

**UNDER**

the Resource Management Act 1991  
("RMA")

**IN THE MATTER**

of the Proposed Waikato District  
Plan: Hearing 25 – Zone Extents.

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**STATEMENT OF EVIDENCE OF CAMERON WALLACE ON BEHALF  
OF KĀINGA ORA-HOMES AND COMMUNITIES**

**URBAN DESIGN**

**17 February 2021**

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## 1. EXECUTIVE SUMMARY

1.1 My full name is Cameron Wallace. I am an Associate Urban Designer at Barker and Associates (“**B&A**”). I am providing urban design evidence on behalf of Kāinga Ora-Homes and Communities (“**Kāinga Ora**”) (formerly Housing New Zealand Corporation) in relation to the submissions it made on the Proposed Waikato District Plan (“**PDP**” or “**Plan**”) insofar as they relate to this hearing.

1.2 In summary, the key points addressed in my evidence are:

- (a) There is clear policy support for promoting and enabling residential intensification of existing urban areas in the manner proposed by the Medium Density Residential Zone (“**MDRZ**”).
- (b) The refined MDRZ provisions provide an appropriate means of achieving positive urban design outcomes consistent with national, regional and district objectives and policies around urban development.
- (c) Following a detailed analysis of the MDRZ extent proposed in Kāinga Ora’s submission, refinements have been made to the original extent of the MDRZ sought by Kāinga Ora. This analysis has taken into account best practice urban design principles, relevant district and regional objectives and policies as well as recent changes to national policy via the National Policy Statement on Urban Development 2020 (“**NPS-UD**”) and the notification of Stage 2 of the PDP.
- (d) Overall, the proposed spatial extent of the MDRZ as set out in **Appendix 3** of this evidence as well as the accompanying provisions are the most appropriate way of giving effect to higher-order objectives and policies as well as good urban design practice. As such, I consider these to be appropriate in terms of the requirements of s32 of the Resource Management Act 1991 (“**RMA**”).

## **2. INTRODUCTION**

2.1 My full name is Cameron Wallace. I am an Associate Urban Designer at B&A, an independent, specialist urban and environmental planning consultancy. A core part of my current role is to provide up-front urban design and strategic planning input into a wide range of residential development schemes, spatial plans and district plan reviews

### **Experience**

2.2 I hold a Master of Urban Design (1<sup>st</sup> Class Honours) and Bachelor of Planning (1<sup>st</sup> Class Honours) from the University of Auckland. I have been a Full Member of the New Zealand Planning Institute since 2014 and am a Member of the NZ Urban Design Forum.

2.3 I have 12 years' professional experience working in urban design and urban planning, gained in both the public and private sector, in the United Kingdom and New Zealand. Since 2018, I have been employed as an urban designer at B&A. In my current role I regularly assist local authorities and government departments with policy and district plan development in relation to growth management and urban design matters. I also provide up-front urban design input into a wide range of development schemes for private clients and Auckland Council, including multi-unit residential buildings in both greenfield and brownfield environments as well as more traditional greenfield subdivisions across New Zealand.

2.4 Prior to my employment at B&A I worked for over 3 years as a City Planner, then Principal City Planner, at Transport for London where I assisted in the development of planning frameworks to support residential and employment growth in "Opportunity Areas" across Greater London. Prior to that I was employed by Opus International Consultants as a planner and urban designer where, amongst other projects, I provided extensive urban design and planning advice as part of Auckland Unitary Plan process on behalf of several Ministers of the Crown, government agencies and private organisations.

2.5 Of particular relevance to the matters that will be covered in my evidence, I am or have been a member of design and planning teams for policy planning and development projects including:

- (a) Nelson Resource Management Plan review, specifically provision of urban design advice in relation to of the proposed Medium Density Residential Zone and identified growth areas of Kaka Valley and Saxton.
- (b) Tairāwhiti Resource Management Plan review, specifically acting as a consultant urban designer identifying opportunities for more intensive residential zones around the City Centre including the development of draft development controls;
- (c) 520 Great South Road Private Plan Change, specifically acting as urban design lead in the proposal to rezone 3ha of land from 'Future Urban' to 'Mixed Housing Urban' in Papakura.
- (d) Drury Central Private Plan Change, specifically acting as the urban design lead assisting in the development of design related planning provisions to establish a new 110ha commercial centre in the vicinity of the proposed Drury Central Rail Station in South Auckland.
- (e) Paerata Private Plan Change, specifically acting as strategic planning lead assisting in the analysis and development to support the urbanisation of approximately 200ha of greenfield land within close proximity of the planned Paerata Rail Station in line with the requirements of the NPS-UD.
- (f) *Understanding and implementing intensification provisions of the NPS-UD* (prepared by MfE, 2020), specifically the provision of technical advice and supporting imagery to MfE relating to the application of zoning patterns.

2.6 In addition to the above, at a personal level I have spent the majority of the last decade living in a range of dwelling typologies which are

typically associated with medium density residential areas, including town houses, terraces and apartments.

### **Involvement in the Proposed Waikato District Plan Review**

- 2.7 I have been commissioned by Kāinga Ora to prepare this statement of evidence to address matters raised by the relief sought in Kāinga Ora's primary and further submissions<sup>1</sup> in relation to Hearing 25 of the PDP covering the zone extents.
- 2.8 I was not involved with the preparation of primary and further submissions, however, I can confirm that I have read the submissions and further submissions by Kāinga Ora in relation to the PDP. I authored the Zone Extent Methodology Report included as Appendix 5 of the draft s32AA report prepared by Beca in relation to this hearing and initially circulated to Council and relevant submitters on 23 November 2020 ("**Zone Extent Methodology Report**"). That report will also form part of the revised s32AA report that will be submitted along with this evidence<sup>2</sup>. As part of the preparation of the Zone Extent Methodology Report I undertook site visits to each of the main townships across the District in addition to undertaking a detailed desktop study of each township.

### **Code of Conduct**

- 2.9 I confirm that I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2014. I have complied with the Code of Conduct in preparing this evidence and agree to comply with it while giving evidence. Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

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<sup>1</sup> Submission No 749, Further Submission No 1269. For the purposes of s2A RMA Kāinga Ora is the successor to Housing New Zealand Corporation.

<sup>2</sup> Beca *Section 32AA Evaluation Report Proposed Medium Density Residential Zone – Kāinga Ora Homes and Communities* (February 2020). See Annexure 1 to Mr Stickney's planning evidence for Kāinga Ora dated 17 February 2020.

### **Scope of Evidence**

- 2.10 My evidence will address Kāinga Ora's primary and further submission points insofar as they relate to urban design matters, including the following:
- (a) Section 4 of my evidence sets out the relevant national, regional and district policy framework which I consider are critical in informing an urban design assessment of the MDRZ and its spatial extent.
  - (b) Section 5 of my evidence addresses my input concerning the provisions proposed for inclusion in the new MDRZ sought by Kāinga Ora. The rationale for the MDRZ provisions generally will be addressed in the planning evidence of Mr Stickney. There are, however, some aspects of the provisions that have required urban design input.
  - (c) Sections 6 and 7 of my evidence set out the general principles guiding the spatial extent of the proposed MDRZ in a consistent manner across the District. This part of the evidence explains the rationale for the methodology adopted by me when determining where to apply the MDRZ as well as a response to the *42A Framework Report*<sup>3</sup>.
  - (d) Section 8 through 15 of my evidence then set out township-specific comments relating to the spatial extent of the proposed MDRZ in reference to the relevant matters set out in Sections 6 and 7.

### **3. BACKGROUND**

- 3.1 The primary submission from Kāinga Ora sought the inclusion of a new MDRZ with associated objectives, policies, rules and assessment criteria and located around key centres of existing urban townships across the District.

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<sup>3</sup> Section 42A Report '*Hearing 25 Zone Extents - Framework Report*' (19 January 2021).

- 3.2 The intention of this new zone is to enable a range of apartment, terrace housing and multi-unit developments as envisioned by the strategic objectives and policies of the PDP and the development principles contained within Chapter 6A of the Waikato Regional Policy Statement (“**RPS**”).
- 3.3 The proposed extent of the MDRZ within the Kāinga Ora submission was based on the identification of residential zoned land either within a radial 400m or 800m distance of either the Business Town Centre Zone or Business Zone boundary. 400m catchments were used as the main determinant for the MDRZ zone extent within Te Kauwhata, Taupiri and Raglan due to their relative size and location, whilst 800m was adopted for Tuakau, Pokeno, Huntly and Ngaruawahia.
- 3.4 As stated in Section 3 of my evidence-in-chief presented as part of Hearing 10 (Residential Zones) I supported the concept of the MDRZ from an urban design perspective and was broadly supportive of its spatial extent noting that detailed consideration of its location was not relevant to any great extent to the matters addressed in Hearing 10.

#### **4. POLICY FRAMEWORK**

##### **National Policy Statement on Urban Development**

- 4.1 Subsequent to Kāinga Ora’s primary and further submission as well as Hearing 10, the NPS-UD was released by Central Government in July 2020. The NPS-UD requires councils to plan well for growth and ensure a well-functioning urban environment for all people, communities and future generations. Urban environments are defined as any area of land that is predominantly urban in character and is, or intended to be, part of a housing and labour market of at least 10,000 people.
- 4.2 There are a number of objectives and policies within the NPS-UD that are of particular relevance when considering the MDRZ provisions and the spatial distribution of more intensive housing within a Tier 1 jurisdiction such as the Waikato District, including (emphasis added):

**Objective 1:** *New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

**Objective 3:** *Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:*

*(a) the area is in or near a centre zone or other area with many employment opportunities.*

**Objective 4:** *New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities and future generations.*

**Objective 8:** *New Zealand's urban environments: support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.*

**Policy 1:** *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

*(a) have or enable a variety of homes that:*

*(i) meet the needs, in terms of type, price, and location, of different households*

*(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport*

**Policy 3:** *In relation to tier 1 urban environments, regional policy statements and district plans enable:*

*(d) ... building heights and density of urban form commensurate with the greater of:*

*(i). The level of accessibility by existing or planning active or public transport to a range of commercial activities and community services; or*

(ii). *Relative demand for housing and business use in that location.*

**Policy 4:** *Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.*

**Policy 6:** *When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:*

(b) *that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*

(i) *may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*

(ii) *are not, of themselves, an adverse effect.*

## **Waikato Regional Policy Statement**

4.3 The RPS includes provisions that can inform decisions regarding and provide direction as to the location of more intensive residential zonings. Relevant objectives and policies include (emphasis added):

### **Objective 3.12 Built environment**

*Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes ...*

### **Policy 6.5 Energy demand management**

*Development should minimise transport, energy demand and waste production, encourage beneficial re-use of waste materials, and promote the efficient use of energy.*

**Policy 6.1** *Planned and co-ordinated subdivision, use and development*

Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:

a) has regard to the principles in section 6A.

4.4 Section 6A of the RPS as referenced in Policy 6.1 includes a set of principles to guide future development of the built environment within the Waikato region. These principles are not absolutes and it is recognised that some developments will be able to support certain principles more than others. The following principles are of particular relevance to the consideration of the spatial extent of residential zonings (emphasis added):

a) support existing urban areas in preference to creating new ones;

b) occur in a manner that provides clear delineation between urban areas and rural areas;

c) make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas;

...

h) be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils;

(i) promote compact urban form, design and location to:

i) minimise energy and carbon use;

ii) minimise the need for private motor vehicle use;

iii) maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport;

iv) encourage walking, cycling and multi-modal transport connections; and

v) maximise opportunities for people to live, work and play within their local area;

...

o) not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure;

p) be appropriate with respect to projected effects of climate change and be designed to allow adaptation to these changes.

### **Proposed Waikato District Plan**

- 4.5 The PDP (as notified) does not contain a MDRZ but does provide strategic direction as to the location of more intensive residential zonings across the district within a series of strategic objectives and policies as set out in Section 4.1. Relevant objectives and policies include (emphasis added):

#### **4.1.2 Objective – Urban growth and development**

(a) Future township pattern is consolidated in and around existing towns and villages in the district.

#### **4.1.5 Policy – Density**

(a) Encourage higher density housing and retirement villages to be located near to and support commercial centres, community facilities, public transport and open space.

#### **4.1.13 Policy – Huntly**

(a) Huntly is developed to ensure;

(i) Infill and redevelopment of existing sites occurs

#### **4.1.15 Policy – Ngaruawahia**

(a) Ngaruawahia is developed to ensure:

(v) Infill and redevelopment of existing sites occurs

#### **4.1.18 Policy – Raglan**

(a) Raglan is developed to ensure:

*(i) Infill and redevelopment of existing sites occurs*

- 4.6 There are no specific strategic policies relating to intensification of Tuakau, Pokeno and Te Kauwhata. It is not clear why this has not occurred noting that the “General Residential Zone” is the main method which has been applied across all main townships across the District to give effect to higher order objectives and policies promoting intensification.

**Summary**

- 4.7 In my opinion, there is clear existing policy support for promoting and enabling residential intensification of existing urban areas with a particular focus on locating intensification in areas which would better support the use of active modes of transport, reduce private vehicle use and contribute to more vibrant, well-functioning centres. Similarly, there is a clear expectation that urban environments will evolve and respond to socio-economic changes. This is consistent with good urban design practice, which considers the optimal spatial arrangement of land uses relative to each other that results in the most efficient use of land, supports community and commercial centres, and maximises use of active and public transport networks.

**5. MEDIUM DENSITY RESIDENTIAL ZONE PROVISIONS**

- 5.1 Following adjournment of Hearing 10 – Residential, I have assisted Kāinga Ora with further refinements to the proposed MDRZ provisions in response to feedback from the Panel as well as Council.
- 5.2 Paragraph 219 of Council’s s42a report covering the MDRZ<sup>4</sup> (“**42a MDRZ Report**”) identifies several matters that the author considered required further refinement or analysis that are principally matters of urban design, including:

- (a) *More clearly articulating the built form outcomes to be delivered by the MDRZ ...*

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<sup>4</sup> Section 42A Report ‘Hearing 25: Zone Extents – Future Urban Zone and Residential Medium Density Zone’ (26 January 2021).

- (b) *Inclusion of a qualitative resource consent assessment on urban design matters for multi-unit (4 or more units) as a restricted discretionary activity ...*
- (c) *A set of built form rules that provide a suitable building envelope for medium density development whilst maintaining an acceptable interface with established low-density neighbours ...*
- (d) *More clearly articulating the geographic/ locational criteria for the MDRZ location ...*

5.3 Items (a), (b) and (c) are addressed further in Section 5 of this evidence below. Item (d) is addressed in Section 6 of this evidence.

5.4 In terms of items (a) and (b), I consider the matters raised are related with one another. In response to these points and informal discussions with Council officers in late-2020, revisions to the matters of discretion applicable for developments of four or more dwellings within the MDRZ were made. These are set out in Table 1 below:

**Table 1 - Proposed Matters of Discretion**

<b>Proposed Matters of Discretion (as per submission)</b>	<b>Proposed Matters of Discretion (as revised)</b>
Intensity of the development	Intensity of the development
Design and location of buildings	Design, scale and layout of buildings in relation to the planned urban character of the zone
Extent of shading on adjacent sites	The relationship of the development with adjoining streets or public open spaces
Privacy on adjoining sites	Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms and outdoor living spaces

Provision of infrastructure to individual units	Provision of infrastructure to individual units
Impervious area	Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces

- 5.5 I consider that the amendments above allow for a clearly defined qualitative assessment of a restricted discretionary activity which relate to the proposed objectives and policies of the MDRZ as well key issues which, from my experience, typically arise in the design, development and occupation of more intensive residential proposals.
- 5.6 In response to item (c), bulk and location testing of the proposed development standards when applied to a permitted activity (up to three dwellings) within the MDRZ was undertaken. These are provided in **Appendix 2** of this evidence. The purpose of this testing was to attempt to create “worst case scenarios” on typical sites that may compromise existing or future amenity values (primarily privacy and overlooking) to assess what (if any) further changes may be required to the MDRZ provisions to maintain an acceptable interface at property boundaries.
- 5.7 Based on this testing I consider that an appropriate built form outcome can be achieved for permitted activity development within the MDRZ. Key observations from this testing include:
- (a) The building coverage control of 45% is the main limitation to “over-development” and ensures sufficient open space between and around buildings can be provided where three detached dwellings are proposed;
  - (b) In situations where applicants may wish to utilise the upper floor balcony provisions as their primary outdoor living space, sufficient space is still available at ground level (after maximum building coverage and vehicle manoeuvring is

applied) to accommodate a complying 20m<sup>2</sup> outdoor living space;

- (c) No exceptions to infringements to Daylight Admission controls are provided for eaves. As such, provision of even a modest eave of 450mm forces an additional setback of upper floor façade lines equivalent to the eave depth to ensure permitted standards are met;
- (d) Should a primary living room be provided at an upper floor and orientated towards a neighbouring property, provision of a modest eave depth of 450mm would necessitate a set-back of approximately 3.6m from the boundary line of the building façade;
- (e) Where car parking is provided on site, required on-site manoeuvring controls act as a *de facto* 6.5-7m yard control along a side boundary. In general car parking and manoeuvring space can consume 25-35% of the total site area where this is provided and acts as a major fixed constraint on development when provided; and
- (f) Outside of district plan controls, build costs are likely to play a significant factor in what is realisable on any given site. For example, in a scenario where building coverage is maximised and the primary outdoor living space is sought via an 8m<sup>2</sup> balcony on the first floor, this would likely require a dwelling size of approximately 200m<sup>2</sup>. This is significantly higher than the average floor area of new homes<sup>5</sup>. At 2020 prices, the build cost for such home (on an unconstrained site) would be approximately \$440,000<sup>6</sup> - \$500,000<sup>7</sup> (excluding land price and fees). I note that Council's Housing Development

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<sup>5</sup> 158m<sup>2</sup> in 2019 - <https://www.stats.govt.nz/news/new-homes-around-20-percent-smaller>

<sup>6</sup> <https://www.canstar.co.nz/home-loans/otago-expensive-region-build-new-nz-home/>

<sup>7</sup> The cost of a second storey of a new build is typically greater than the average ground floor cost due to increased structural requirements, scaffolding etc. The figure above assumes a cost of \$2,204 p/m<sup>2</sup> for ground level and \$3,000p/m<sup>2</sup> for a second level.

Capacity Assessment (2018)<sup>8</sup> identifies that the majority of future dwelling demand will be for dwellings less than \$440,000 (refer to Figure 73).

5.8 Overall, I am satisfied that the combination of development standards and matters of assessment proposed provide an appropriate means of achieving positive urban design outcomes consistent with national, regional and district objectives and policies around urban development.

## 6. ZONING CONSIDERATIONS

6.1 A review of relevant statutory planning documents and other relevant guidance documents was used to define key matters which need to be considered when assessing the spatial extent of the MDRZ.

6.2 In addition to the objectives and policies of the relevant statutory documents identified in Section 4 of my evidence above, MfE has released a guidance document titled "*Understanding and implementing intensification provisions of the NPS-UD*" which establishes several matters I consider to be of relevance to the MDRZ.

6.3 The matters identified from relevant documents are set out in the Zone Extent Methodology Report provided as part of the draft and final s32AA reports.<sup>9</sup> This Zone Extent Methodology Report was then used to assess Kāinga Ora's primary submission and inform refinements to the MDRZ boundaries as part of ongoing discussions with Waikato District Council throughout the latter half of 2020.

6.4 As set out in Section 2 of the Zone Extent Methodology Report, key matters considered relevant for the spatial application of the MDRZ within the Waikato context included:

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<sup>8</sup> ME Consulting *Housing Development Capacity Assessment 2017, Future Proof Area – Waikato District, Hamilton City and Waipa District* (17 July 2018).

<sup>9</sup> Located at Appendix 5 to the *Beca Section 32AA Evaluation Report Proposed Medium Density Residential Zone – Kāinga Ora Homes and Communities* (February 2020) appended as Annexure 1 to Mr Stickney's planning evidence for Hearing 25.

- (a) Proximity to existing town centres as defined by walking catchments (e.g. a range of commercial activities and community facilities);
- (b) Barriers to walkability;
- (c) Proximity to a range of amenities and services essential for day-to-day living where these are not already located within a defined town centre; and
- (d) Areas identified as subject to significant risks to natural hazards.

6.5 Once matters (a) through (d) above had been considered and mapped at a broad level, a finer level of analysis including observations from site visits was used to determine precise zone boundaries taking into account site/ area specific characteristics.

6.6 Ideally, zone boundaries should be defined using fixed physical features that can provide a transition/ buffer with lower intensity or different use zones. The relevant features within the context of the main townships within the Waikato District include:

- (a) Streets/ roads/ walkways;
- (b) Rail corridors;
- (c) Streams/ rivers/ estuaries;
- (d) Open spaces/ reserves (whether zoned or not); and
- (e) Schools.

6.7 Further, all zone boundaries should be aligned to existing cadastral boundaries (i.e. avoid split zoning of existing titles). Similarly, split zoning across blocks or pepper potting within blocks should also be avoided to minimise potential interface effects with lower intensity zones. However, it is noted that this may not be possible due to the nature of existing street and block patterns as well as existing uses. These more detailed matters are discussed further with reference to each township in Sections 6 to 12 of this evidence below.

### Walkable catchments

- 6.8 Sites within a walkable catchment of 400m or 800m from the proposed Business Town Centre zone extents have been identified and included in Appendix 1 of the Zone Extent Methodology Report<sup>10</sup>. A network analysis was used to determine these catchments using GIS software taking into account publicly accessible walking routes. This is opposed to the radial catchment as initially used by Kāinga Ora in its primary submission. This has resulted in a reduction of the total extent of MDRZ sought from 713ha to 372ha of land. A summary of the changes per township is provided in Table 2 below:

**Table 2 - MDRZ Extent Summary**

<b>Township</b>	<b>MDRZ Extent as per Primary Submission</b>	<b>Revised MDRZ extent</b>
Tuakau	242.53ha	92.82ha
Pokeno	84.64ha	52.83ha
Te Kauwhata	61.71ha	57.76ha
Huntly	92.81ha	55.31ha
Taupiri	56.24ha	0.00ha
Ngaruawahia	144.84ha	89.41ha
Raglan	29.85ha	24.19ha
<b>Total</b>	<b>712.62ha</b>	<b>372.32ha</b>

- 6.9 There is no precise figure for which to set an appropriate walking catchment threshold. There are a wide range of factors that can affect how far someone can comfortably walk such as age, health, fitness, topography, climate, destination, trip purpose, pedestrian density and the interest and amenity provided by the environment along the route. However, there is clear consensus from a range of local and

<sup>10</sup> Above n 9.

international studies that people are more likely to walk to destinations the closer they are located to them. Although now dated, previous analysis undertaken by Waka Kotahi / NZTA found that the majority of walking trips are between 1 – 10 minutes (800m).<sup>11</sup> More recently, the NZ Household Travel Survey (2015-2018) identifies that the average walking trip is 11-minutes which is equivalent to a distance of 1km.<sup>12</sup> It should also be noted that evidence tends to focus on how far people walk and not on how far they are *willing* to walk.

- 6.10 In light of the above, the use of an 800m walk catchment in Tuakau, Pokeno, Huntly and Ngaruawahia, and a 400m walk catchment for Te Kauwhata and Raglan as a basis for locating the MDRZ is considered consistent with the overarching national, regional and district policy framework and good urban design practice which seek to promote the use of active travel modes, reduce private vehicle use and support centre vibrancy.
- 6.11 The 400m walk catchment adopted for Te Kauwhata and Raglan better reflects the contextual situation of each township. Specifically:
- (a) Te Kauwhata is more remote to Auckland and Hamilton from the other major townships within the District with associated limitations in public transport availability and journey times. Further, the size and the township itself is generally much smaller than others within the District with the majority of land within an 800m radius in use for rural, countryside living or reserve purposes.
  - (b) Raglan is not located along the Auckland-Hamilton growth corridor. As such, access to a wider range of employment opportunities available in these cities, especially via public transport, is more limited. Further it is not possible to benefit from existing or proposed enhancements to passenger rail infrastructure along the North Island Main Trunk Line.

