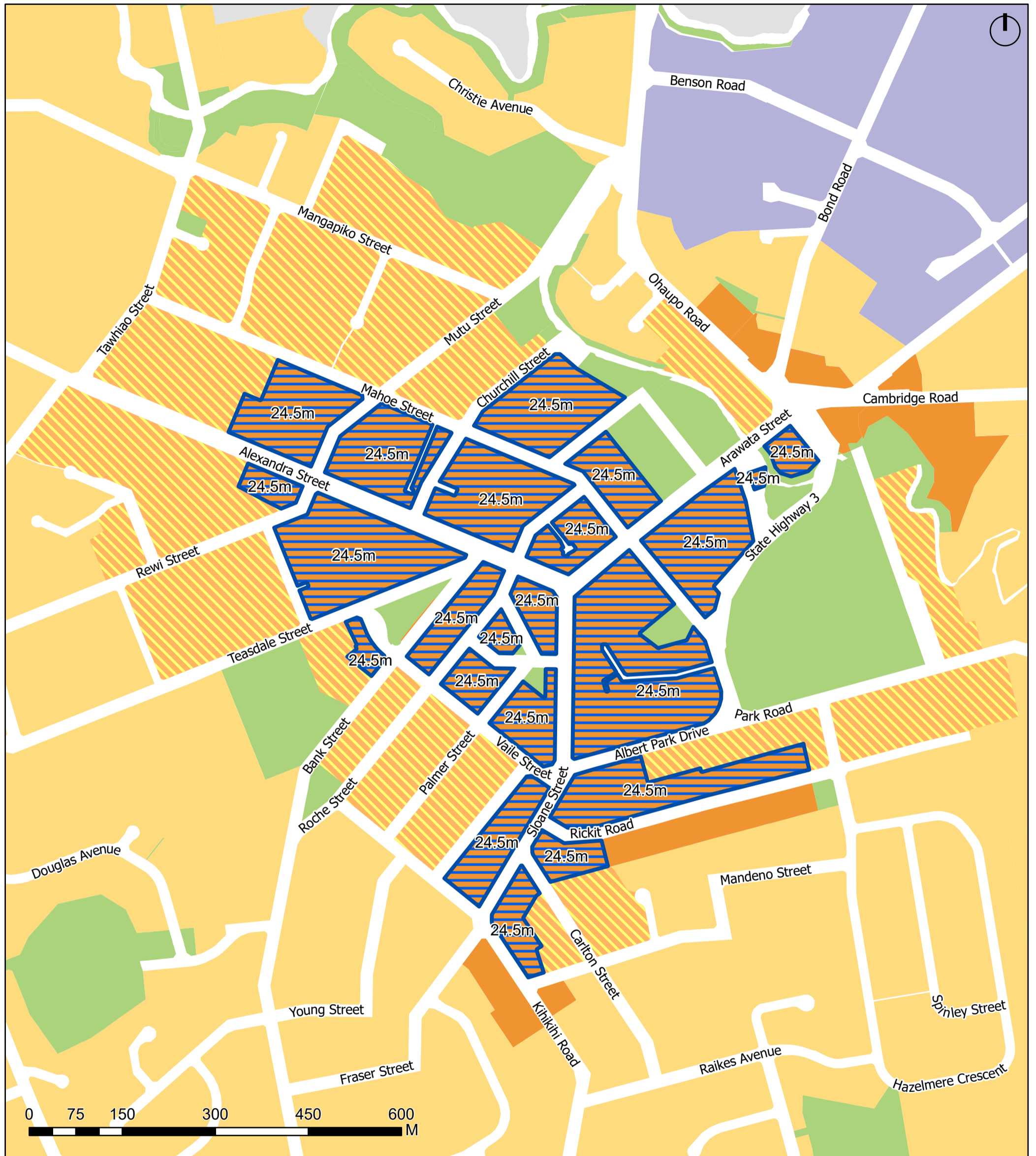
- Business Height Variation Overlay
- High Density Residential Zone

Proposed Plan Change 26

- COMMERCIAL ZONE
- DEFERRED COMMERCIAL ZONE
- DEFERRED RESERVE ZONE
- INDUSTRIAL ZONE
- MARAE DEVELOPMENT ZONE
- RESERVE ZONE
- MEDIUM DENSITY RESIDENTIAL ZONE
- RURAL ZONE

Appendix 3 - Identifies the spatial extent of the proposed HDRZ around the Te Awamutu and Cambridge Town Centres, and the proposed height variation control/overlay within those Town Centres.