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<sup>11</sup> Pedestrian planning and design guide (NZTA), Section 3.7

<sup>12</sup> <https://www.transport.govt.nz/statistics-and-insights/household-travel/>

### **Barriers to walkability**

- 6.12 In addition to identifying the 400m and 800m walking catchments of each township, major barriers to pedestrian movement were also identified. In the context of the District these relate to major transport infrastructure, natural features and topography.
- 6.13 The impact that many of these barriers may have to walkability are picked up as part of the network analysis used to determine walkable catchments. For example, limited pedestrian crossings over a railway corridor or river reduce the total number of paths or routes within a walking catchment thereby requiring indirect journeys between two given points.
- 6.14 In terms of topography, steep terrain can have an impact on a reasonable walking catchment, particularly for certain sections of the community (e.g. the elderly). Within the context of the main townships across the District, steep terrain which may make walking more difficult was only directly relevant to the walking catchments identified for Tuakau, Huntly and Raglan.

### **Proximity to additional amenities/ community facilities**

- 6.15 Policy 3(d) of the NPS-UD identifies accessibility to a range of commercial activities and community facilities as being a relevant consideration for supporting intensification. In many instances these tend to be concentrated in established town centres within each of the townships. However, it is often common for important activities and facilities required to support the day-to-day living of residents to be located outside of a town centre. These include:
- (a) Public schools<sup>13</sup>;
  - (b) Convenience stores (e.g. supermarket, dairy, superette, green grocer);

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<sup>13</sup> Private and integrated schools are excluded from this analysis as they typically feature students from specific socio-economic backgrounds regardless of location or proximity.

- (c) Medical facilities (e.g. medical centre, general practice, pharmacy);
- (d) Parks/ Open space<sup>14</sup> (e.g. sports fields, passive green spaces); and
- (e) Community facilities (e.g. community centre/ hall, library).

6.16 Each of the above was identified and mapped within each township. A radial catchment of 400m was then identified around each of these locations and areas that were served by multiple facilities and still within a proximate location of a town centre were identified. The purpose of adopting a radial catchment for this process (as opposed to a walking catchments) was to take into account that typical distances people may be willing to walk would vary across those amenities identified above and the amenities themselves may not particularly relevant for day-to-day living of particular segments of the community.

6.17 In terms of the role of public transport access being used to inform the spatial extent of more intensive zoning, based on the nature of existing services (infrequent and with long journey times) within the main townships of the Waikato District no specific weighting over and above other amenities was considered necessary (or appropriate). This would contrast with a larger City like Auckland where one would expect that consideration around the proximity to stops on frequent bus routes to be a key determinant of more intensive residential zoning.

### **Natural Hazards**

6.18 Chapter 15 of the PDP which covers natural hazards and climate change was released in July 2020. This is supported by a series of maps identifying areas across the Waikato District which may be subject to risks associated with natural hazards which I understand were not available to Kāinga Ora at the time its primary submission

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<sup>14</sup> Privatised open spaces such as golf courses have been excluded from consideration.

was prepared. This has necessitated a review of the relief sought with respect of the proposed extent of the MDRZ.

- 6.19 In addition, the NPS-UD also makes provision for the consideration of “Qualifying Matters” in Tier 1 urban environments as a relevant factor in limiting height and urban form. Based on the spatial extent of Kāinga Ora’s primary submission, in my professional opinion the only potential qualifying matter of relevance to this exercise relates to a matter of national importance under s6 of the RMA – (h) the management of significant risks from natural hazards. Regardless of my position as to the interpretation of the NPS-UD above, in general I consider that avoiding residential intensification in areas where there may be a significant risk to life or property from natural hazards is an appropriate course of action.
- 6.20 For the purposes of determining the spatial extent of the MDRZ, if there is a clear emphasis on the avoidance of any identified hazards (as opposed to management) within the policy framework, this has been assumed to identify a potential significant risk from a natural hazard. Where significant risks from natural hazards are identified, this may provide guidance as to areas where residential intensification may not be desirable. Where this has been identified as being applicable, Kāinga Ora have not sought further intensification through the application of the MDRZ. This contrasts with areas within the District where the policy framework seeks to manage the effects of natural hazards. Where this is the case it has been assumed that any effects associated with identified natural hazards can be managed via the resource consent process.

## **7. ZONE EXTENT METHODOLOGY REPORT**

- 7.1 The Zone Extent Methodology Report provided as part of the draft and final s32AA reports<sup>15</sup> includes spatial analysis of each of the main townships in the Waikato District against the matters set out in Section 6 of this evidence.

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<sup>15</sup> Above n 9.

- 7.2 I consider that this Report establishes a robust and consistent approach to the application of the MDRZ whilst still enabling a response to particular contextual issues which vary between townships. The spatial analysis for each township is included in **Appendix 3** of this evidence and should be read in conjunction with Sections 8 to 13 of this evidence below.
- 7.3 In addition to the Report, I have also conducted an analysis against the “three lenses” as set out in the *42A Framework Report*<sup>16</sup> for each township. Many of these lenses are already addressed in Section 6 above and have been included in **Appendix 1** of this evidence for completeness.
- 7.4 By way of summary, the analysis included in **Appendix 1** of this evidence concludes that the spatial extent of the MDRZ proposed for Tuakau, Pokeno, Te Kauwhata, Huntly, Ngaruawahia and Raglan is consistent with the lenses established in the *42A Framework Report*.

## **8. TUAKAU**

- 8.1 From an urban design perspective, I do not consider that there is anything particularly distinctive with regard to Tuakau’s built form that could warrant limitations on increased density. The existing nature of development is largely homogenous with other major townships in the District and further afield and reflects similar patterns of typical residential development from the late 19th century through to today.
- 8.2 In terms of the township’s layout, the existing street pattern and block structure is heavily influenced by a spine road (George Street) with a series of cul-de-sacs running perpendicular and terminating at what are currently rural properties. The existing rural hinterland also broadly aligns with an 800m walking catchment.
- 8.3 The proposed MDRZ boundaries are broadly aligned with an 800m walking catchment. Exceptions to this include:

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<sup>16</sup> Above n.3.

- (a) To the north, the extent of the zone is restricted by the location of the proposed residential zoning. From my perspective, there are a number of existing sites within the proposed “Village Zone” which would be suited to a MDRZ – especially due to their proximity to the former Tuakau Rail Station should passenger rail be re-established. However, these fall outside the scope of Kāinga Ora’s submission.
- (b) In addition to the scope issue, the steeper topography to the north of the town centre as one moves towards the edge of the 800m walking catchment along Harrisville Road creates a partial barrier or constraint to walking. As such, this has resulted in the MDRZ extending between 500-600m along Harrisville Road.
- (c) An approximate 600m walk catchment extends east along Dominion Road due to the presence of the “Village Zone”. As with (a) above, ideally the MDRZ would be applied over a greater distance consistent with the locational criteria established in Section 6 of this evidence.
- (d) To the south, the MDRZ extends between 800-1000m, terminating at Buckland Road, a major vehicular thoroughfare which acts as a natural barrier to movement from the south of Tuakau to the town centre. The south-eastern extent terminates along an existing stream corridor. An extended catchment in this location is also supported by a number of important amenities including two schools, open spaces, a church, neighbourhood shops and a bus route linking Tuakau with Pukekohe.
- (e) The western edge of the MDRZ is proposed to terminate between 600-800m from the town centre. There is a challenge in aligning the zone boundaries with naturally defensible boundaries in this location. This has resulted in some split zoning within blocks. As such, the proposed extent of zoning was informed by a combination of cadastral boundaries,

topographical features including a ridge and stream and the existing extent of residential development.

- (f) In general, the flatter topography south of the town centre, along with a concentration of supporting amenities along Buckland Road, means that intensification via the MDRZ would currently be better accommodated in the southern portion of the township.

## **9. POKENO**

- 9.1 Pokeno is unusual within the context of townships in the Waikato District with the majority of residential development having occurred in the 21<sup>st</sup> century. A similar pattern of development in terms of built form and street layout can be seen across many of Auckland and Hamilton exurban neighbourhoods such as Flat Bush and Huntington. The majority of the identified 800m walking catchment from the town centre encompasses these newer developments.
- 9.2 The proposed MDRZ boundaries are broadly aligned with an 800m walking catchment with the railway corridor and State Highway 1 form natural boundaries to this zone.
- 9.3 The northern extent of the proposed MDRZ extends to the central reserve and Galston Court within the Helenslee Residential Block. In addition, a large area of currently vacant greenfield land at 34 Great South Road falls partly within the 800m walking catchment from the town centre. A significant proportion of the site is identified outside of the 800m walking catchment as no roads/ streets/ path currently extend into the site. Nevertheless, the consolidated nature of this land-holding offers significant potential to realise a greater density of development within close proximity to the town centre and other important amenities.
- 9.4 To the west of Helenslee Road, a large block of undeveloped land extending out approximately 1000m is also captured, its western extent constrained by an existing stream channel which flows south through to Pokeno Road.

## **10. TE KAUWHATA**

- 10.1 As with the majority of townships within the Waikato District and further afield, the built form of Te Kauwhata is fairly representative of urban development seen across rural areas in New Zealand. The main element which distinguishes Te Kauwhata from other townships is its relatively small current size. As previously stated, this has resulted in the adoption of a 400m walking catchment as the primary driver for locating more intensive development.
- 10.2 The proposed MDRZ extent has been amended to ensure streets and/ or public space form natural boundaries. To the east Rata Street and Blunt Road are located approximately 400m from the town centre zone and form logical boundaries to the MDRZ.
- 10.3 The western walking catchment is severely restricted by limited crossing opportunities of the railway corridor. The proposed boundaries are defined by Travers Road, the Country Living Zone and several reserves. Several large undeveloped properties are captured within either a 400 or 800m walking catchment. This has resulted in some instances of the MDRZ extending beyond 800m to align with existing cadastral boundaries. From an urban design perspective this can be supported as it would represent a more efficient use of limited residentially zoned land in the township whilst still being proximity with the town centre.
- 10.4 There are some minor exceptions to the above. These include four properties on Te Kauwhata Road (46-50 & 65) as well as nine properties on Blunt Road (26D-40) which are excluded. These properties would logically fall within the MDRZ but were not identified in the original Kāinga Ora submission.

## **11. HUNTLY**

- 11.1 As with the majority of townships within the Waikato District and further afield, the built form of Huntly is fairly representative of urban development seen across rural areas in New Zealand. The main element which distinguishes Huntly from other townships is its linear nature along the banks of the Waikato River. The location of the rail

corridor and former State Highway 1 reinforce this linearity and create natural barriers to east/west movement around the town centre. This means that large areas of existing residential development in the north-east and south-west are relatively isolated from the existing town centre.

11.2 The proposed MDRZ boundaries are broadly aligned with an 800m walking catchment. Exceptions to this include:

- (a) To the south-east, steeply rising topography in the vicinity of Rayner Road creates a challenging walking environment. Combined with limited access points to the town centre, walkability to the town centre for an average person from existing areas of residential development is reduced. As such, the ridgeline over which Rayner Road and Dudley Ave extends provides a logical termination point for the MDRZ.
- (b) A large area of land in Huntly West outside of the 800m walking catchment of the town centre is proposed to be included within the MDRZ. This area is well suited to support increased densities due the largely flat topography and concentration of amenities available west of the river which includes multiple schools, public open spaces, commercial service and community facilities. Existing schools, reserves and the railway corridor all provide strong defensible boundaries to this zone.
- (c) 20 additional properties outside of the scope of Kāinga Ora's submissions have also been identified within Huntly West as being suitable for inclusion within the MDRZ. These are aligned with logical zone boundaries including a pedestrian walkway and reserve however they are not currently proposed to be included given the lack of apparent scope to do so.

## **12. NGARUAWAHIA**

12.1 As with the majority of townships within the Waikato District and further afield, the built form of Ngaruawahia is fairly representative of urban development seen across rural areas in New Zealand. The

main element which distinguishes Ngaruawahia from other townships is the flat topography and application of larger urban grid structure with relatively small individual blocks. Such a block structure, combined with flat topography is particularly well suited for supporting walking and more intensive residential densities. It is also predominantly located on a peninsula at the confluence of the Waikato and Waipa rivers with a single bridge over each located north of the town centre. The limited crossings significantly reduce connectivity of the development and invariably concentrate development south of the town centre. The Waipa and Waikato rivers also offer a significant amount of natural amenity in this location.

- 12.2 The nature of the street pattern north of the Waipa River with a series of cul-de-sacs or very long roads extending north from River Road and terminating at existing rural properties does create some challenges for setting logical zone boundaries. As such, the northern extent of the MDRZ has been informed by the location and size of Paterson Park which provides a natural boundary to the north-east as well as improved amenity and outlook for more intensive residential development in this locality. In some instances, this sees the proposed MDRZ extend approximately 1200m from the town centre. Additional amenities north of the river including multiple schools, open spaces, and Turangawaewae Marae will help support more intensive housing.
- 12.3 For the remainder of the township, the proposed MDRZ boundaries are broadly aligned with an 800m walking catchment. Exceptions to this include:
- (a) In the south of the township, land to the east of Whatawhata Road which forms part of the Ngaruawahia Rugby League Club grounds has been excluded despite its proposed residential zoning. The site itself forms a natural boundary to the south along with Havelock Road.
  - (b) The entire block of land bounded by Market Street and the Lower Waikato Esplanade immediately north of the town

centre has also been excluded due to identified flooding constraints.

- (c) As with Te Kauwhata and Huntly, the proposed MDRZ extent has been amended to ensure streets and/ or public space form natural boundaries. The exceptions to this are six properties on Newton Street (43-49), a further six properties along Havelock Road (17 & 25-27a) and as well as six properties on Whatawhata Avenue (28-38) which are excluded. These properties would logically fall within the MDRZ but were not identified in the original Kāinga Ora submission.

### **13. RAGLAN**

- 13.1 Raglan is distinctive from the other townships in the District, being the only coastal township and not within the Auckland-Hamilton Corridor. The position of the township along the coast on elevated northern slopes
- 13.2 The southern extent is primarily defined by the ridgeline along Norrie Road which roughly aligns with a 400m walk catchment from the town centre.
- 13.3 The eastern extent of the MDRZ is proposed to be located approximately 200m from the town centre. This has largely been derived due to the presence of areas that are likely to be subject to coastal inundation with Waihri Park and Cross Street forming logical boundaries. Paper roads extending from Snowden Place and Robert Street have also been used to inform the boundary extent. It is assumed that the nature of the topography in this location has prevented the practical construction of these roads to their full extent in this location. As such this is likely to be reflective of the difficulties in accommodating more intensive residential activities in this location.

### **14. TAUPIRI**

- 14.1 In its original submission, Kāinga Ora sought inclusion of the MDRZ in Taupiri.

- 14.2 Taupiri is limited in size and does not have access to the range of commercial services, community facilities and employment opportunities in close proximity that would be necessary to support a more intensive population. I am not aware of any plans or strategies (including the PDP itself) which seek to provide significant changes to the nature of the township such that an increased residential population by way of more intensive zoning could be supported.
- 14.3 Accordingly, the inclusion of the MDRZ at this location was not considered appropriate or consistent with higher order policy objectives or good urban design practice at this time.

## **15. OTHER TOWNSHIPS**

- 15.1 There are a number of other smaller rural townships spread out across the Waikato District. These include Mercer, Meremere, Port Waikato, Whatawhata, Maramarua and Onewhero. Each of these townships is currently defined by either the Village or Residential zone.
- 15.2 Kāinga Ora did not seek to apply the MDRZ at these locations. However, for completeness I have considered Kāinga Ora's request for the application of the MDRZ within the context of these townships to ensure a robust and consistent approach has been adopted across the District.
- 15.3 These townships typically feature a very limited range of commercial and/ or community services (if at all in some instances). In addition, many feature limited infrastructure (e.g. reticulation and footpaths) and are located along high speed rural highways. As such, further intensification of these townships is not considered appropriate or consistent with the overarching national, regional and local policy framework. Accordingly, I support the existing zoning approach adopted by WDC in the PDP with regard to these townships.

## **16. CONCLUSION**

- 16.1 In conclusion, I have undertaken a detailed analysis of Kāinga Ora's submission as it relates to the proposed extent of the MDRZ. This

analysis has taken into account best practice urban design principles, relevant district and regional objectives and policies as well as recent changes to national policy and the notification of Stage 2 of the PDP.

16.2 This analysis has resulted in refinements to the original extent of MDRZ sought by Kāinga Ora in a manner which I consider aligns with the requirements of the NPS-UD and general good urban design practice.

16.3 Overall, I consider that the proposed spatial extent of the MDRZ as set out in **Appendix 3** of this evidence as well as the accompanying provisions are the most appropriate way of giving effect to higher-order objectives and policies as well as good urban design practice. As such, I consider these to be appropriate in terms of the requirements of s32 of the RMA.

**Cameron Wallace**

**17 February 2021**

**Appendix 1: Review of MDRZ Rezoning request against Appendix 1 of  
the 42A Framework Report**

Matter	Tuakau	Pokeno	Te Kauwhata	Evidence Reference
<b>Lens 1</b>				
<b>a. The change is consistent with the relevant objectives and policies of the PWDP</b>	Achieved – The zone consolidates development within existing townships and provides for higher density housing to be located near to and support commercial centres, community facilities, public transport and open space.	Achieved – The zone consolidates development within existing townships and provides for higher density housing to be located near to and support commercial centres, community facilities, public transport and open space.	Achieved – The zone consolidates development within existing townships and provides for higher density housing to be located near to and support commercial centres, community facilities, public transport and open space.	Refer to Section 6
<b>Lens 2</b>				
<b>b. The overall impact of the rezoning is consistent with the Waikato Regional Policy Statement (including Implementation method 6.1.8) and applicable National Policy Statements (including the NPS-UD)</b>	Achieved – supports existing urban areas and provides opportunities for intensification in line with Policy 6.1 of the RPS, and provides for building forms and heights commensurate with accessibility to commercial activities and community facilities.	Achieved – supports existing urban areas and provides opportunities for intensification in line with Policy 6.1 of the RPS, and provides for building forms and heights commensurate with accessibility to commercial activities and community facilities.	Achieved – supports existing urban areas and provides opportunities for intensification in line with Policy 6.1 of the RPS, and provides for building forms and heights commensurate with accessibility to commercial activities and community facilities.	Refer to Section 6

Matter	Tuakau	Pokeno	Te Kauwhata	Evidence Reference
<b>c. Takes account of the Waikato-Tainui Environmental Plan, Tai Tumu, Tai Pari &amp; Tai Ao</b>	Achieved – consistent with the objectives and policies of the plan particularly around land use planning. Intensification of existing urban areas reduces pressures on the existing natural environment.	Achieved – consistent with the objectives and policies of the plan particularly around land use planning. Intensification of existing urban areas reduces pressures on the existing natural environment.	Achieved – consistent with the objectives and policies of the plan particularly around land use planning. Intensification of existing urban areas reduces pressures on the existing natural environment.	Refer to Sections 3, 4, 5 and 6
<b>d. Takes account of the Maniapoto Environmental Management Plan, Ko Ta Maniapoto Mahere Taiao</b>	Not applicable	Not applicable	Not applicable	
<b>e. Gives effect to the Vision and Strategy for the Waikato River</b>	Achieved – Enabling urban intensification reduces the potential for encroachment on rural or natural environments.	Achieved – Enabling urban intensification reduces the potential for encroachment on rural or natural environments.	Achieved – Enabling urban intensification reduces the potential for encroachment on rural or natural environments.	
<b>f. Has regard to Waikato 2070</b>	Achieved – Intensification in and around Tuakau town centre is identified in Section 04.1	Achieved – Intensification in and around Pokeno town centre is identified in Section 04.3	Achieved – Intensification in and around Te Kauwhata town centre is identified in Section 04.6	

Matter	Tuakau	Pokeno	Te Kauwhata	Evidence Reference
<b>g. Has regard to Future Proof 2017</b>	Achieved – Acknowledges need to accommodate residential growth associated with its proximity to Auckland. Will support “more intensive redevelopment of existing urban areas” and “housing and lifestyle choice” in accordance with future proof principles.	Achieved – Acknowledges need to accommodate residential growth associated with its proximity to Auckland. Will support “more intensive redevelopment of existing urban areas” and “housing and lifestyle choice” in accordance with future proof principles.	Achieved – Will support “more intensive redevelopment of existing urban areas” and “housing and lifestyle choice” in accordance with future proof principles.	Refer to Sections 6, 8, 9 and 10 and supporting maps at Appendix 3.
<b>Lens 3</b>				
<b>h. Economic costs and benefits are considered</b>	Refer to planning and economic evidence prepared by Messrs Stickney and Osborne.	Refer to planning and economic evidence prepared by Messrs Stickney and Osborne.	Refer to planning and economic evidence prepared by Messrs Stickney and Osborne.	
<b>i. Changes take into account the issues debated in recent plan changes</b>	Not applicable – The Structure Plan focuses on enabling greenfield growth and is not aligned with relevant higher-order policy changes.	Not applicable – No recent plan changes relate specifically to Pokeno.	Not applicable – No recent plan changes relate to the MDRZ extent proposed for Te Kauwhata.	

Matter	Tuakau	Pokeno	Te Kauwhata	Evidence Reference
<b>j. Changes to zone boundaries are consistent with the maps in the plan that show overlays or constraints</b>	Not applicable – no overlays or constraints identified within proposed MDRZ.	Not applicable – no overlays or constraints identified within proposed MDRZ.	Not applicable – no overlays or constraints identified within proposed MDRZ.	Refer to Section 5.16-5.18 and supporting maps at Appendix 3.
<b>k. Changes take into account features of the site (e.g. where it is, what the land is like, what it is used for and what is already built there)</b>	The proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	The proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	The proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	
<b>l. Zone boundary changes recognise the availability, or lack of, major infrastructure (e.g. water, wastewater, stormwater, roads)</b>	Proposed sites captured are within existing urban areas and are serviced by major infrastructure.	Proposed sites captured are within existing urban areas and are serviced by major infrastructure.	Proposed sites captured are within existing urban areas and are serviced by major infrastructure.	

Matter	Tuakau	Pokeno	Te Kauwhata	Evidence Reference
<p><b>m. There is adequate separation between incompatible land uses (e.g. houses should not be next to heavy industry)</b></p>	<p>Not applicable – proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.</p>	<p>Not applicable – proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses. The nearest Heavy Industry Zone sits approximately 50m south of the proposed zone extent, with the railway corridor and streets providing buffers.</p>	<p>Not applicable – proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.</p>	<p>Refer to supporting maps at Appendix 3.</p>
<p><b>n. Zone boundaries are clearly defensible (e.g. follow natural boundaries or roads where possible or other boundaries consistent with the purpose of the zone)</b></p>	<p>Achieved – zone boundaries generally aligned with streets, railway corridors and streams.</p>	<p>Achieved – zone boundaries generally aligned with streets, railway corridors and streams and public open space.</p>	<p>Achieved – zone boundaries generally aligned with streets, railway corridors and streams.</p>	<p>Refer to Section 5.3-5.5 and supporting maps at Appendix 3.</p>
<p><b>o. Zone boundaries follow property boundaries</b></p>	<p>All zone boundaries proposed follow existing property boundaries</p>	<p>All zone boundaries proposed follow existing property boundaries</p>	<p>All zone boundaries proposed follow existing property boundaries</p>	<p>Refer to Section 5.3-5.5 and supporting maps at Appendix 3.</p>

<b>Matter</b>	<b>Tuakau</b>	<b>Pokeno</b>	<b>Te Kauwhata</b>	<b>Evidence Reference</b>
<b>p. Generally, no “spot zoning” (i.e. a single site zoned on its own)</b>	Achieved. Proposed zone extent generally comprises entire urban blocks and/ or large areas of contiguous land parcels.	Achieved. Proposed zone extent generally comprises entire urban blocks and/ or large areas of contiguous land parcels.	Achieved. Proposed zone extent generally comprises entire urban blocks and/ or large areas of contiguous land parcels.	Refer to Section 5.3-5.5 and supporting maps at Appendix 3.
<b>q. Zoning takes into account existing resource consents and existing use rights, but this does not determine zoning</b>	Proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	Proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	Proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	
<b>r. Zoning for business and industrial land is consistent with additional locational criteria</b>	Not applicable	Not applicable	Not applicable	

Matter	Huntly	Ngaruawahia	Raglan	Evidence Reference
<b>Lens 1</b>				
<b>a. The change is consistent with the relevant objectives and policies of the PWDP</b>	Achieved – The zone consolidates development within existing townships and provides for higher density housing to be located near to and support commercial centres, community facilities, public transport and open space.	Achieved – The zone consolidates development within existing townships and provides for higher density housing to be located near to and support commercial centres, community facilities, public transport and open space.	Achieved – The zone consolidates development within existing townships and provides for higher density housing to be located near to and support commercial centres, community facilities, public transport and open space.	Refer to Section 6
<b>Lens 2</b>				
<b>b. The overall impact of the rezoning is consistent with the Waikato Regional Policy Statement (including Implementation method 6.1.8) and applicable National Policy Statements (including the NPS-UD)</b>	Achieved – supports existing urban areas and provides opportunities for intensification in line with Policy 6.1 of the RPS, and provides for building forms and heights commensurate with accessibility to commercial activities and community facilities.	Achieved – supports existing urban areas and provides opportunities for intensification in line with Policy 6.1 of the RPS, and provides for building forms and heights commensurate with accessibility to commercial activities and community facilities.	Achieved – supports existing urban areas and provides opportunities for intensification in line with Policy 6.1 of the RPS, and provides for building forms and heights commensurate with accessibility to commercial activities and community facilities.	Refer to Section 6

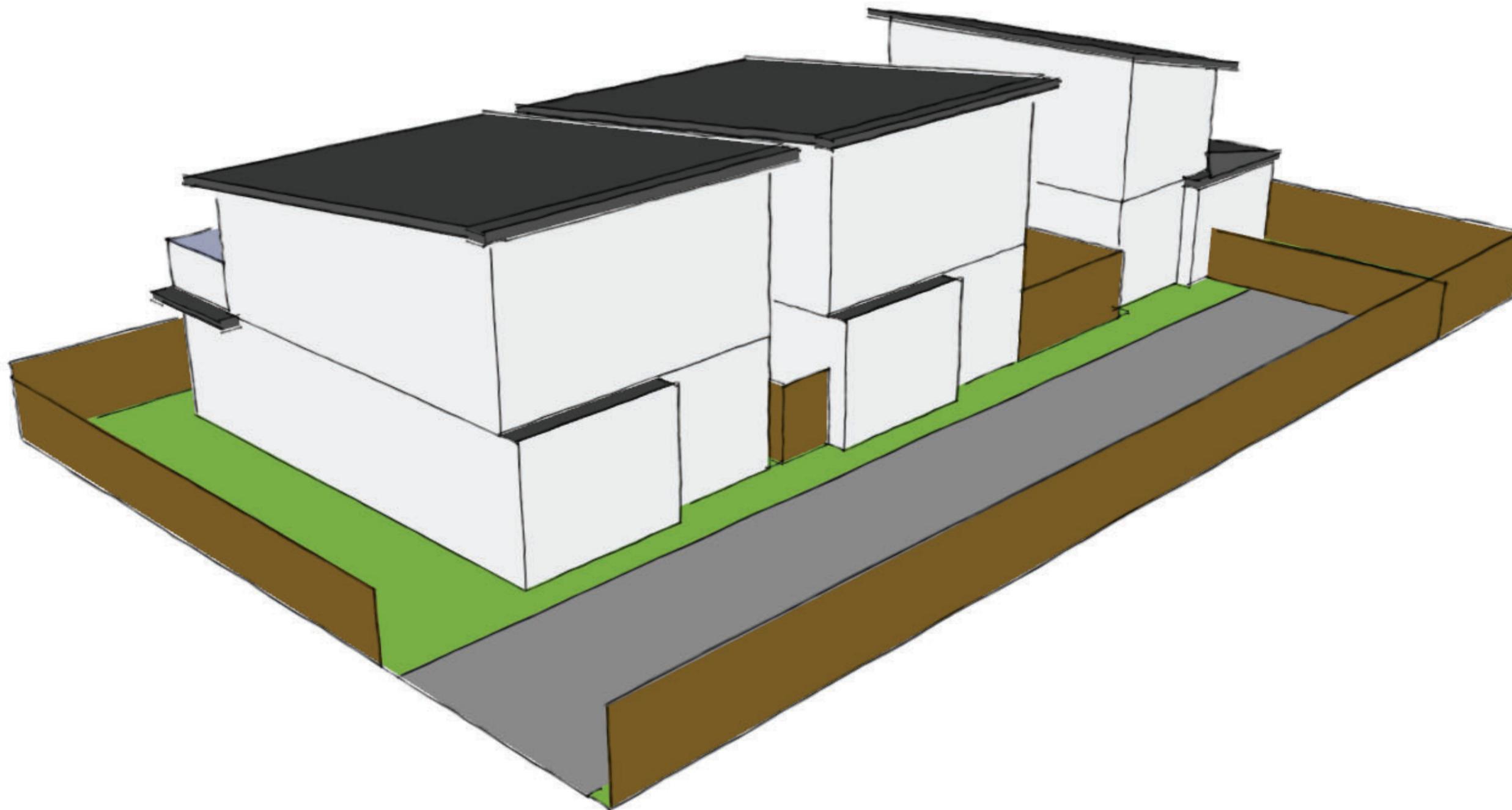
Matter	Huntly	Ngaruawahia	Raglan	Evidence Reference
<b>c. Takes account of the Waikato-Tainui Environmental Plan, Tai Tumu, Tai Pari &amp; Tai Ao</b>	Achieved – consistent with the objectives and policies of the plan particularly around land use planning. Intensification of existing urban areas reduces pressures on the existing natural environment.	Achieved – consistent with the objectives and policies of the plan particularly around land use planning. Intensification of existing urban areas reduces pressures on the existing natural environment.	Not applicable	Refer to Sections 3, 4, 5 and 6
<b>d. Takes account of the Maniapoto Environmental Management Plan, Ko Ta Maniapoto Mahere Taiao</b>	Not applicable	Not applicable	Not applicable	
<b>e. Gives effect to the Vision and Strategy for the Waikato River</b>	Achieved – Enabling urban intensification reduces the potential for encroachment on rural or natural environments.	Achieved – Enabling urban intensification reduces the potential for encroachment on rural or natural environments.	Not applicable.	
<b>f. Has regard to Waikato 2070</b>	Achieved – Intensification in and around Huntly town centre and Huntly West is identified in Section 04.8	Achieved – Intensification in and around Ngaruawahia town centre is identified in Section 04.10	Waikato 2070 does not anticipate residential intensification around Raglan town centre. Instead, future growth is anticipated to be accommodated via greenfield growth around the periphery of the township.	

Matter	Huntly	Ngaruawahia	Raglan	Evidence Reference
<b>g. Has regard to Future Proof 2017</b>	Achieved –Will support “more intensive redevelopment of existing urban areas” and “housing and lifestyle choice” in accordance with future proof principles.	Achieved – Will support “more intensive redevelopment of existing urban areas” and “housing and lifestyle choice” in accordance with future proof principles.	Achieved – Will support “more intensive redevelopment of existing urban areas” and “housing and lifestyle choice” in accordance with future proof principles.	Refer to Sections 6, 11, 12 and 13 and supporting maps.
<b>Lens 3</b>				
<b>h. Economic costs and benefits are considered</b>	Refer to planning and economic evidence prepared by Messrs Stickney and Osborne.	Refer to planning and economic evidence prepared by Messrs Stickney and Osborne.	Refer to planning and economic evidence prepared by Messrs Stickney and Osborne.	
<b>i. Changes take into account the issues debated in recent plan changes</b>	Not applicable – No recent plan changes relate to the MDRZ extent proposed for Huntly.	Achieved – Provides for intensification around the existing town centre as anticipated by the structure plan.	Not applicable – No recent plan changes relate to the MDRZ extent proposed for Raglan.	
<b>j. Changes to zone boundaries are consistent with the maps in the plan that show overlays or constraints</b>	Achieved – Proposed MDRZ is located to avoid identified flood hazards.	Achieved – Proposed MDRZ is located to avoid identified flood hazards.	Achieved – Proposed MDRZ is located to avoid identified coastal hazards.	Refer to Section 5.16-5.18 and supporting maps

Matter	Huntly	Ngaruawahia	Raglan	Evidence Reference
<b>k. Changes take into account features of the site (e.g. where it is, what the land is like, what it is used for and what is already built there)</b>	The proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	The proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	The proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	
<b>l. Zone boundary changes recognise the availability, or lack of, major infrastructure (e.g. water, wastewater, stormwater, roads)</b>	Proposed sites captured are within existing urban areas and are serviced by major infrastructure.	Proposed sites captured are within existing urban areas and are serviced by major infrastructure.	Proposed sites captured are within existing urban areas and are serviced by major infrastructure.	
<b>m. There is adequate separation between incompatible land uses (e.g. houses should not be next to heavy industry)</b>	Not applicable – proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	Not applicable – proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	Not applicable – proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	Refer to supporting maps at Appendix 3
<b>n. Zone boundaries are clearly defensible (e.g. follow natural boundaries or roads where possible or other boundaries consistent with the purpose of the zone)</b>	Achieved – zone boundaries generally aligned with streets, railway corridors, schools and public open spaces.	Achieved – zone boundaries generally aligned with streets and public open spaces.	Achieved – zone boundaries generally aligned with streets and topographical features.	Refer to Section 5.3-5.5 and supporting maps at Appendix 3

Matter	Huntly	Ngaruawahia	Raglan	Evidence Reference
<b>o. Zone boundaries follow property boundaries</b>	All zone boundaries proposed follow existing property boundaries	All zone boundaries proposed follow existing property boundaries	All zone boundaries proposed follow existing property boundaries	Refer to Section 5.3-5.5 and supporting maps at Appendix 3
<b>p. Generally, no “spot zoning” (i.e. a single site zoned on its own)</b>	Achieved. Proposed zone extent generally comprises entire urban blocks and/ or large areas of contiguous land parcels.	Achieved. Proposed zone extent generally comprises entire urban blocks and/ or large areas of contiguous land parcels.	Achieved. Proposed zone extent generally comprises entire urban blocks and/ or large areas of contiguous land parcels.	Refer to Section 5.3-5.5 and supporting maps at Appendix 3
<b>q. Zoning takes into account existing resource consents and existing use rights, but this does not determine zoning</b>	Proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	Proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	Proposed zone extents relate to land which is already zoned or proposed to be zoned for residential uses.	
<b>r. Zoning for business and industrial land is consistent with additional locational criteria</b>	Not applicable	Not applicable	Not applicable	

## **Appendix 2: Development Control Testing**



# MDRZ Development Control Testing

Proposed Waikato District Plan - 25.01.2020

# Introduction

## Purpose

The purpose of this work is to produce a series of visual models with supporting dimensions and text to illustrate the application of proposed Medium Density Residential Zone development controls as proposed by Kāinga Ora. This has been applied on 2 typical sites within the Waikato District with respect to permitted land-use activities (up to 3 dwellings on a site).

The two sites chosen are described below:

- Site 1: A flat, regularly shaped, 828m<sup>2</sup> site in Ngaruawahia with an 18m street frontage and 46m lot depth.
- Site 2: A flat, regularly shaped, 660m<sup>2</sup> site in Tuakau with a 20m street frontage and 33m lot depth.

Both sites elected have been proposed to be rezoned to Medium Density Residential as part of the Kāinga Ora submission.

## Assumptions

A series of assumptions have been made across all models for consistency. These are set out below:

- All permitted activity proposals for three dwellings on-site will feature stand-alone typologies.
- Ground floor building heights have been set at 3.075m. This includes provision for a 2.6m floor-to-ceiling

height; 0.225m freeboard above ground-level; and 0.250m ceiling space.

- First floor building heights have been set at 2.850m. This includes provision for a 2.6m floor-to-ceiling height; and 0.250m ceiling space.
- A three-storey, stand alone typology is considered unlikely to occur taking into account development costs against a feasible return for three dwellings. As such this has not been tested.
- Eaves have been utilised on all models. These have a depth of 0.450m. from the face of each elevation. Eaves are not subject to any exemptions in relation to Daylight Admission controls.
- Where on-site car parking is provided it is in the form of a single garage measuring 3x6m.
- Where on-site car parking is provided, a manoeuvring space of a minimum of 6.5m has been provided to enable vehicle to exit the site in a forward gear.
- Where no on-site parking is provided, a 2.5m wide access strip for pedestrians has been provided for all units.
- All models are “orientation blind”. I.e. they don't respond to any particular site orientation. In any real world

development it would be expected that internal building configuration and outdoor space location would be driven by orientation towards the sun.

## Exclusions

It is proposed that applications seeking to construct more than three dwellings on a site would require resource consent as a restricted discretionary activity.

The matters of discretion proposed add a number of subjective design considerations (e.g. outlook and privacy) which would need to be assessed in addition to the core suite of development controls applicable to the zone.

Depending on the typologies and yields proposed, there is a wide range of theoretical developments (in terms of bulk, scale and layout) that could be enabled by the proposed provisions. As such theoretical developments are subject to refusal when considered against the matters of discretion they have not been tested as part of this work.

**01:**  
**828m<sup>2</sup> Lot**

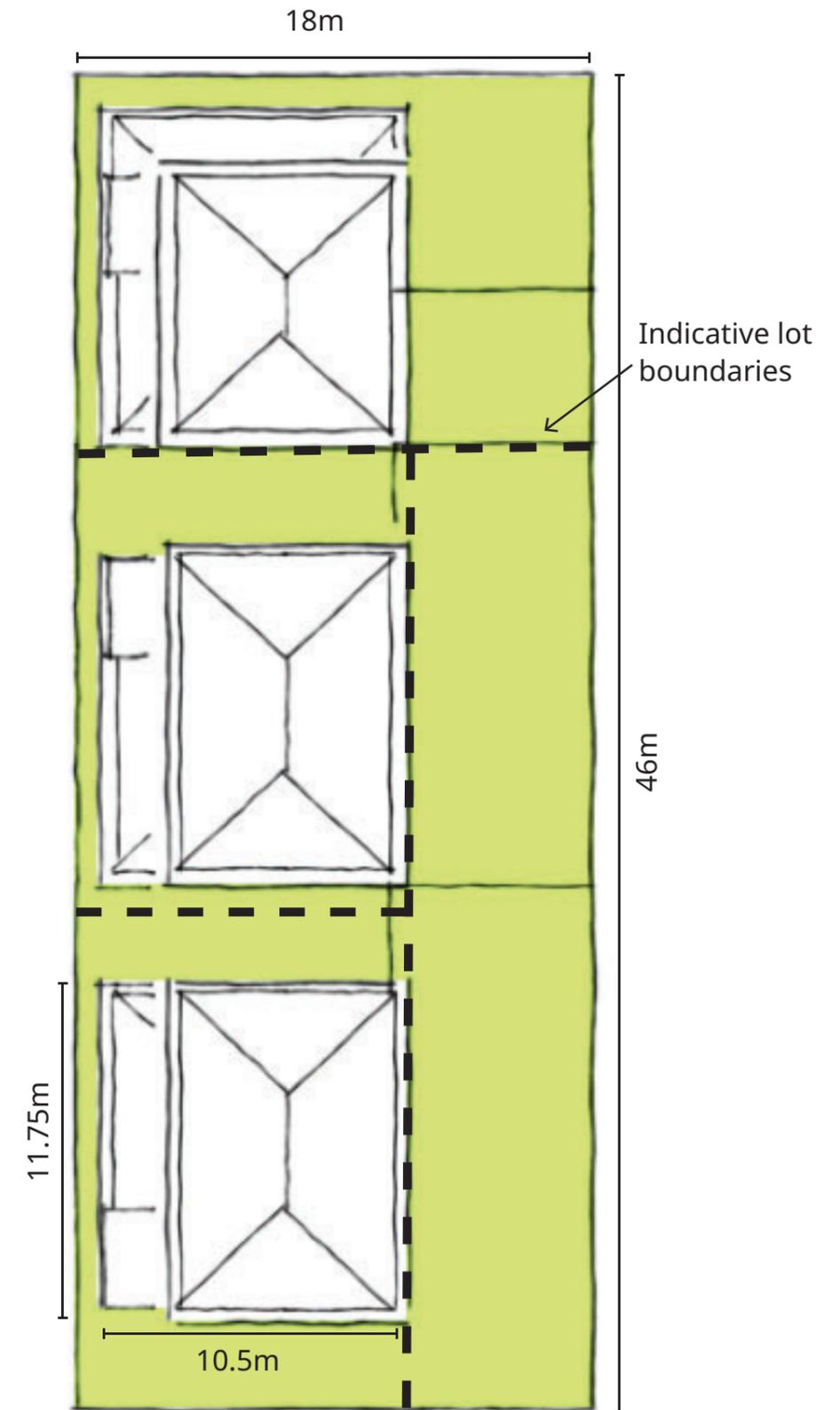
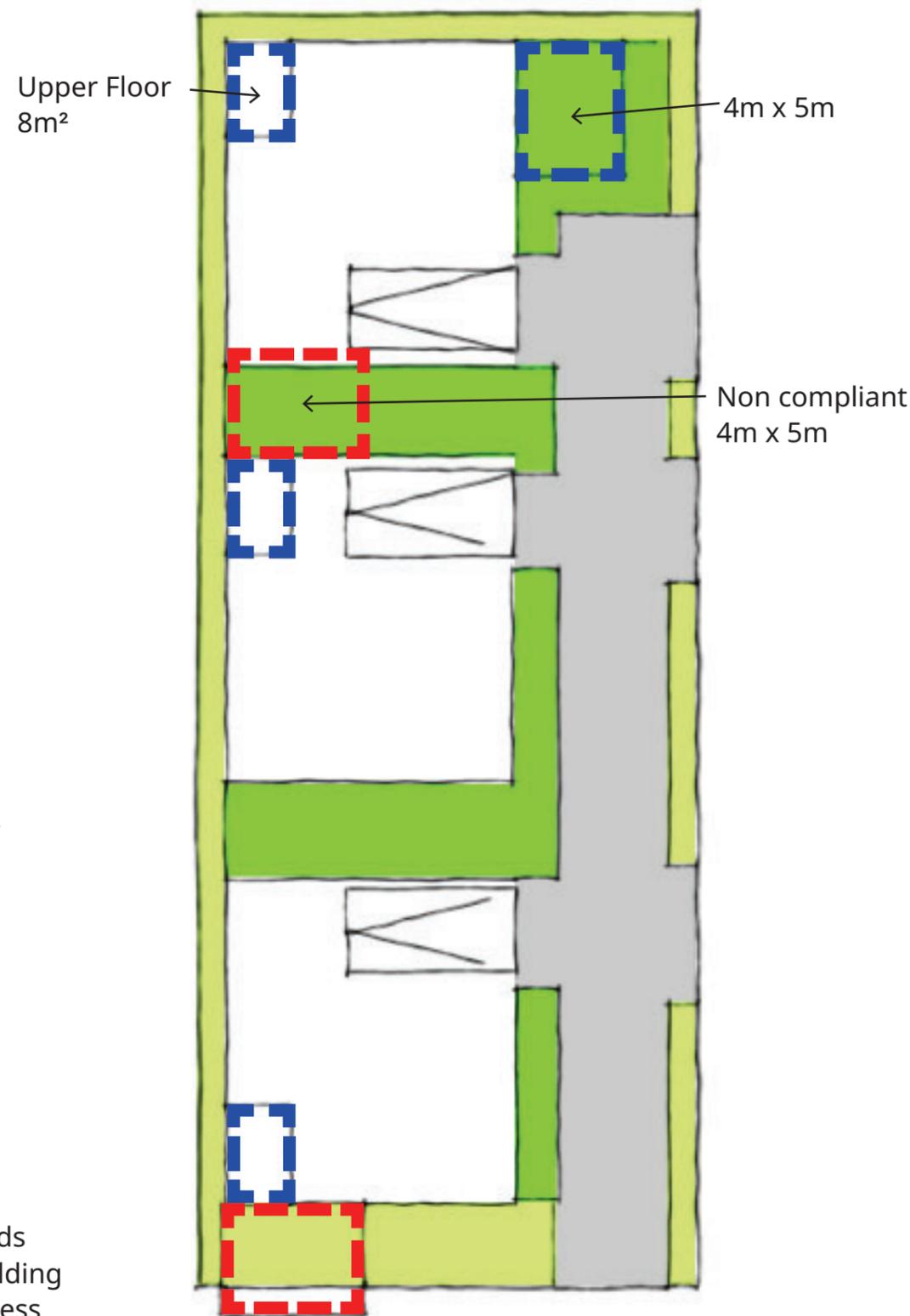
# 1.1 Scenario 1 - Upper Floor Outdoor Space

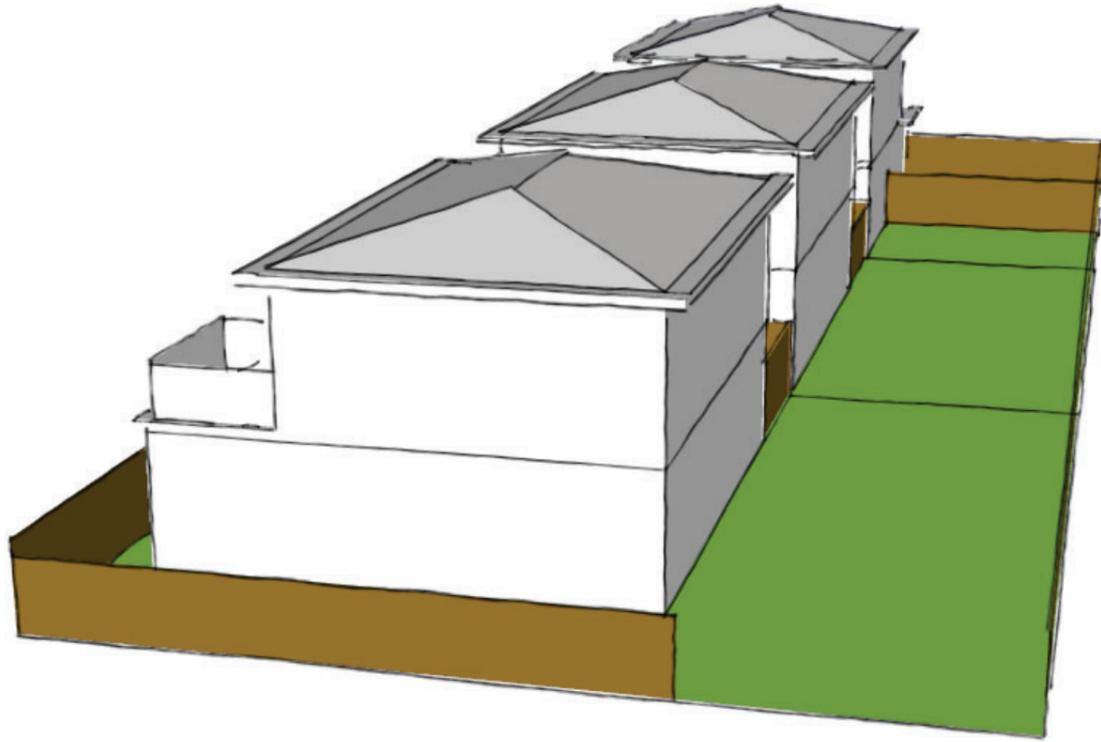
Key aspects and observations of this model include:

- 45% Site Coverage (373m<sup>2</sup>) spread across 3-dwellings (124m<sup>2</sup> ground floor space).
- Building form is two-storeys with two buildings featuring 205m<sup>2</sup> gross floor area while the third has 191m<sup>2</sup> gross floor area. Each dwelling could contain four bedrooms.
- 3m Front Yard, 1m side-yards and 1m rear yard.
- A daylight admission control of 3m+45° is applied from the side and rear boundaries only.
- Single car garaging for all dwellings with on-site reverse manouvering has been accomodated on-site.
- Principal outdoor living space is provided at first floor via an 8m<sup>2</sup> balcony (2.35x3.4m).
- Ground floor outdoor areas of 38.5m<sup>2</sup>, 49.3m<sup>2</sup> and 77.5m<sup>2</sup> are still able to be provided. One of these spaces meets the minimum dimension requirements proposed while minor alterations to the configuration of buildings means that all outdoor spaces could comply with the minimum dimension requirements.