Te Awamutu



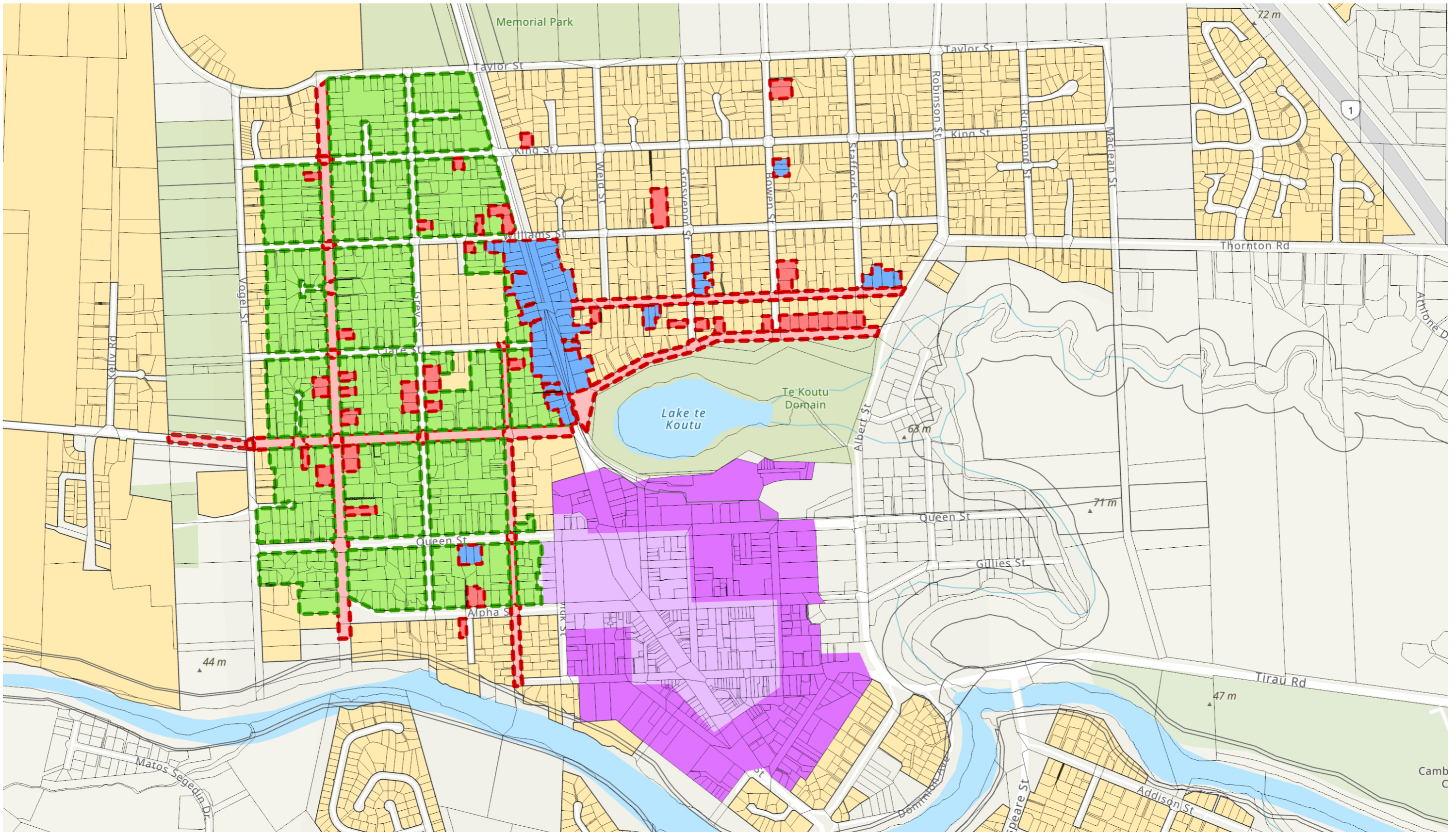
Kāinga Ora Proposed Changes Sought

- Business Height Variation Overlay
- High Density Residential Zone

Proposed Plan Change 26

- COMMERCIAL ZONE
- INDUSTRIAL ZONE
- RESERVE ZONE
- MEDIUM DENSITY RESIDENTIAL ZONE
- RURAL ZONE

Appendix 4: Identifies the character clusters and the character streets that Kāinga Ora either supports or opposes and seeks deletion



**Waipā District Council
Plan Change 26**

**Kāinga Ora submission
Appendix 4**
Identifies the 'Character Clusters' and the 'Character Streets' that Kāinga Ora oppose

Legend

- PC26 Proposed MDRZ
- Existing Character Clusters
- PC26 Proposed Character Clusters
- Character Streets
- Extent of Residential Character overlay to be deleted
- Character Precinct Cambridge A
- Character Precinct Cambridge B
- Character Precinct
- Kāinga Ora Submission Opposing
- Kāinga Ora Submission In Support