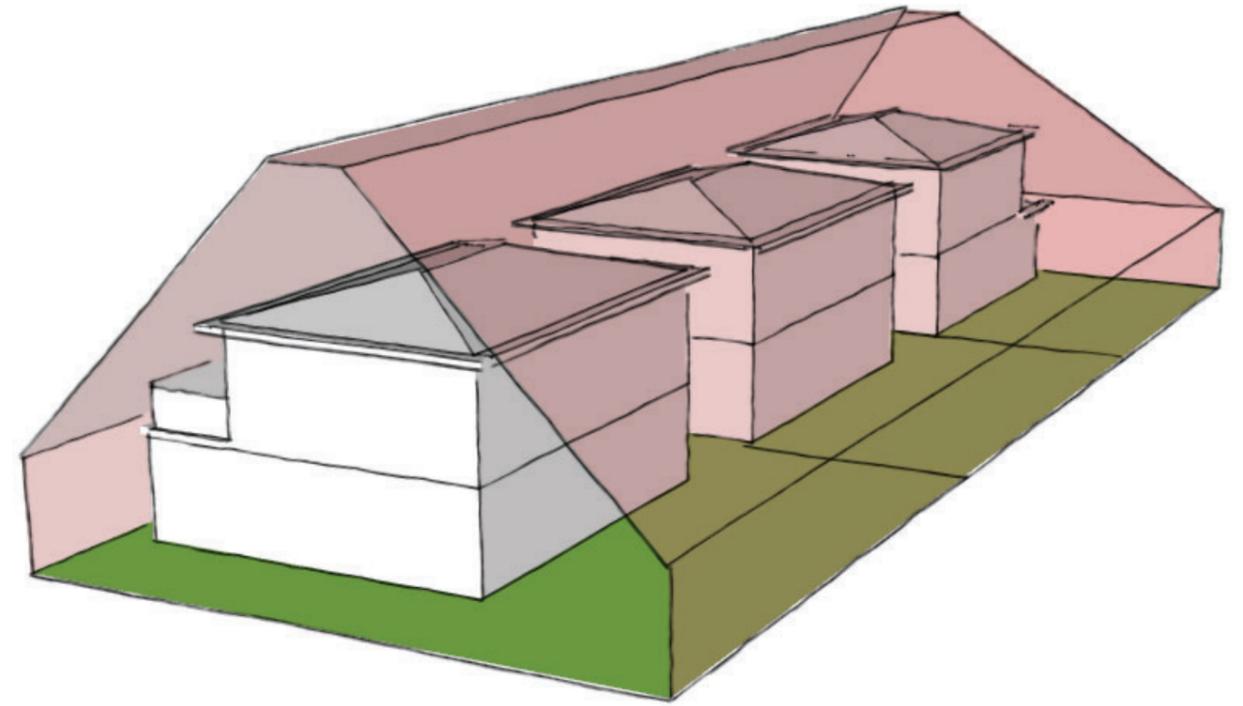
Legend

-  Yards
-  Building
-  Access
-  Balance open space

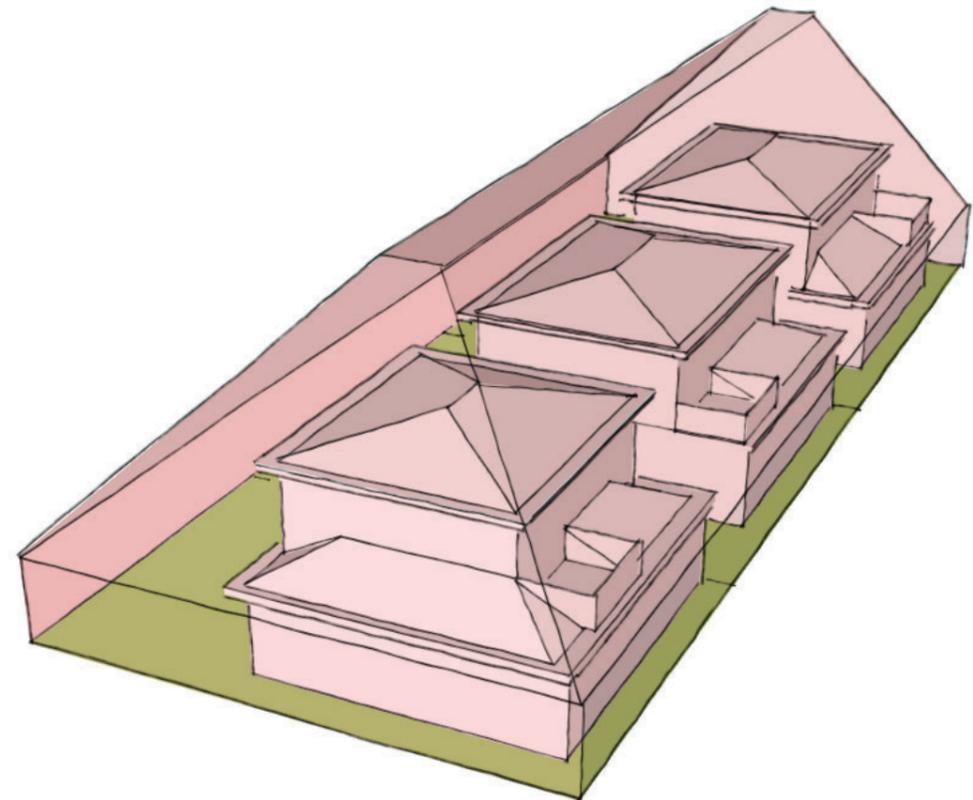
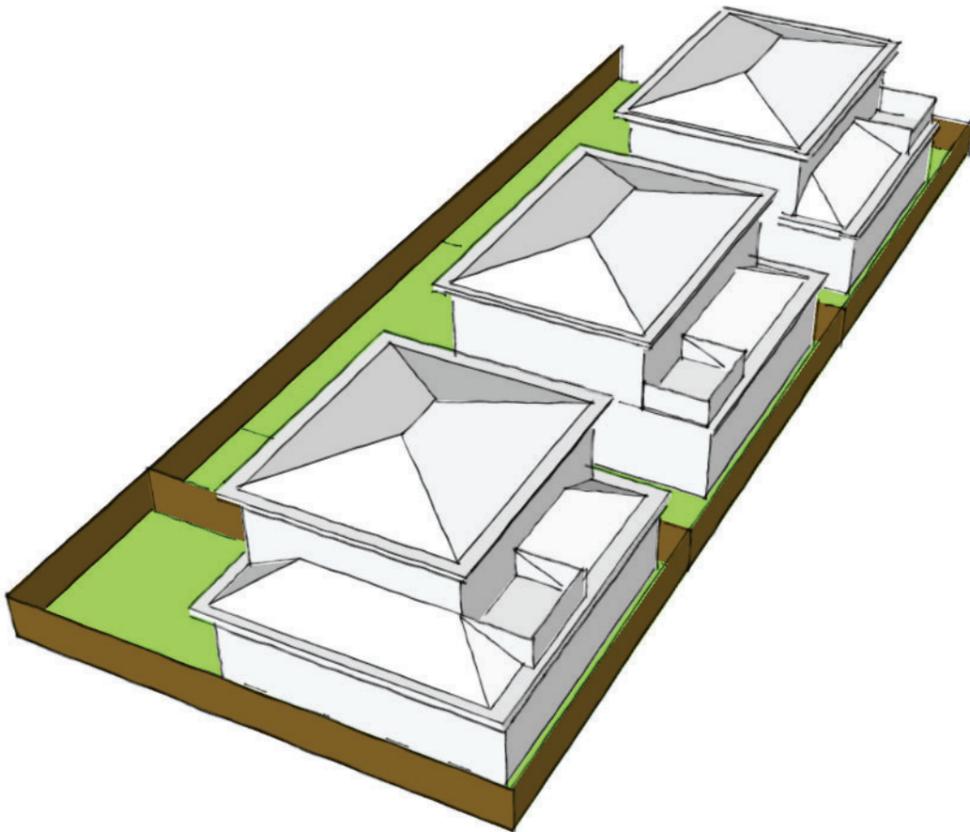




Bulk & Massing Diagrams



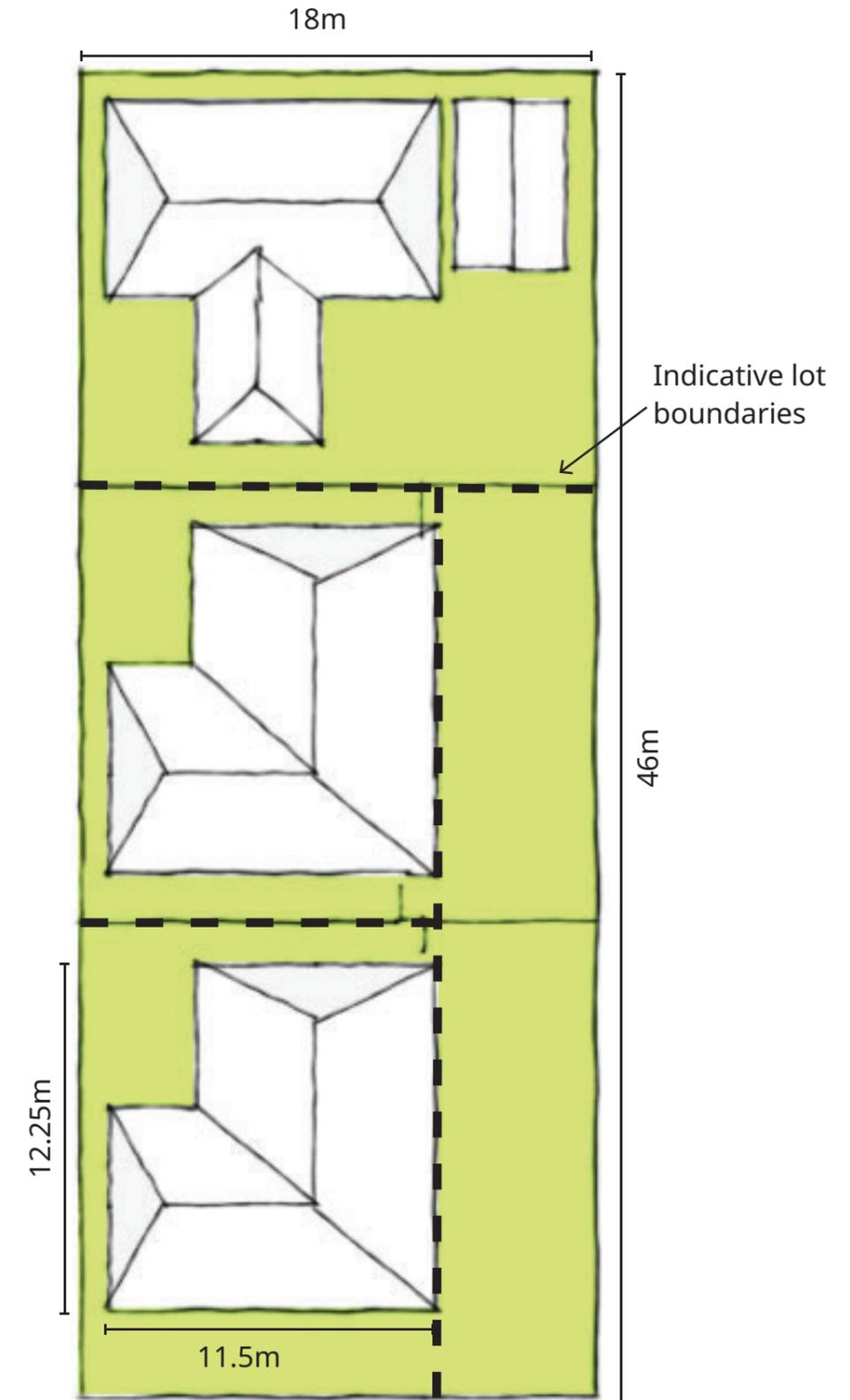
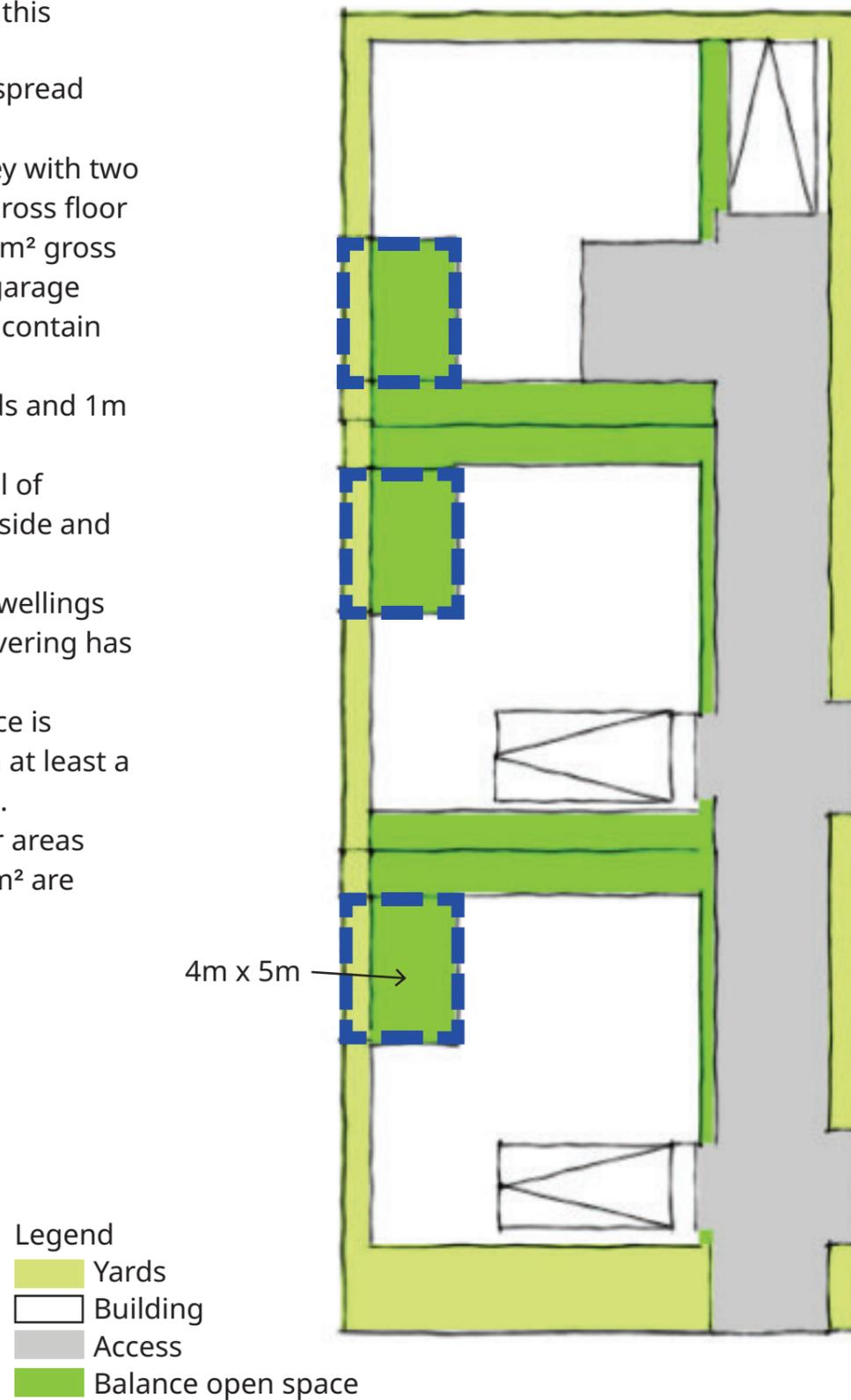
Daylight Admission Diagrams

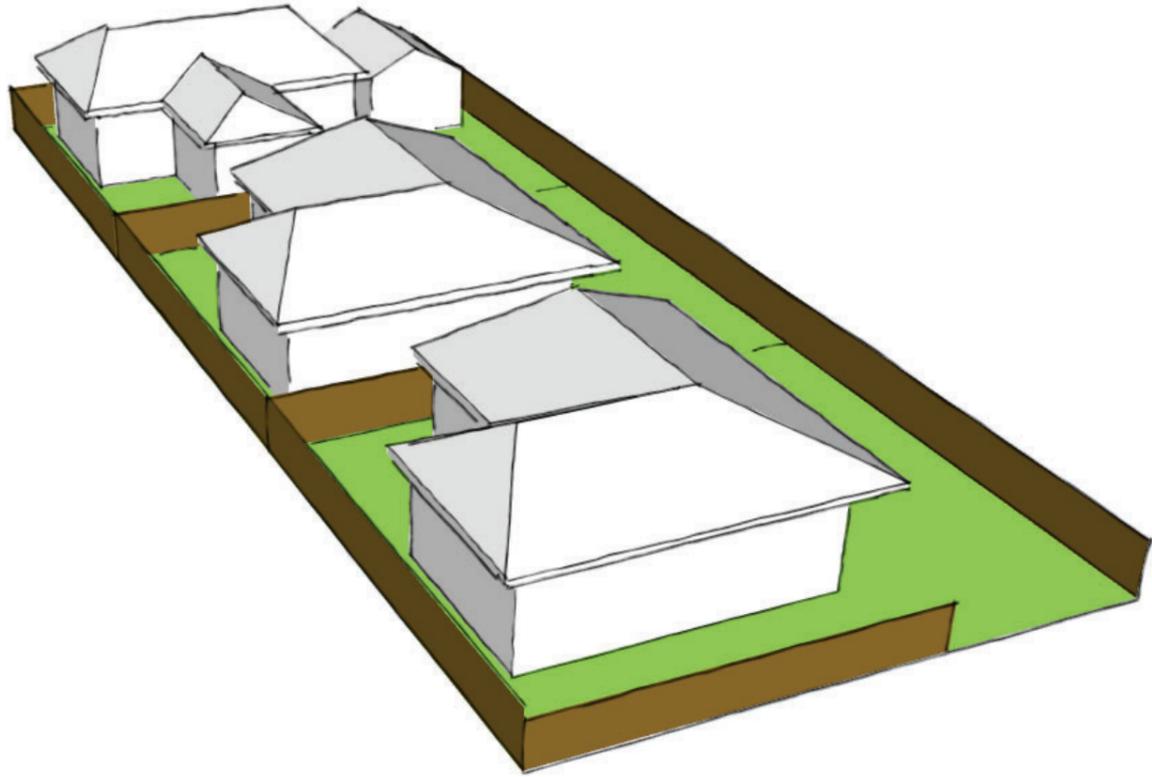


# 1.2 Scenario 2 - Ground Floor Outdoor Space

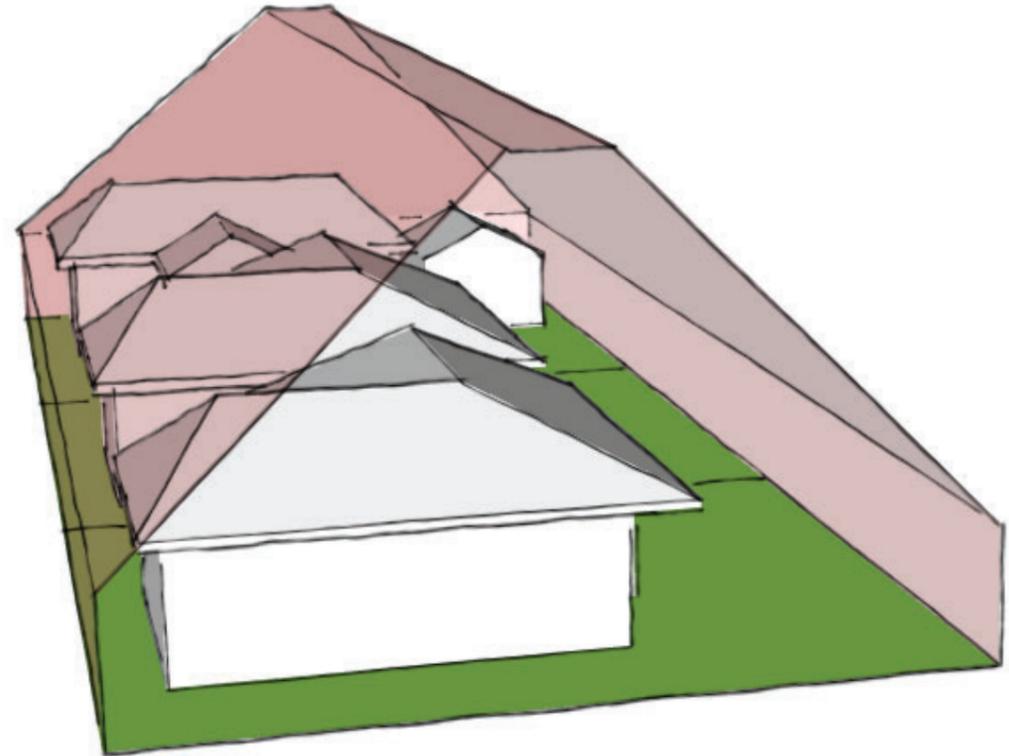
Key aspects and observations of this model include:

- 45% Site Coverage (373m<sup>2</sup>) spread across 3 -dwellings.
- Building form is single storey with two buildings featuring 125m<sup>2</sup> gross floor area while the third has 103m<sup>2</sup> gross floor area with a detached garage (21m<sup>2</sup>). Each dwelling could contain 3.5 bedrooms.
- 3m Front Yard, 1m side-yards and 1m rear yard.
- A daylight admission control of 3m+45° is applied from the side and rear boundaries only.
- Single car garaging for all dwellings with on-site reverse manouvering has been accomodated on-site.
- Principal outdoor living space is provided at ground floor via at least a minimum 20m<sup>2</sup> area (4x5m).
- Actual ground floor outdoor areas of 37.2m<sup>2</sup>, 38.2m<sup>2</sup> and 74.7m<sup>2</sup> are provided.