WDCP26-01
28.09.2022
Rev A



**Waipā District Council
Plan Plan Change 26**

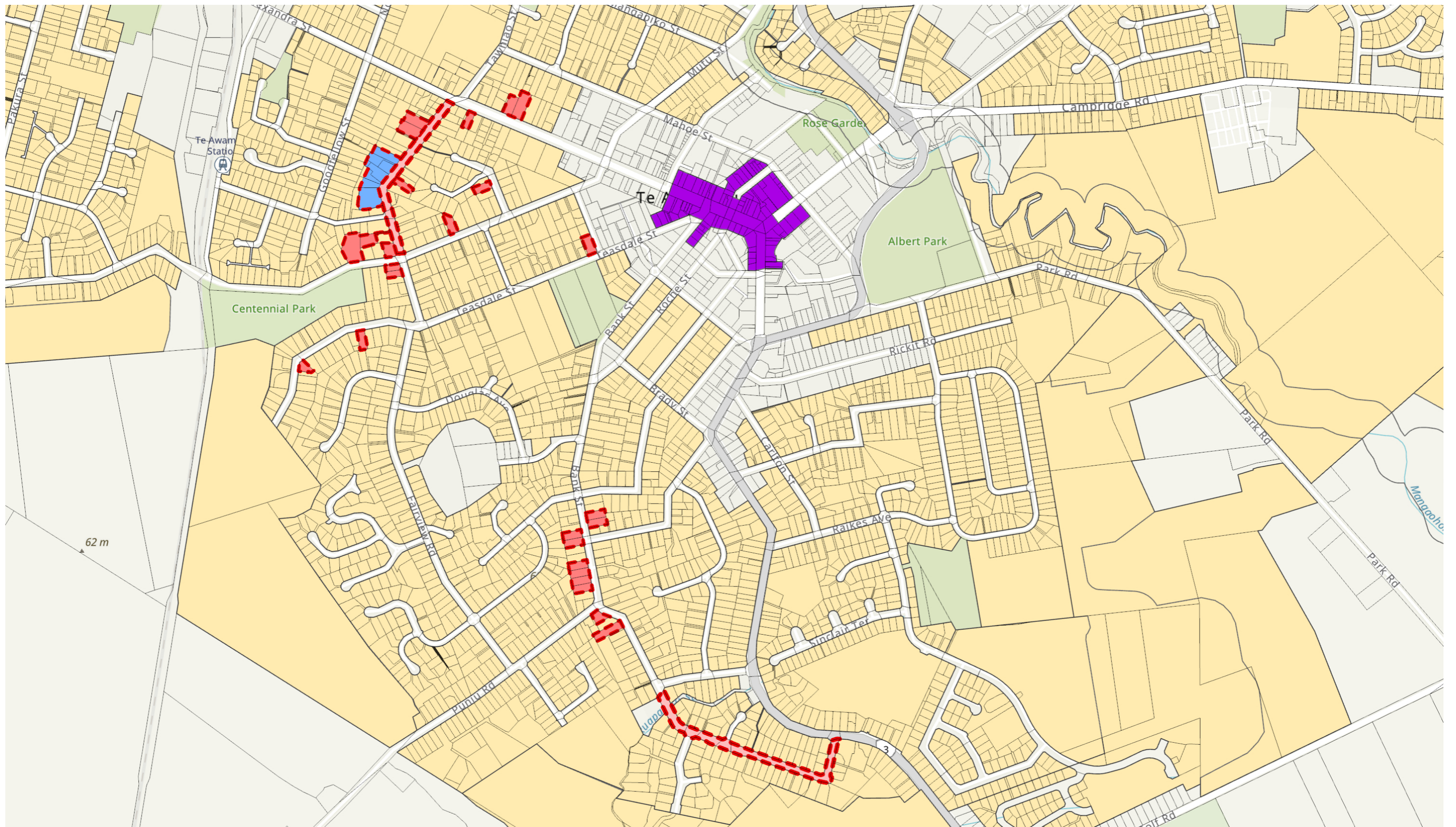
**Kāinga Ora submission
Appendix 4**
Identifies the 'Character Clusters' and the 'Character Streets' that Kāinga Ora oppose

Legend

- PC26 Proposed MDRZ
- Existing Character Clusters
- PC26 Proposed Character Clusters
- Character Streets
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- Character Precinct Cambridge A
- Character Precinct Cambridge B
- Character Precinct
- Kāinga Ora Submission Opposing
- Kāinga Ora Submission In Support