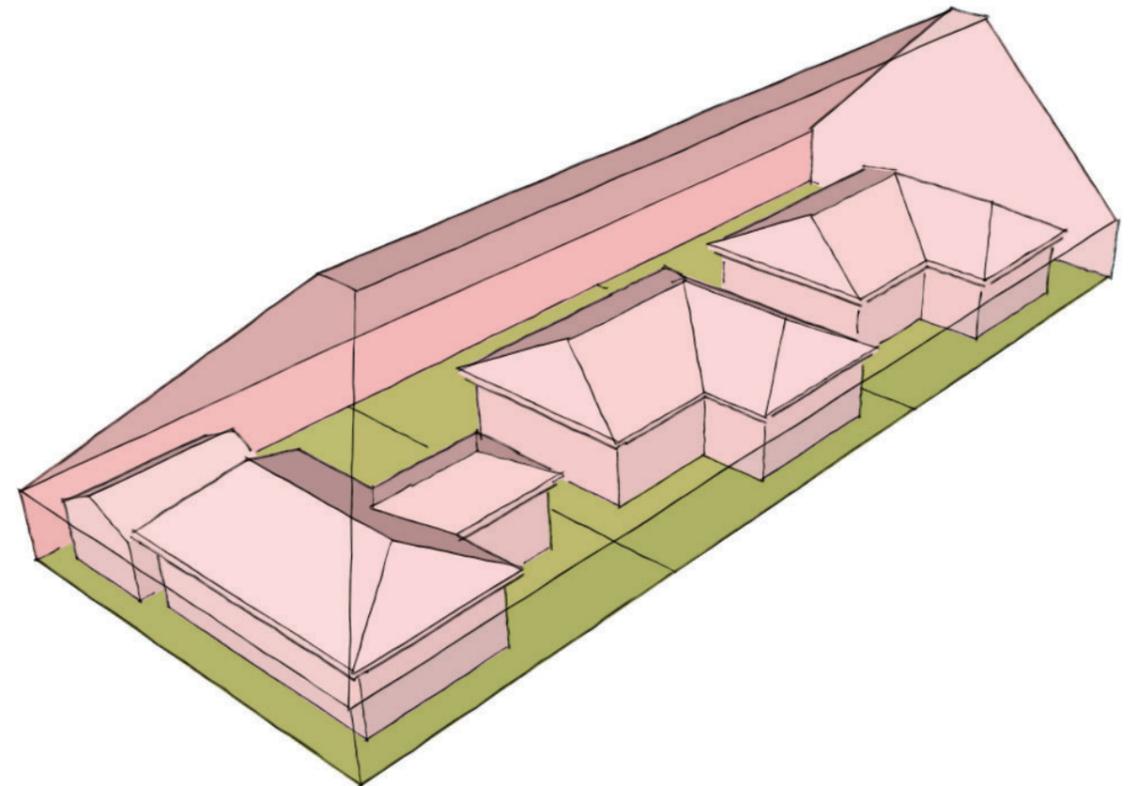
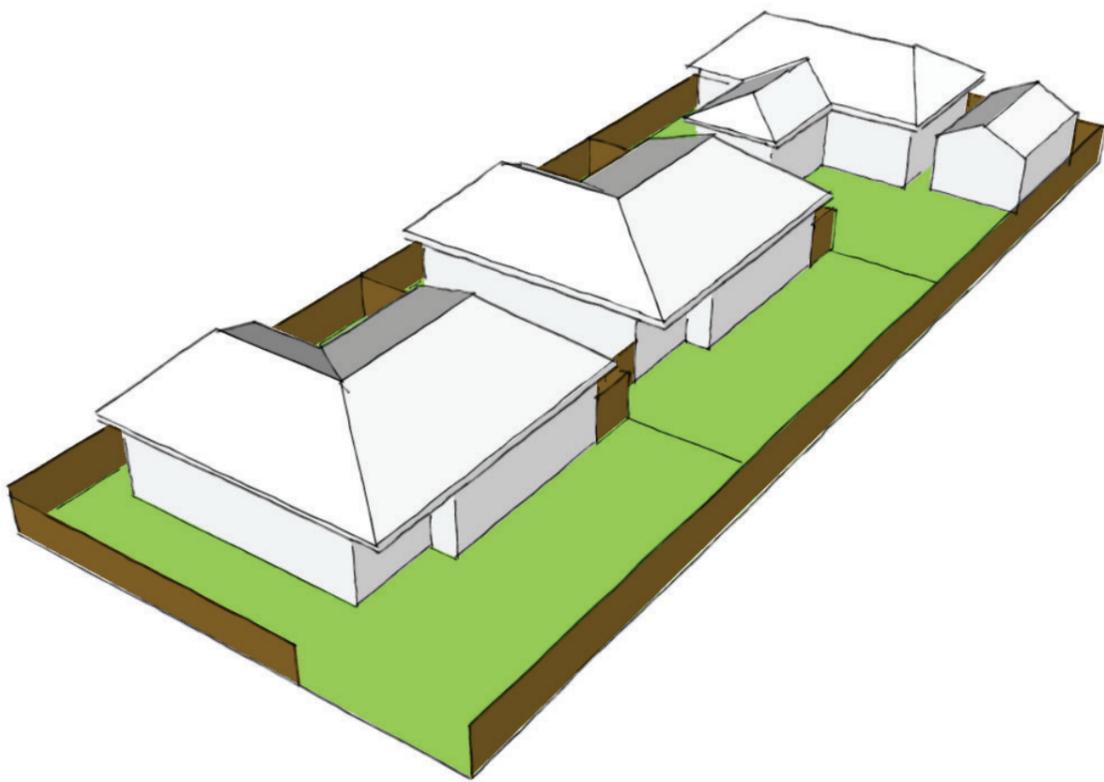




Bulk & Massing Diagrams



Daylight Admission Diagrams



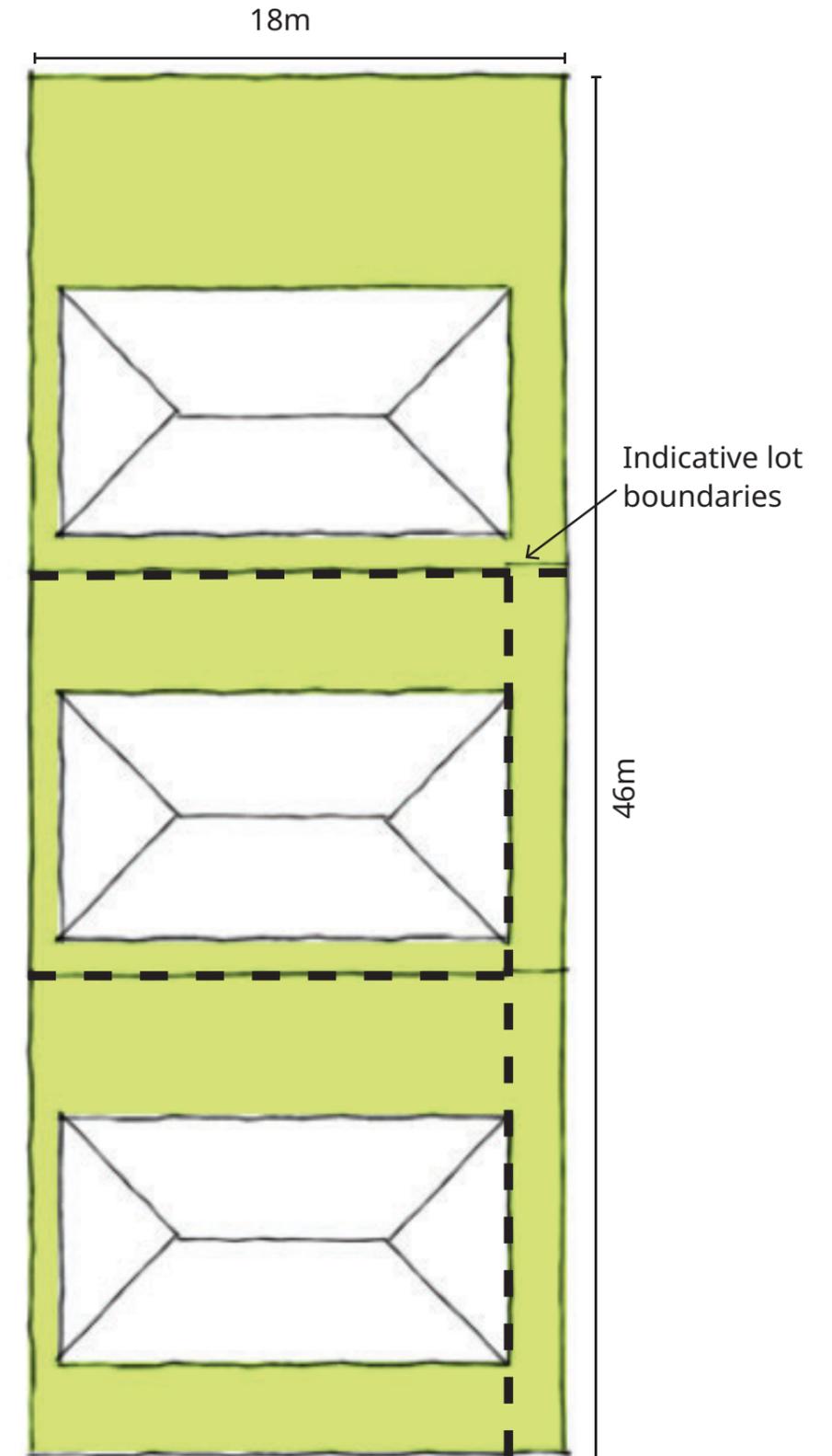
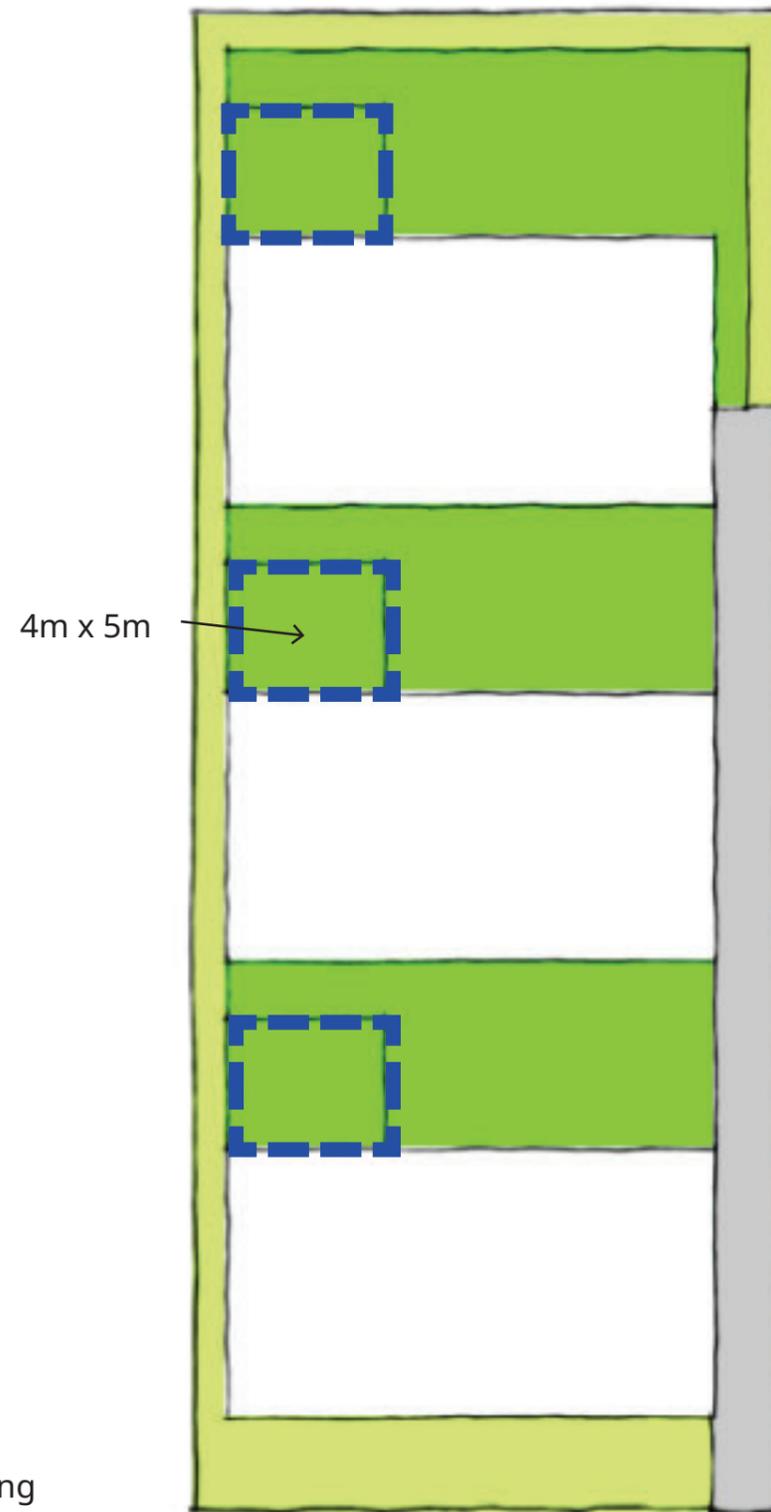
# 1.3 Scenario 3 - No On-site Parking

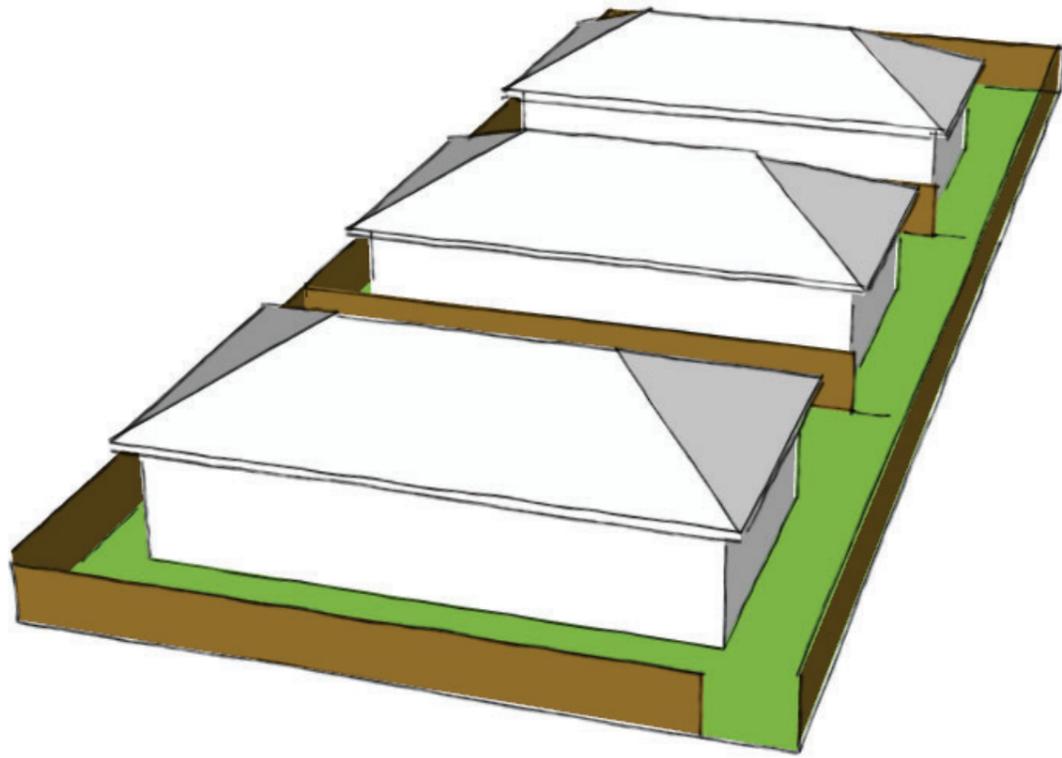
Key aspects and observations of this model include:

- 45% Site Coverage (373m<sup>2</sup>) spread across 3 -dwellings (124m<sup>2</sup> ground floor space).
- Building form is single storey. Each dwelling could comfortably contain 3.5 bedrooms.
- 3m Front Yard, 1m side-yards and 1m rear yard.
- A daylight admission control of 3m+45° is applied from the side and rear boundaries only.
- No on-site car parking is provided. A 2.5m pedestrian accessway is included along one boundary.
- Principal outdoor living space is provided at ground floor via at least a minimum 20m<sup>2</sup> area (4x5m).
- Ground floor outdoor areas of 92m<sup>2</sup>, 141m<sup>2</sup> and 148m<sup>2</sup> are provided.

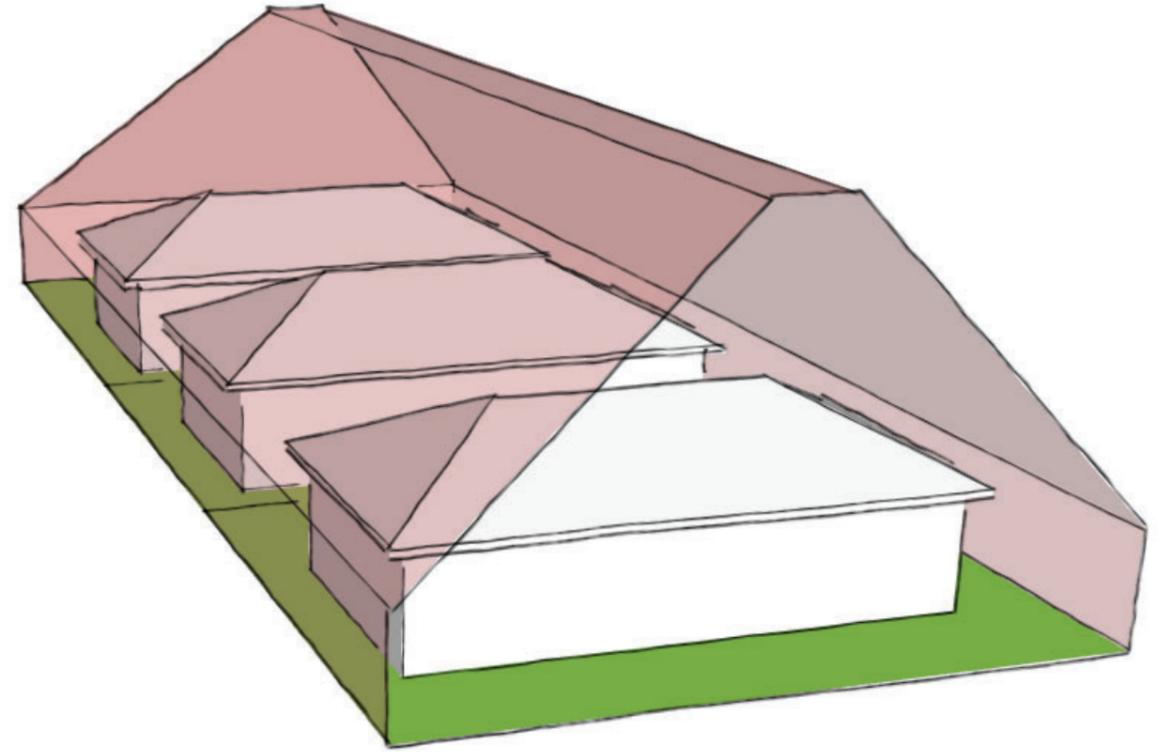
### Legend

- Yards
- Building
- Access
- Balance open space

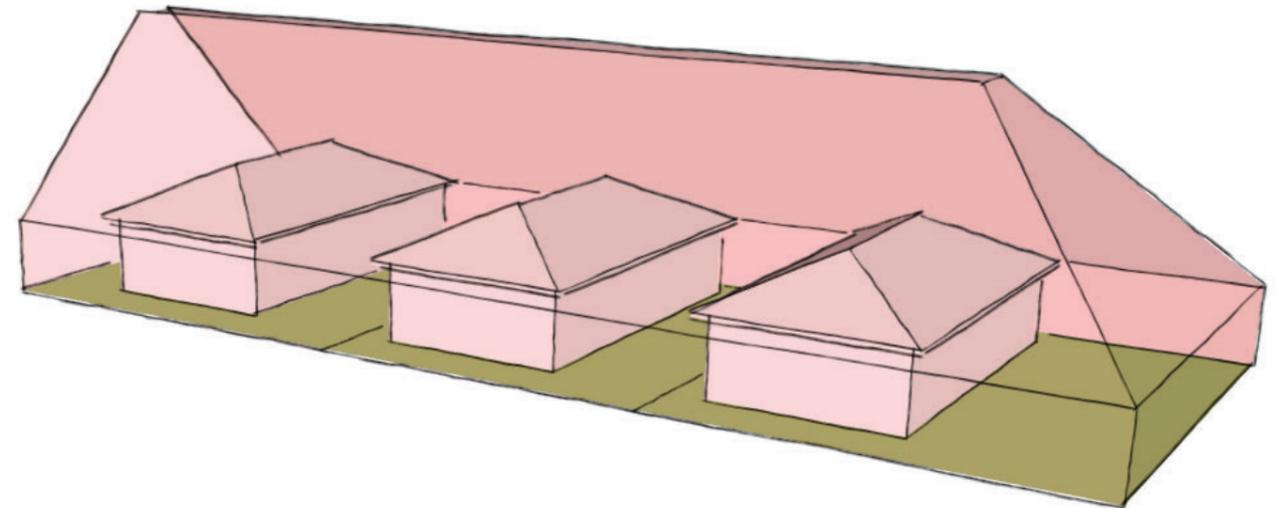
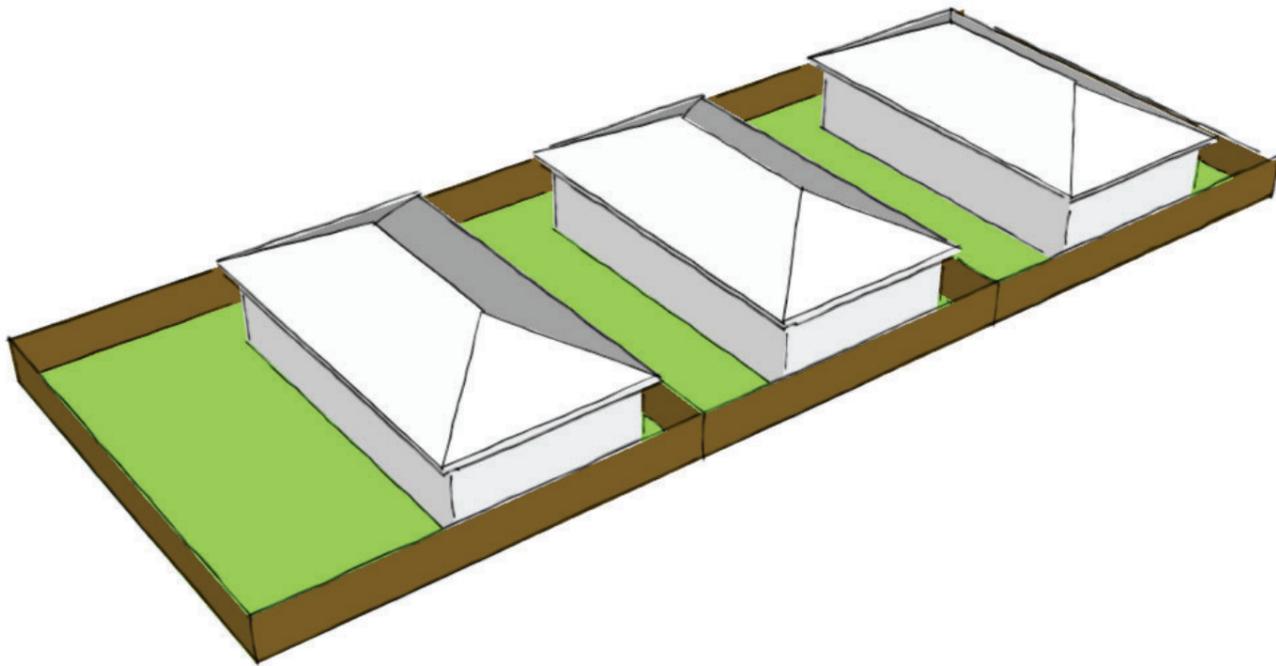




Bulk & Massing Diagrams



Daylight Admission Diagrams

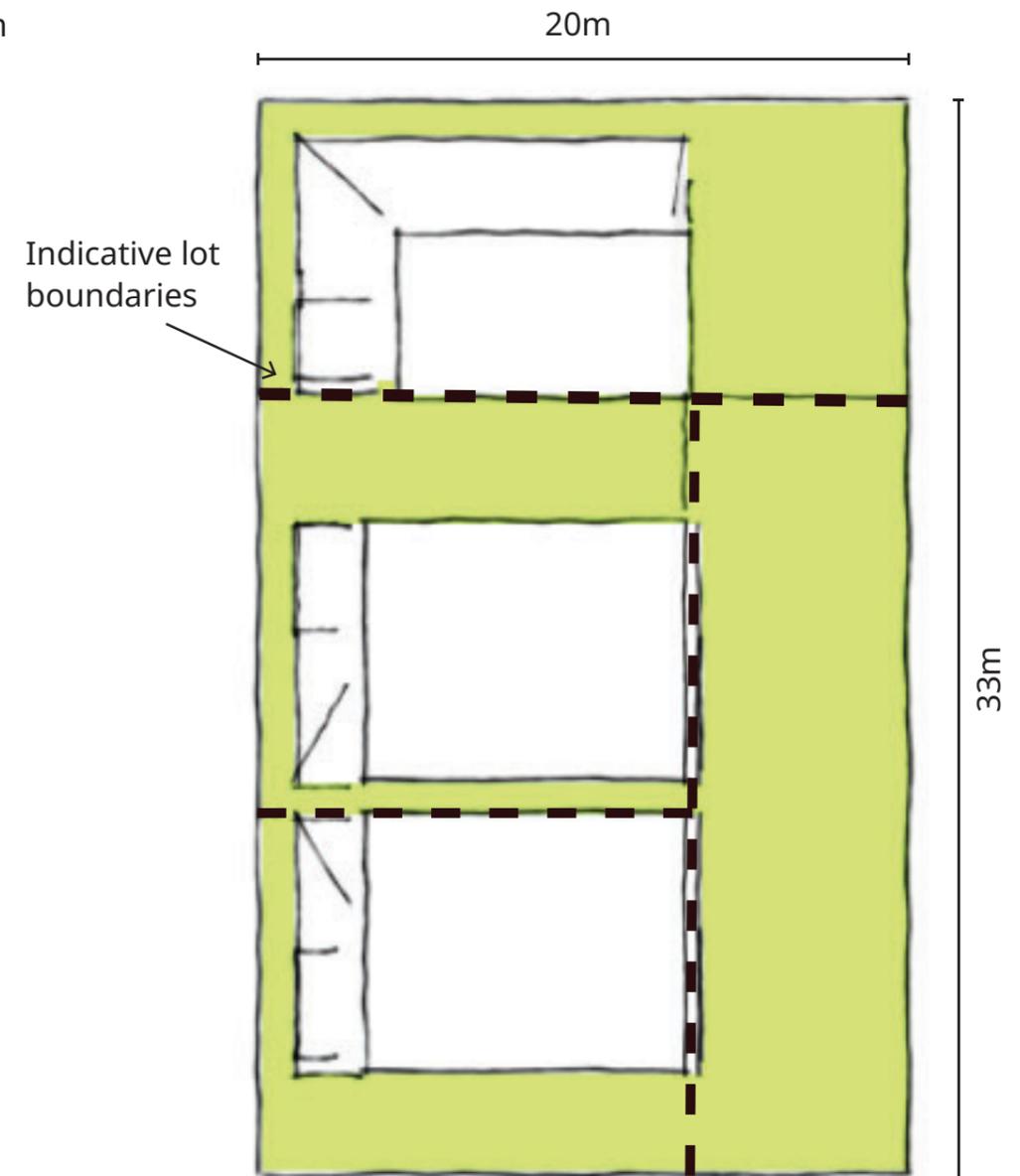
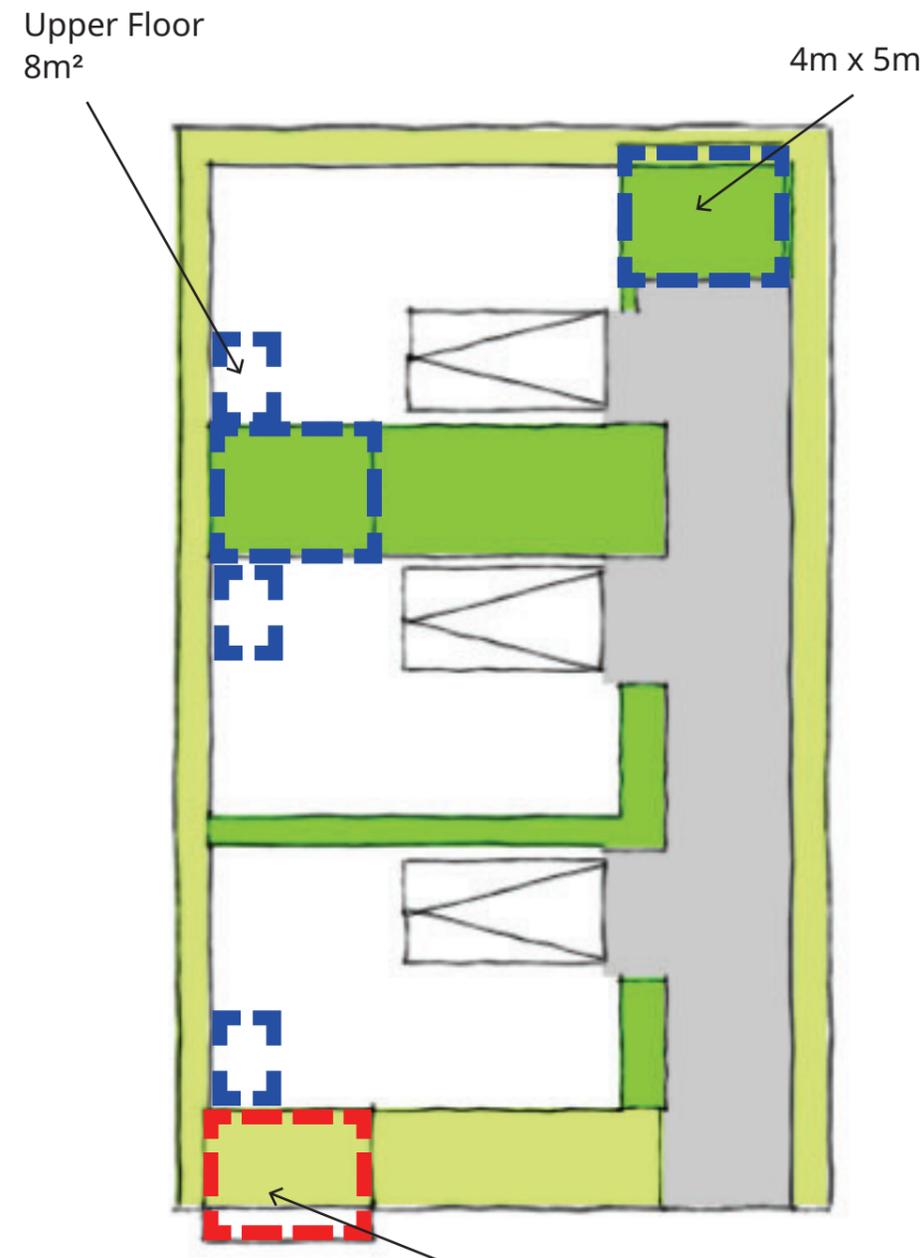


**02:**  
**660m<sup>2</sup> Lot**

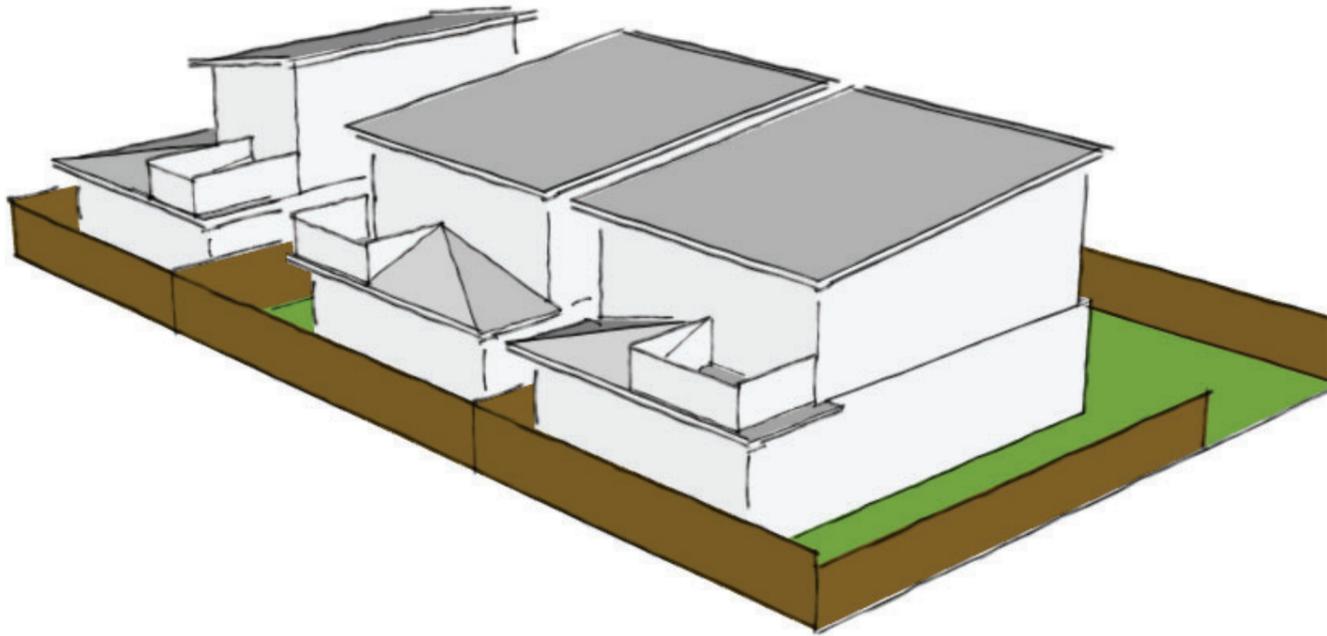
# 2.1 Scenario 4 - Upper Floor Outdoor Space

Key aspects and observations of this model include:

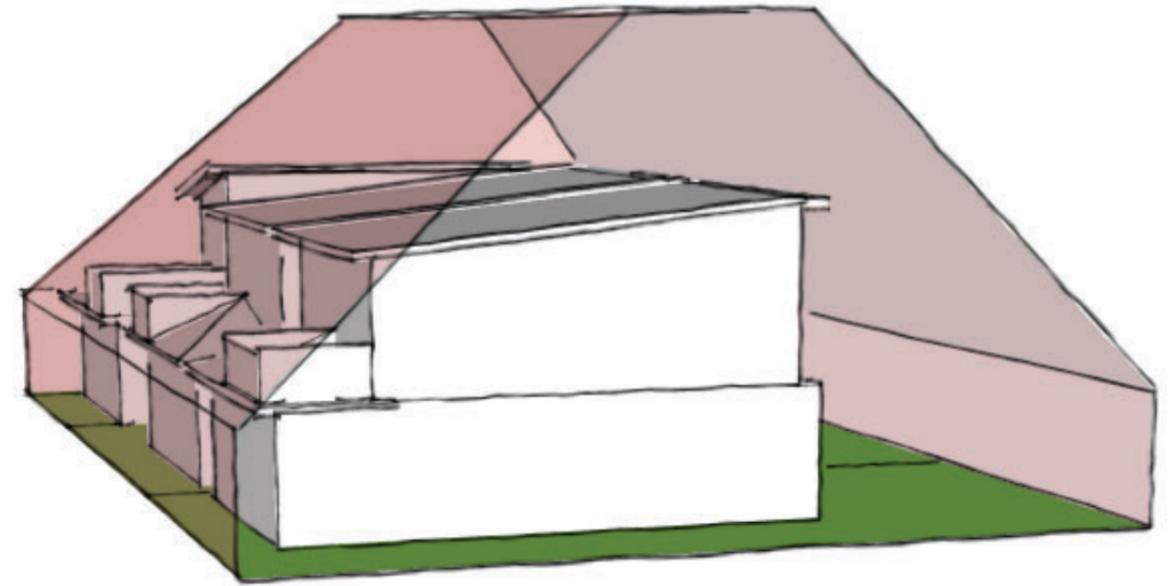
- 45% Site Coverage (297m<sup>2</sup>) spread across 3-dwellings.
- Building form is two-storeys with two buildings featuring 178m<sup>2</sup> gross floor area while the third has 148m<sup>2</sup> gross floor area.
- 3m Front Yard, 1m side-yards and 1m rear yard.
- A daylight admission control of 3m+45° is applied from the side and rear boundaries only.
- Single car garaging for all dwellings with on-site reverse manouvering has been accomodated on-site.
- Principal outdoor living space is provided at first floor via an 8m<sup>2</sup> balcony (2.35x3.4m).
- Ground floor outdoor areas of 29.1m<sup>2</sup>, 45m<sup>2</sup> and 48.5m<sup>2</sup> are still able to be provided. Two of these spaces meets the minimum dimension requirements proposed while minor alterations to the configuration of buildings means that all outdoor spaces could comply with the minimum dimension requirements.



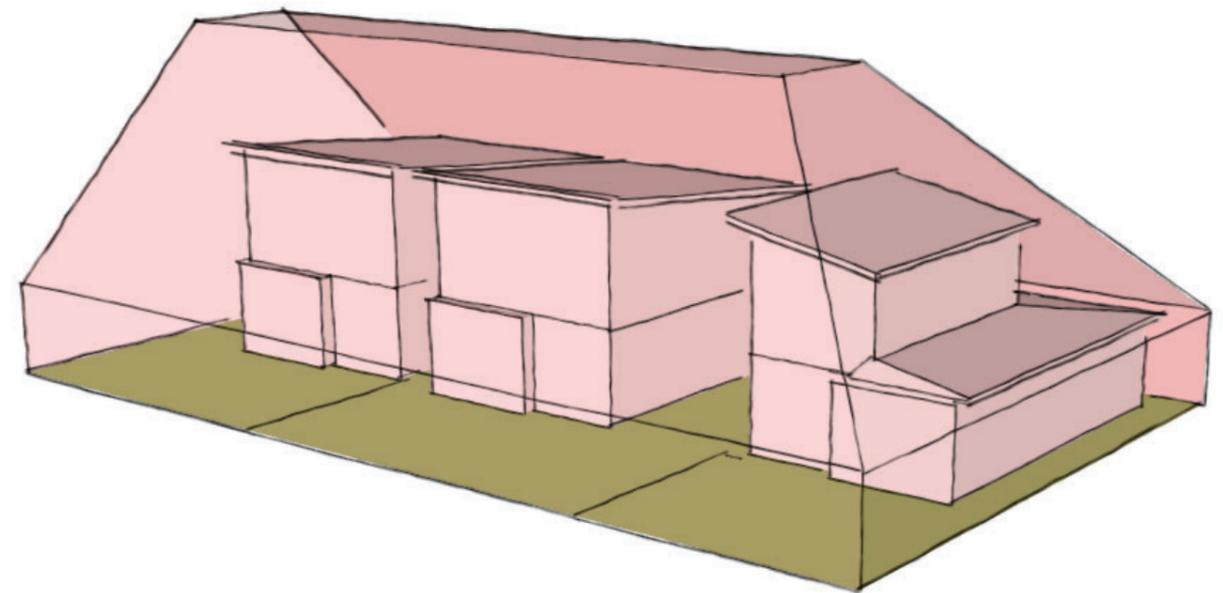
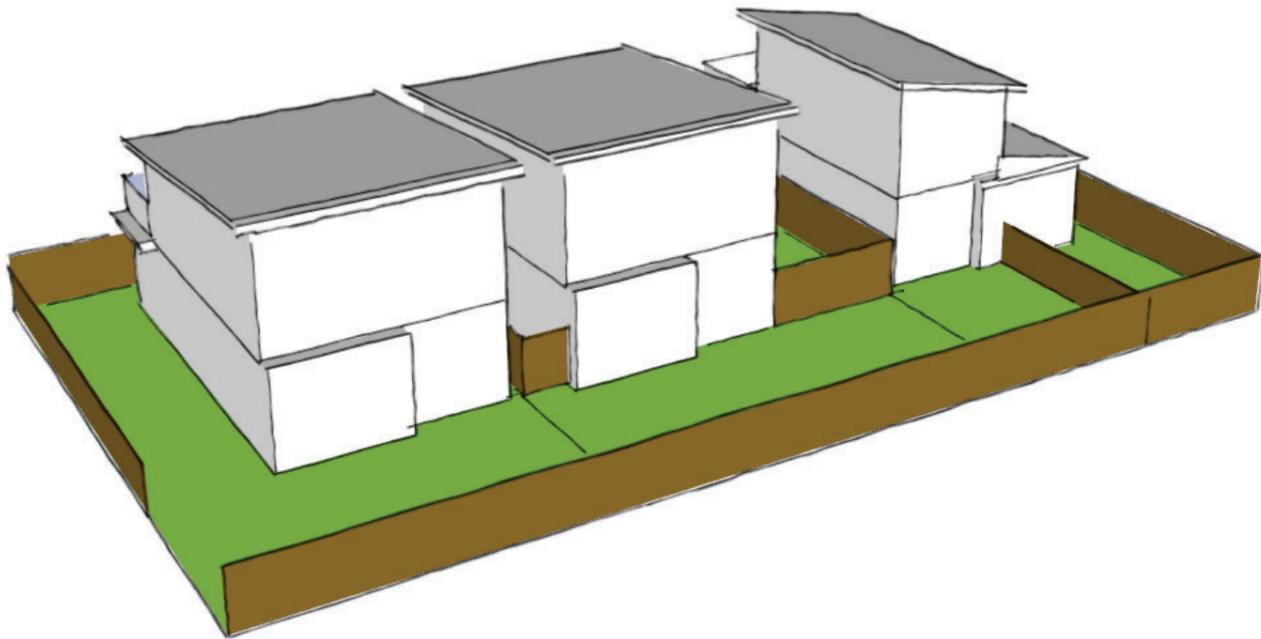
- Legend
- Yards
  - Building
  - Access
  - Balance open space



Bulk & Massing Diagrams



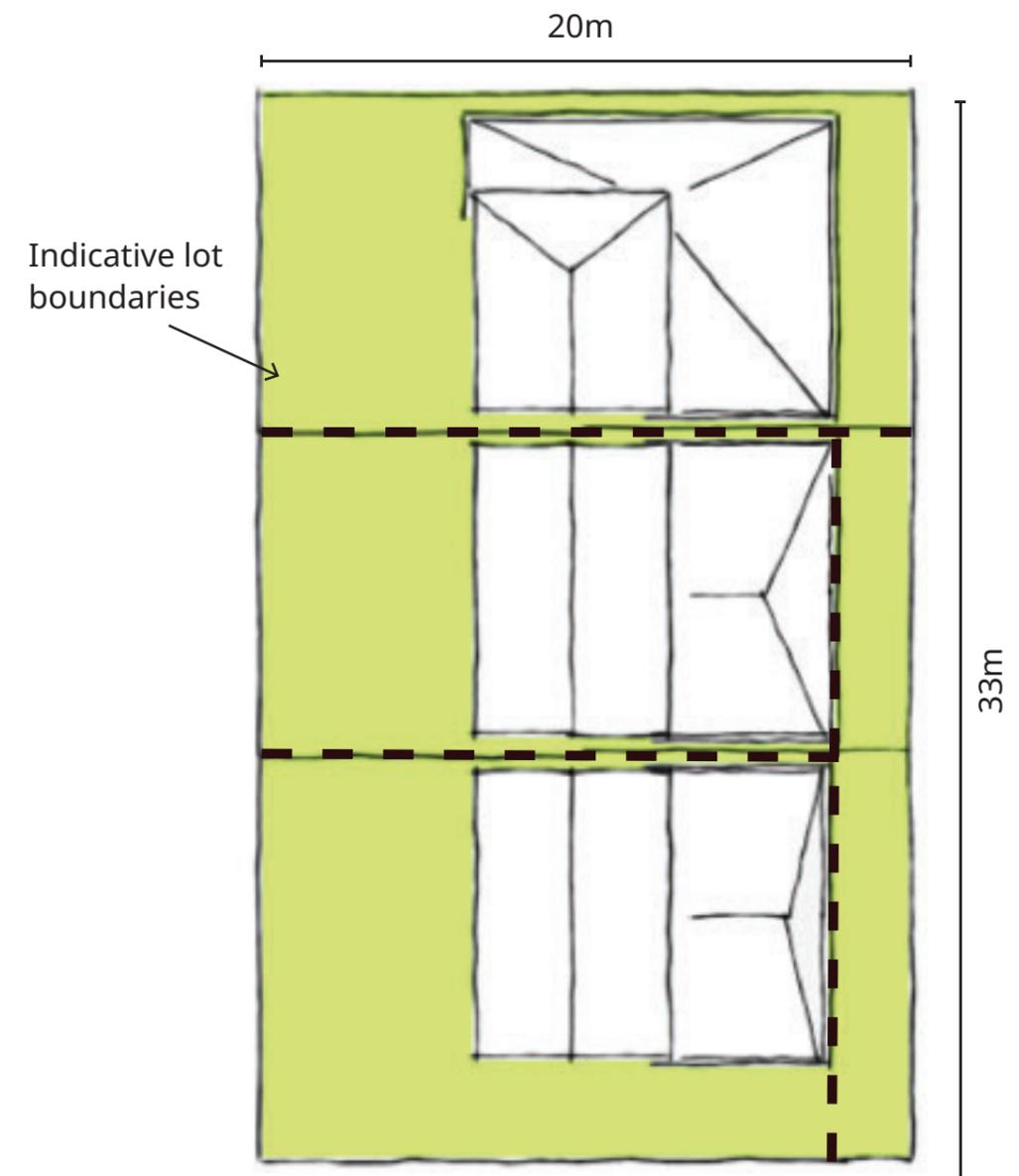
Daylight Admission Diagrams



## 2.2 Scenario 5 - No On-site Parking

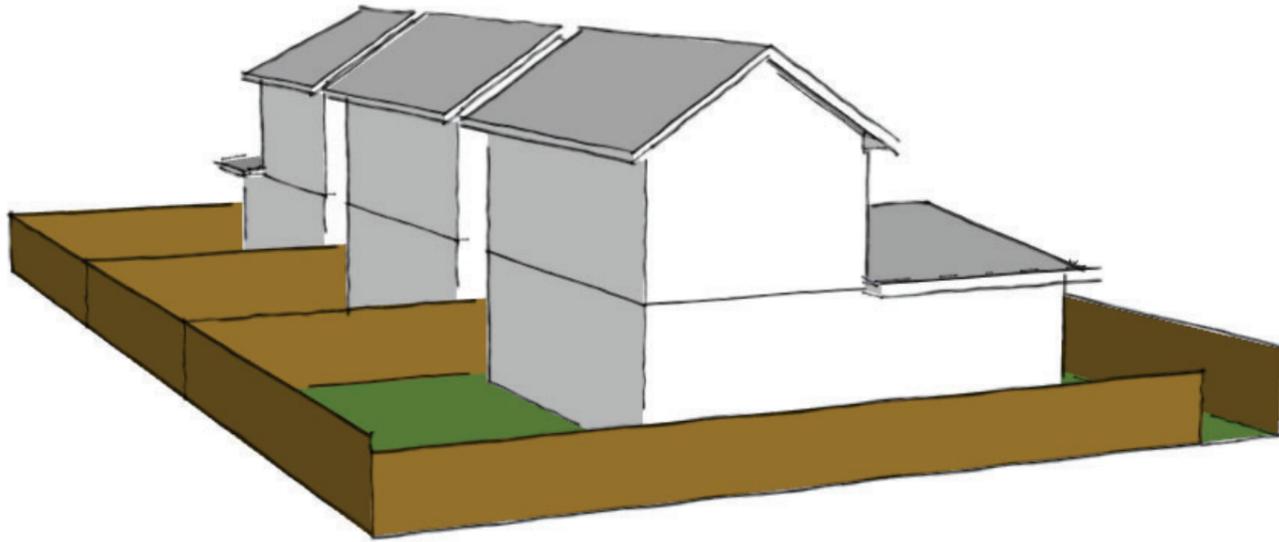
Key aspects and observations of this model include:

- 45% Site Coverage (297m<sup>2</sup>) spread across 3 -dwellings (99m<sup>2</sup> ground floor space).
- Building form is single storey. Each dwelling could contain two-to-three bedrooms.
- 3m Front Yard, 1m side-yards and 1m rear yard.
- A daylight admission control of 3m+45° is applied from the side and rear boundaries only.
- No on-site car parking is provided. A 2.5m pedestrian accessway is included along one boundary.
- Principal outdoor living space is provided at ground floor via at least a minimum 20m<sup>2</sup> area (4x5m).
- Ground floor outdoor areas of 69.5m<sup>2</sup>, 97m<sup>2</sup> and 118.5m<sup>2</sup> are provided.