WDCP26-02
28.09.2022
Rev A



**Waipā District Council
Plan Change 26**

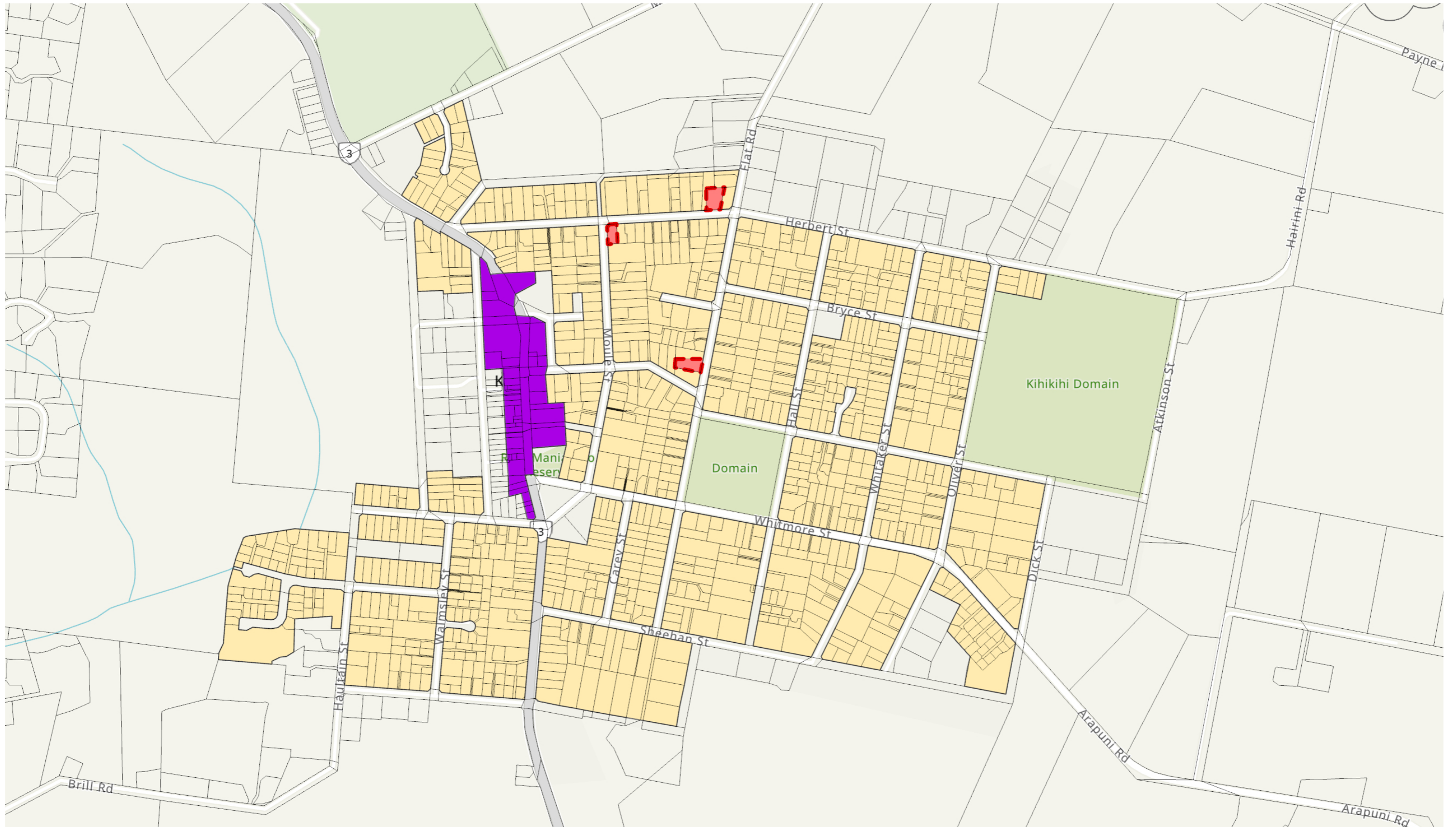
**Kāinga Ora submission
Appendix 4**
Identifies the 'Character Clusters' and the 'Character Streets' that Kāinga Ora oppose

Legend

- PC26 Proposed MDRZ
- Existing Character Clusters
- PC26 Proposed Character Clusters
- Character Streets
- Extent of Residential Character overlay to be deleted
- Character Precinct Cambridge A
- Character Precinct Cambridge B
- Character Precinct
- Kāinga Ora Submission Opposing
- Kāinga Ora Submission In Support



WDCP26-03
28.09.2022
Rev A



Legend

- PC26 Proposed MDRZ
- Existing Character Clusters
- PC26 Proposed Character Clusters
- Character Streets
- Extent of Residential Character overlay to be deleted
- Character Precinct Cambridge A
- Character Precinct Cambridge B
- Character Precinct
- Kāinga Ora Submission Opposing
- Kāinga Ora Submission In Support

Appendix 5: Identifies the infrastructure, stormwater, and river/gully qualifying matter overlays that Kāinga Ora opposes and seeks deletion