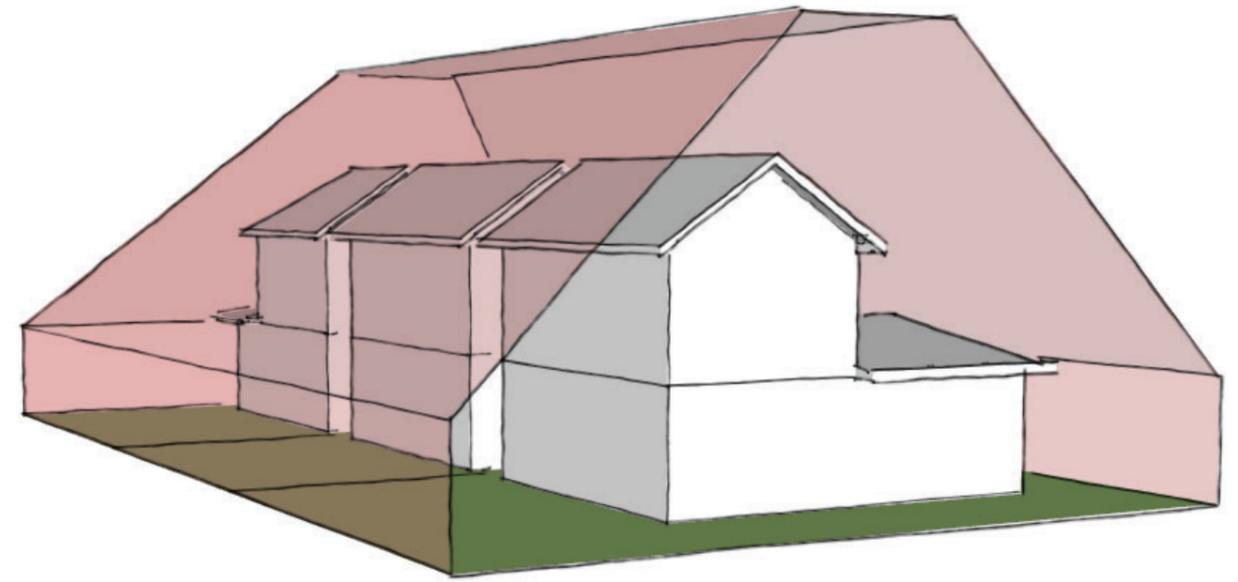


### Legend

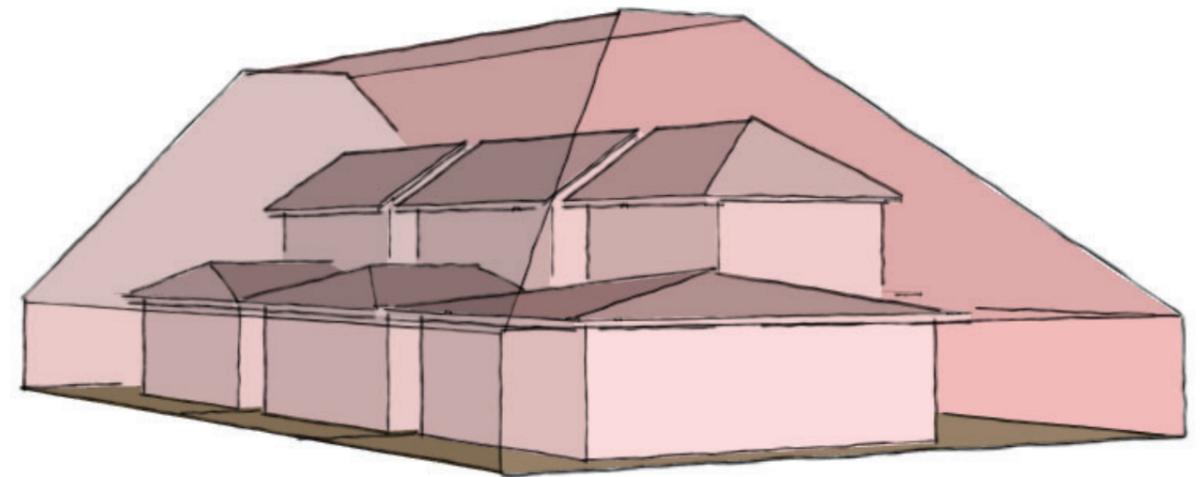
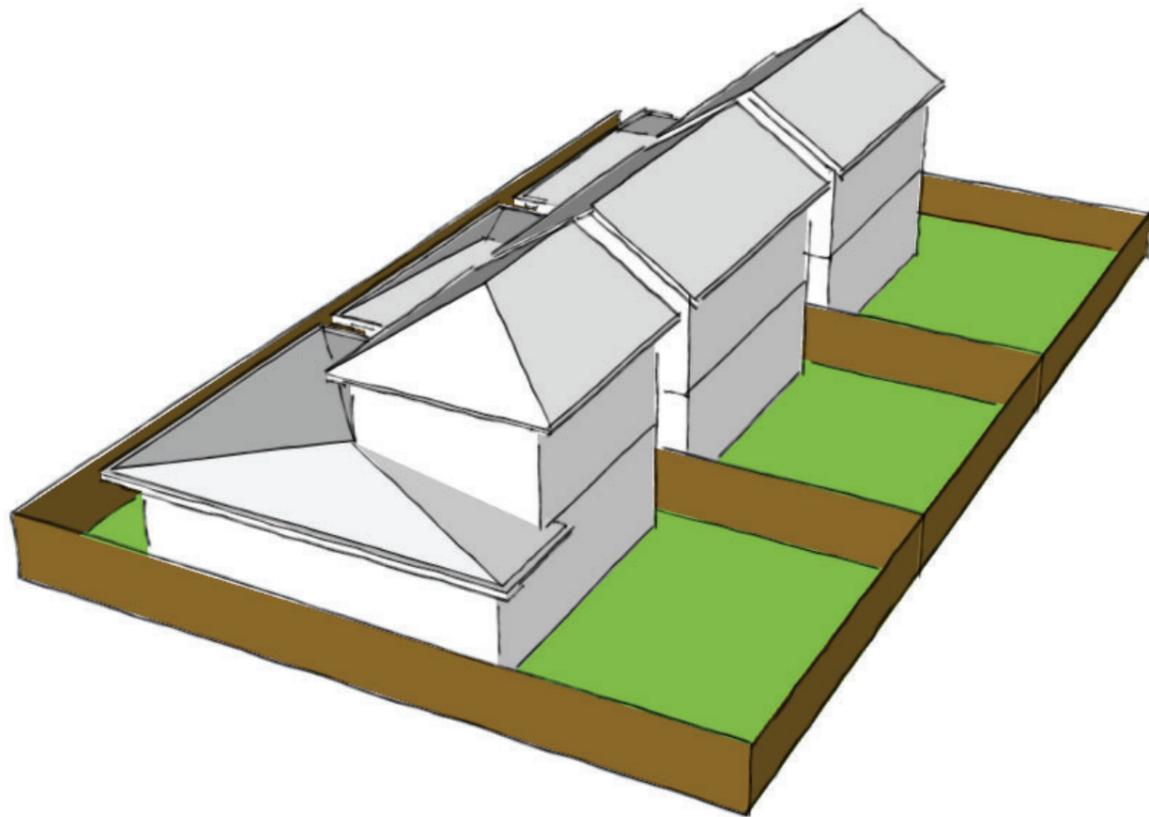
-  Yards
-  Building
-  Access
-  Balance open space



Bulk & Massing Diagrams



Daylight Admission Diagrams





Kerikeri | Whangarei | Warkworth | **Auckland** | Hamilton | Napier | Christchurch

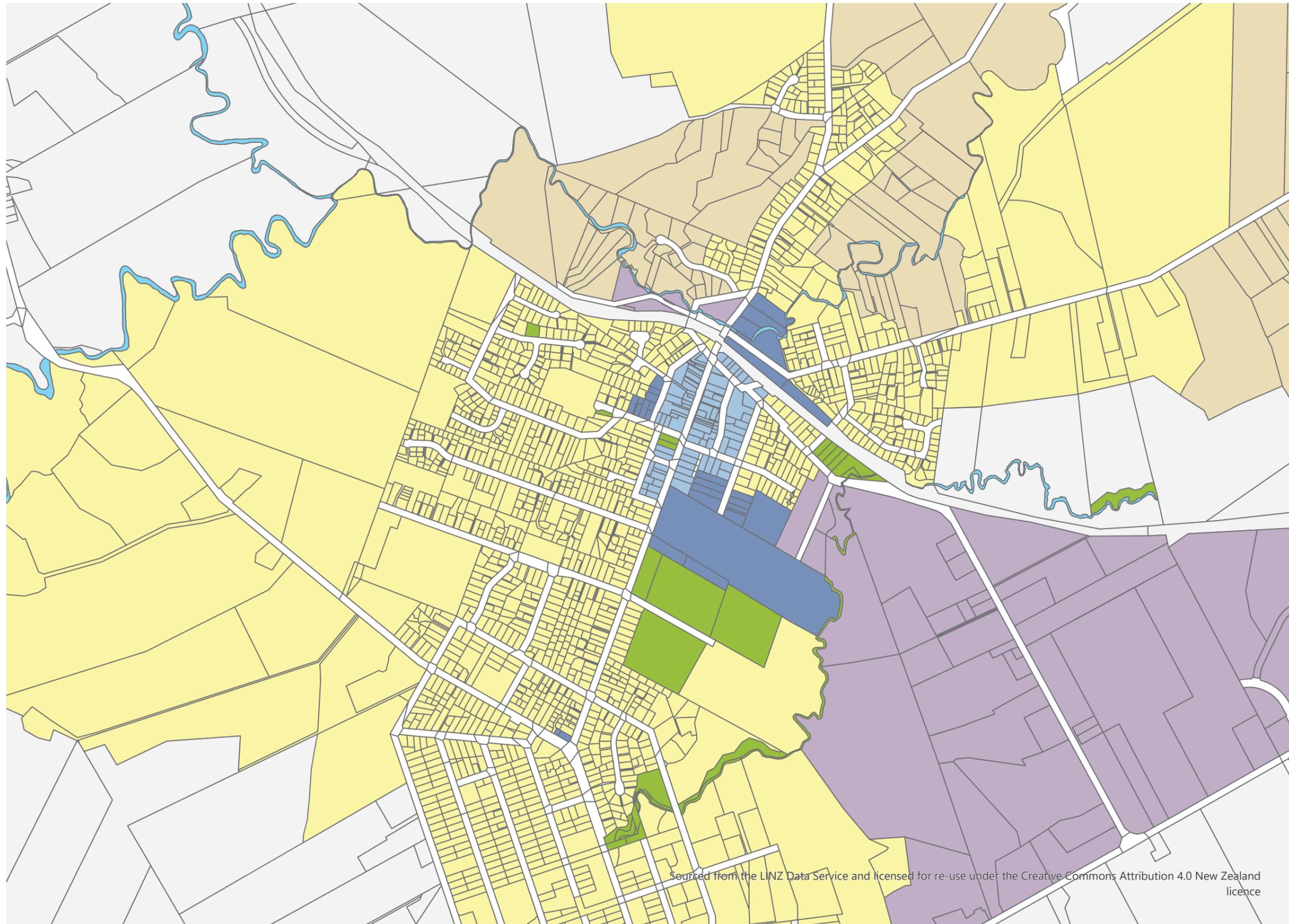
**Appendix 3: Spatial Analysis of each Township**

01

**Tuakau**

# Proposed Waikato District Plan

## Proposed zoning (as notified)



### Legend

- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

## Tuakau

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
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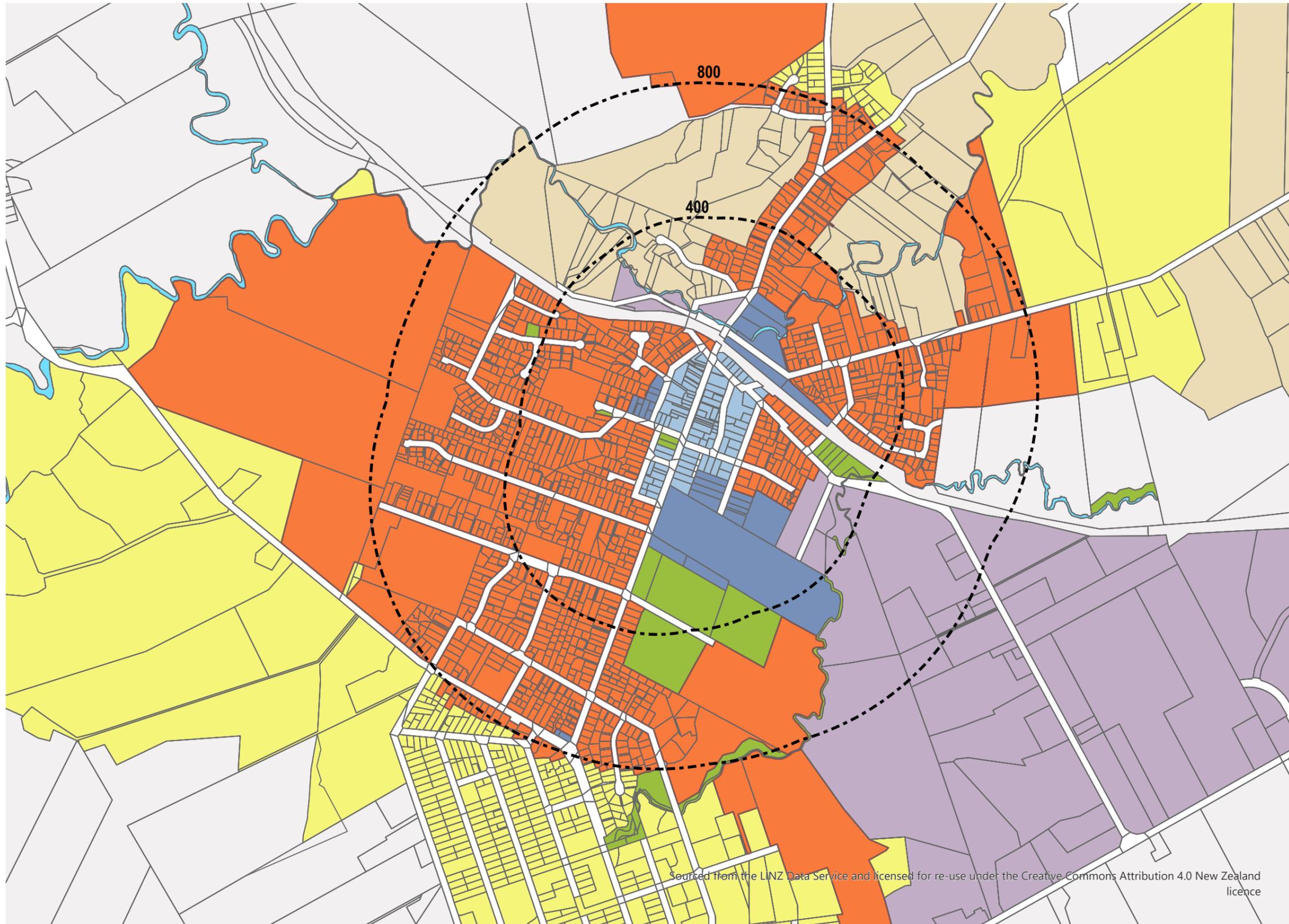
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
Homes and Communities

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# Proposed Waikato District Plan

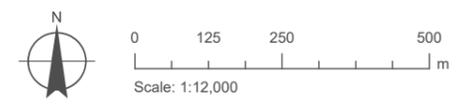
## Original MDR Zone request



- Legend**
- 400m Radial Catchment
  - 800m Radial Catchment
  - Original MDR Rezoning Extent (2018)
  - Business
  - Business Town Centre
  - Country Living
  - Heavy Industrial
  - Industrial
  - Outside District
  - Rangitahi Peninsula
  - Reserve
  - Residential
  - Road
  - Rural
  - Village
  - Water

### Tuakau

#### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
 3-13 Shortland Street  
 Auckland

Urban & Environmental  
 Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

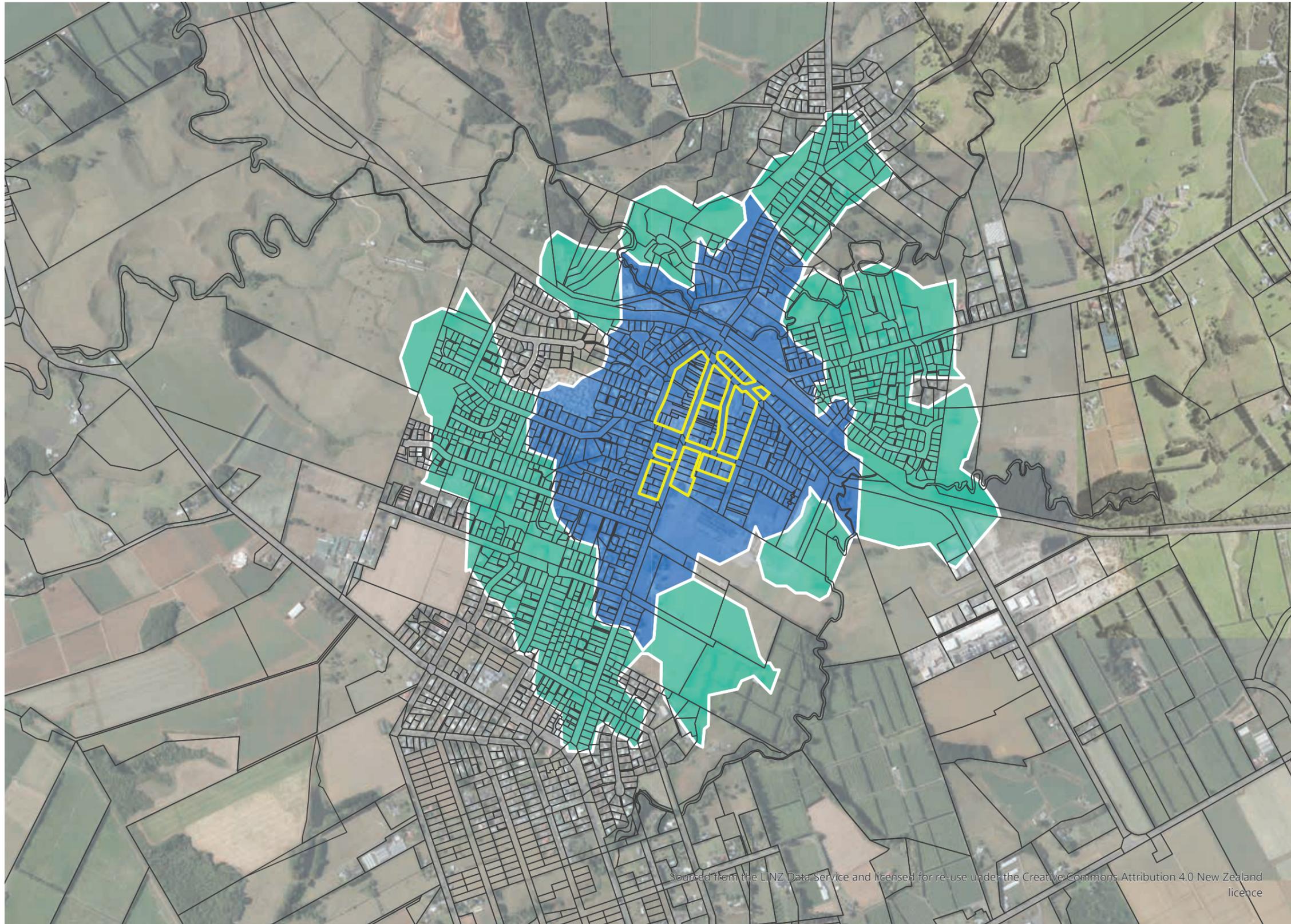
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
 Homes and Communities

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# Proposed Waikato District Plan

## Accessibility analysis - walk catchments

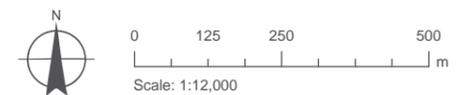


### Legend

-  Cadastral Boundaries
-  Town Centre Zone Extent
-  800m Walking Catchment
-  400m Walking Catchment

## Tuakau

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
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Urban & Environmental  
Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

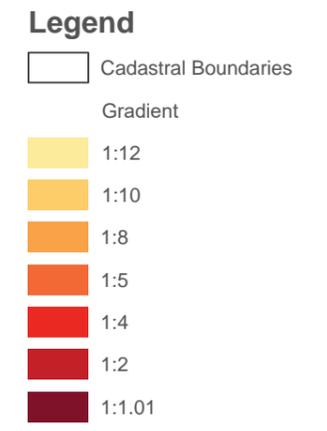
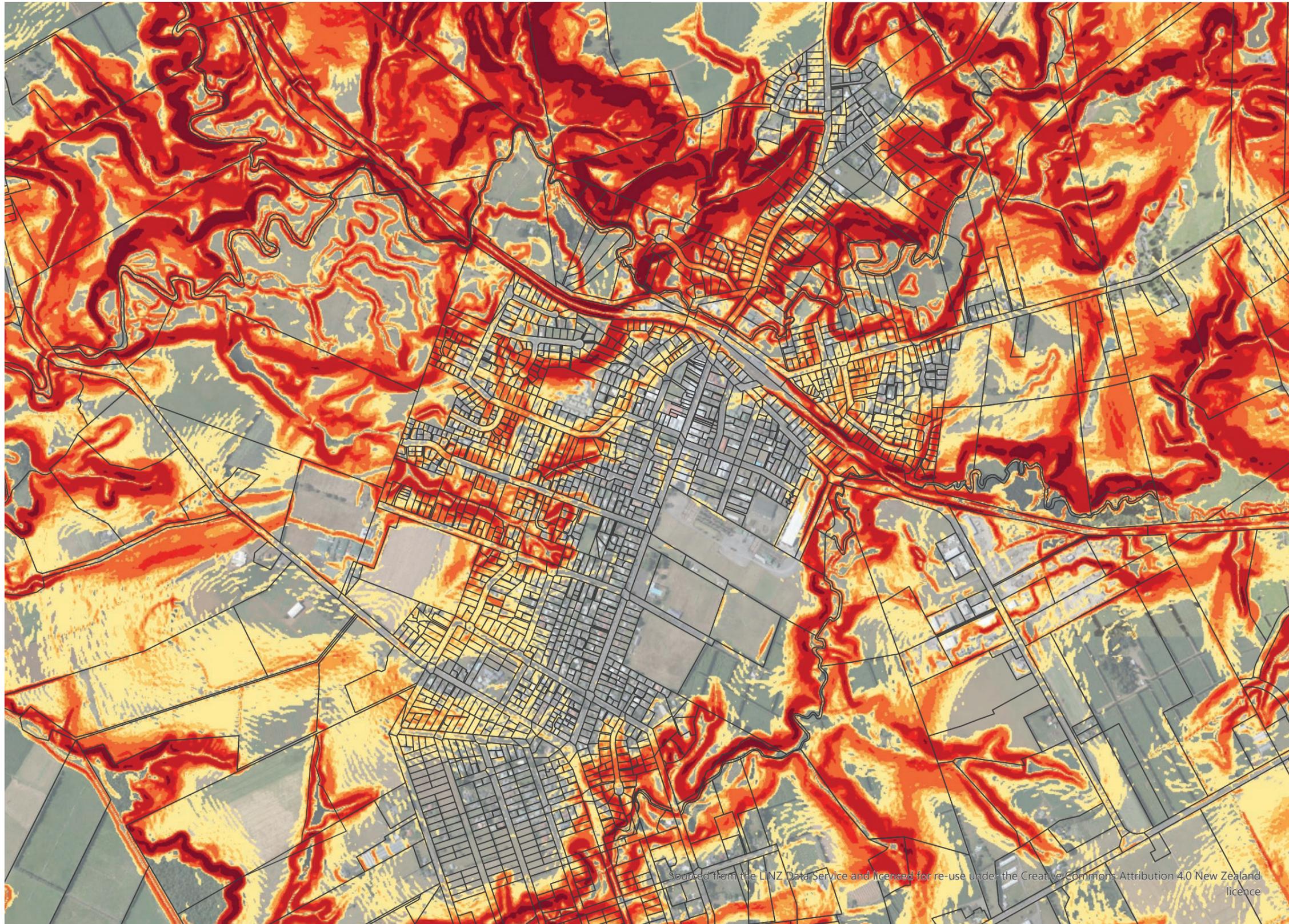
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
Homes and Communities

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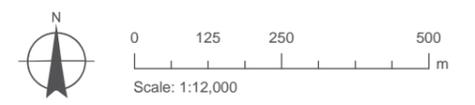
# Proposed Waikato District Plan

## Accessibility analysis - slope



### Tuakau

#### Rezoning Requests - Hearing 25



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**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

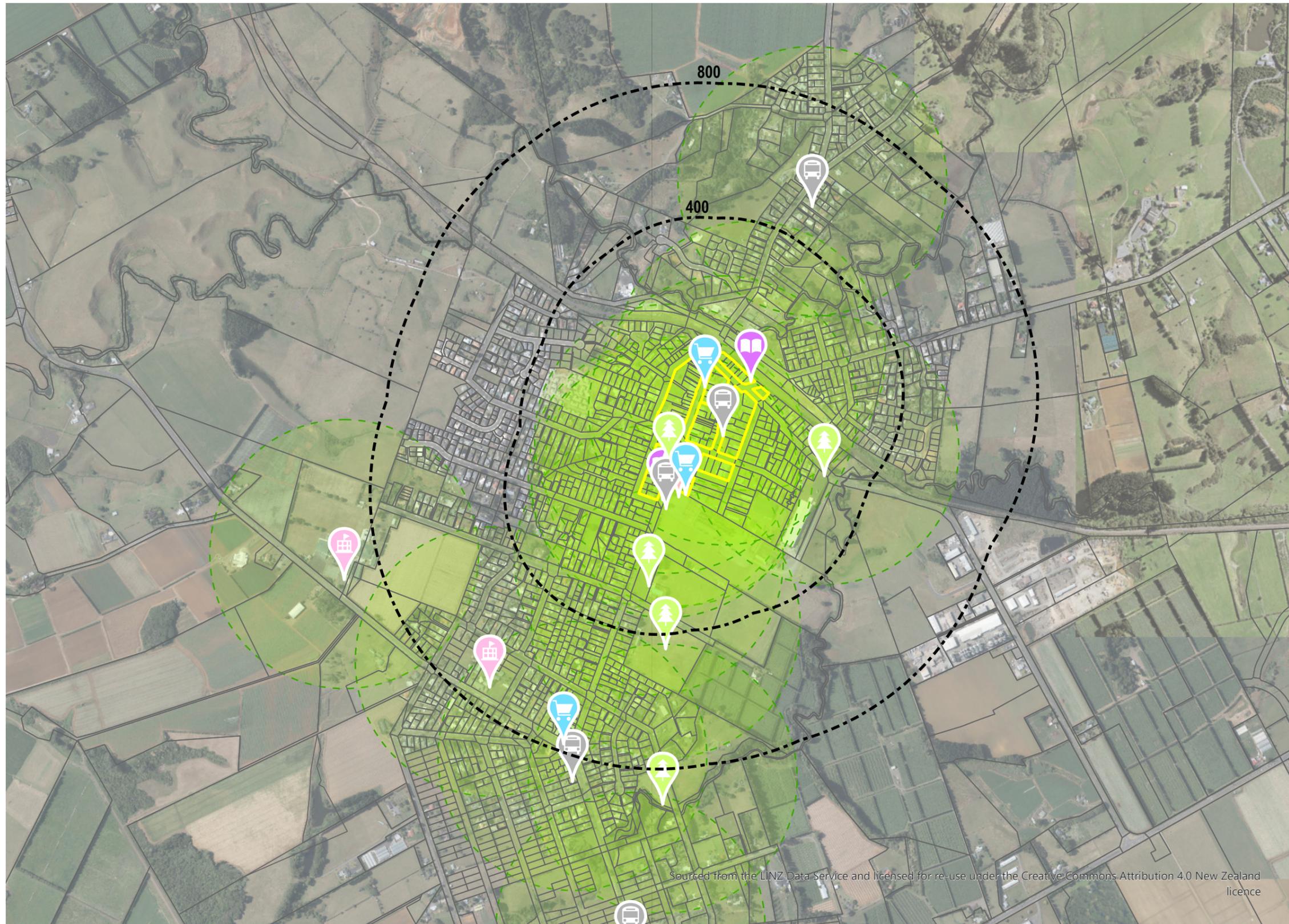
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
Homes and Communities

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# Proposed Waikato District Plan

## Amenities Heat Map

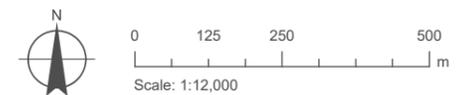


### Legend

-  Town Centre Zone Extent
-  Public Schools
-  Community Facility
-  Medical Facility
-  Park
-  Transit Stop
-  Supermarket
-  400m Radial Buffer

## Tuakau

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
 3-13 Shortland Street  
 Auckland

Urban & Environmental  
 Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

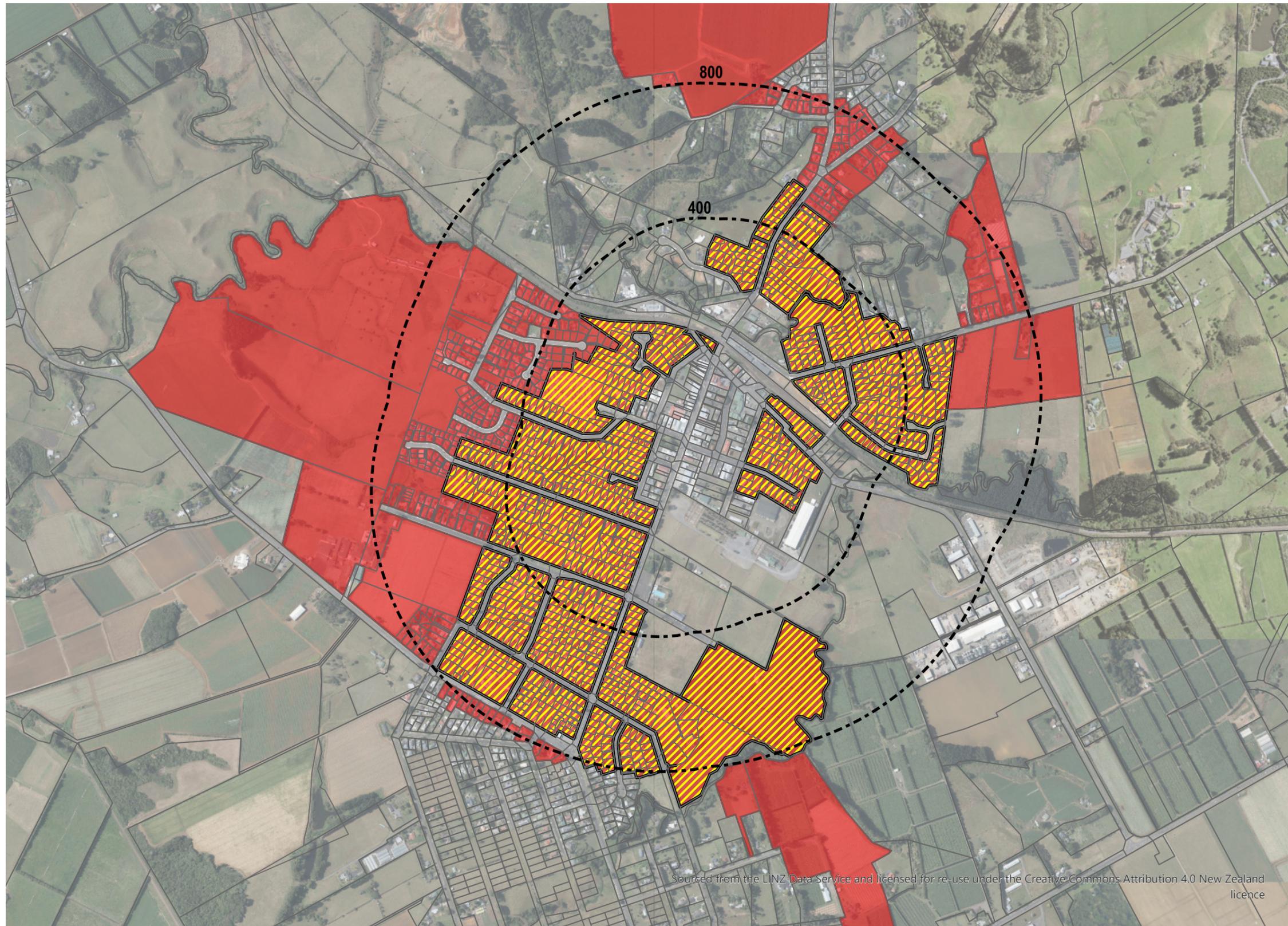
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
 Homes and Communities

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# Proposed Waikato District Plan

## MDR Zone extent comparison

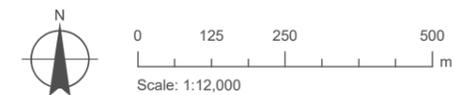


### Legend

-  Amended MDR Zoning Extent (2020)
-  Original MDR Rezoning Extent (2018)

## Tuakau

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

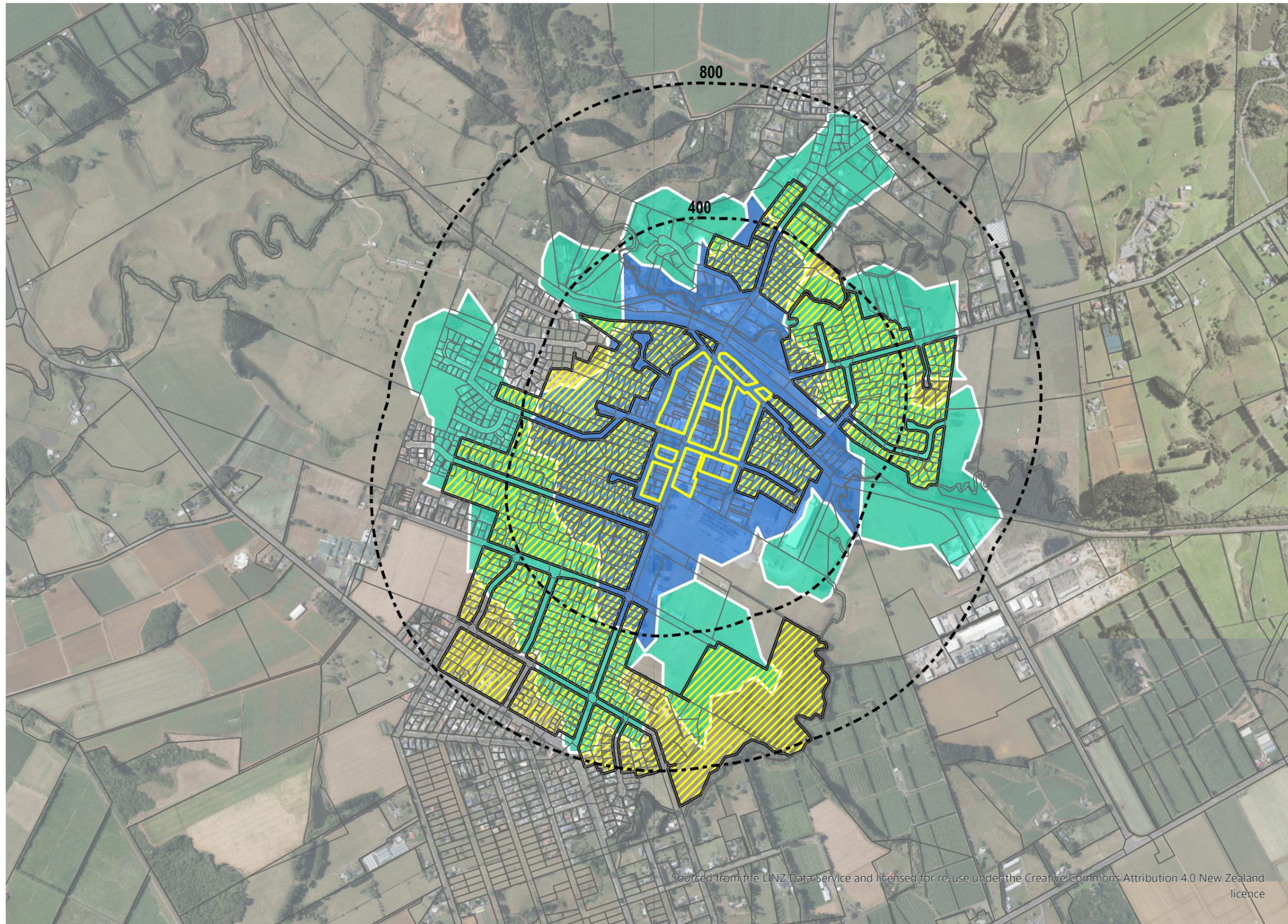
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
Homes and Communities

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# Proposed Waikato District Plan

## Walk catchment comparison with amended zone extent

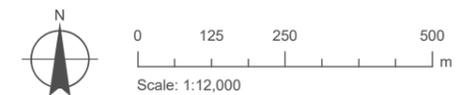


### Legend

-  Amended MDR Zoning Extent (2020)
-  Town Centre Zone Extent
-  800m Walking Catchment
-  400m Walking Catchment

## Tuakau

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

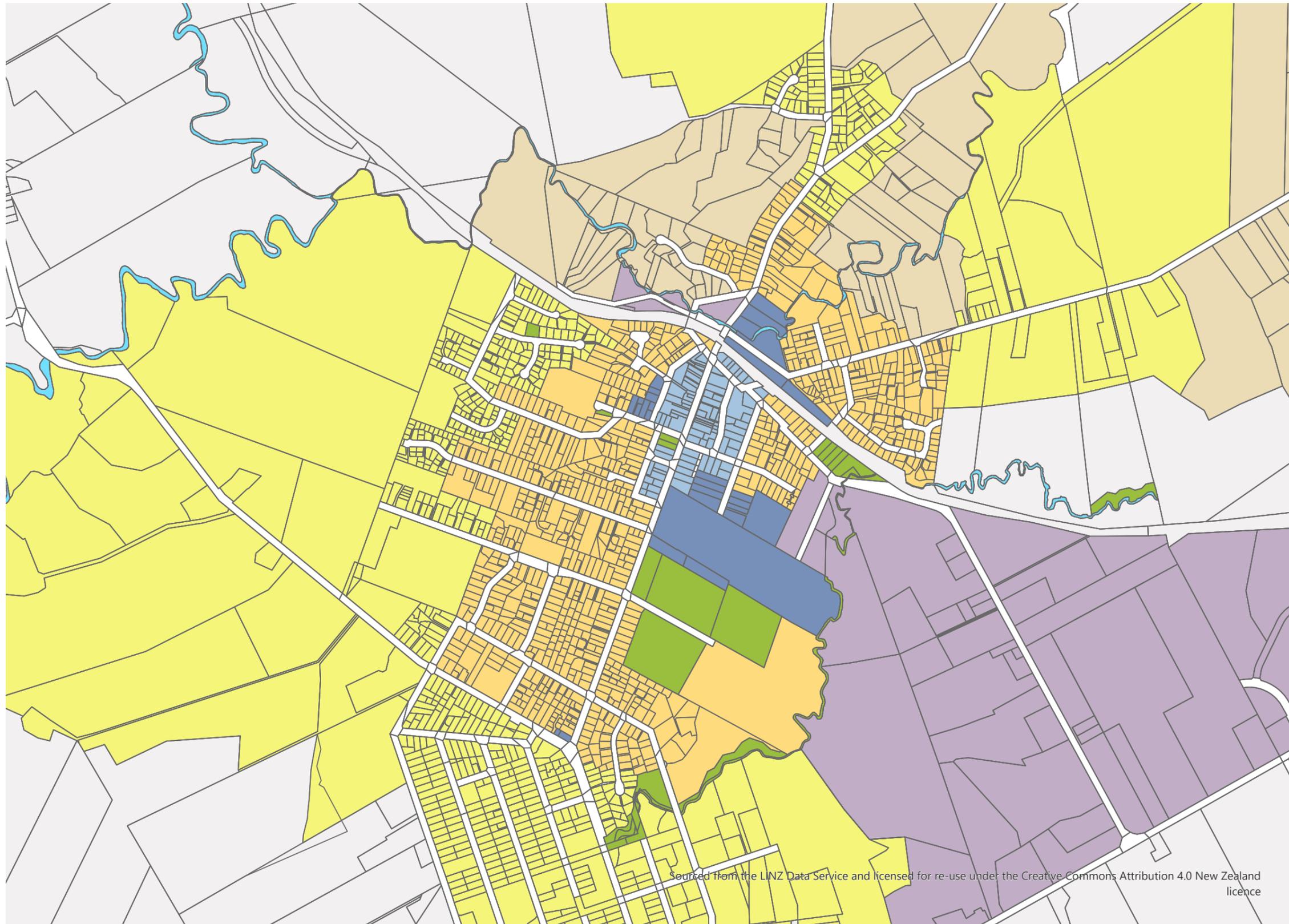
Urban & Environmental  
Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
Homes and Communities

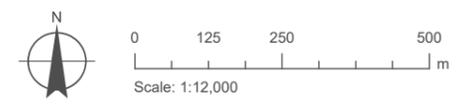
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# Proposed Waikato District Plan Amended Zoning Map



- Legend**
- Medium Density Residential
  - Business
  - Business Town Centre
  - Country Living
  - Heavy Industrial
  - Industrial
  - Outside District
  - Rangitahi Peninsula
  - Reserve
  - Residential
  - Road
  - Rural
  - Village
  - Water

## Tuakau Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
Homes and Communities

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**B&A**

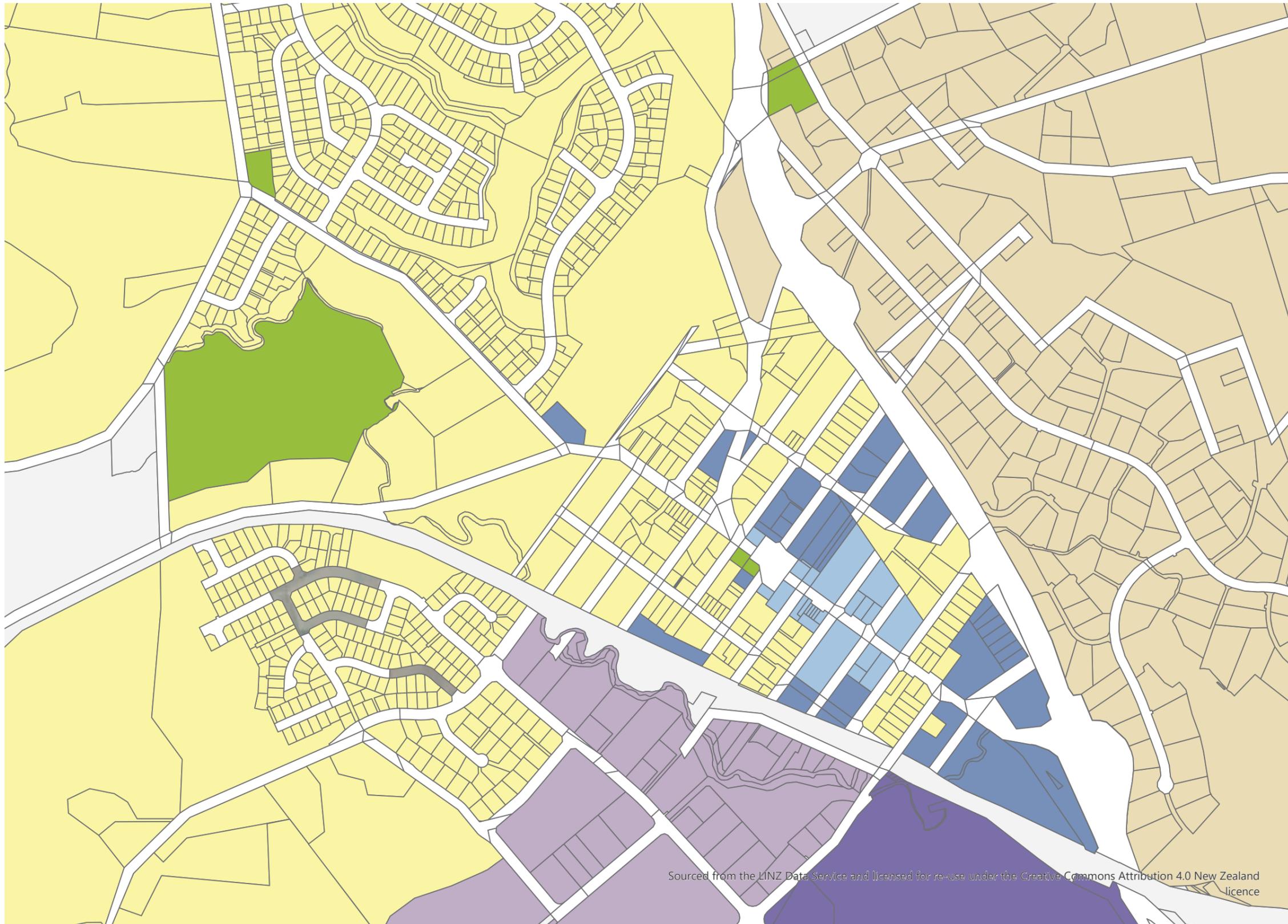
Urban & Environmental

02

**Pokeno**

# Proposed Waikato District Plan

## Proposed zoning (as notified)

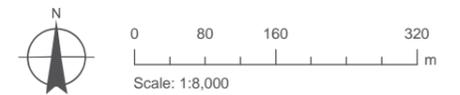


### Legend

- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

## Pokeno

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
 3-13 Shortland Street  
 Auckland

Urban & Environmental  
 Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

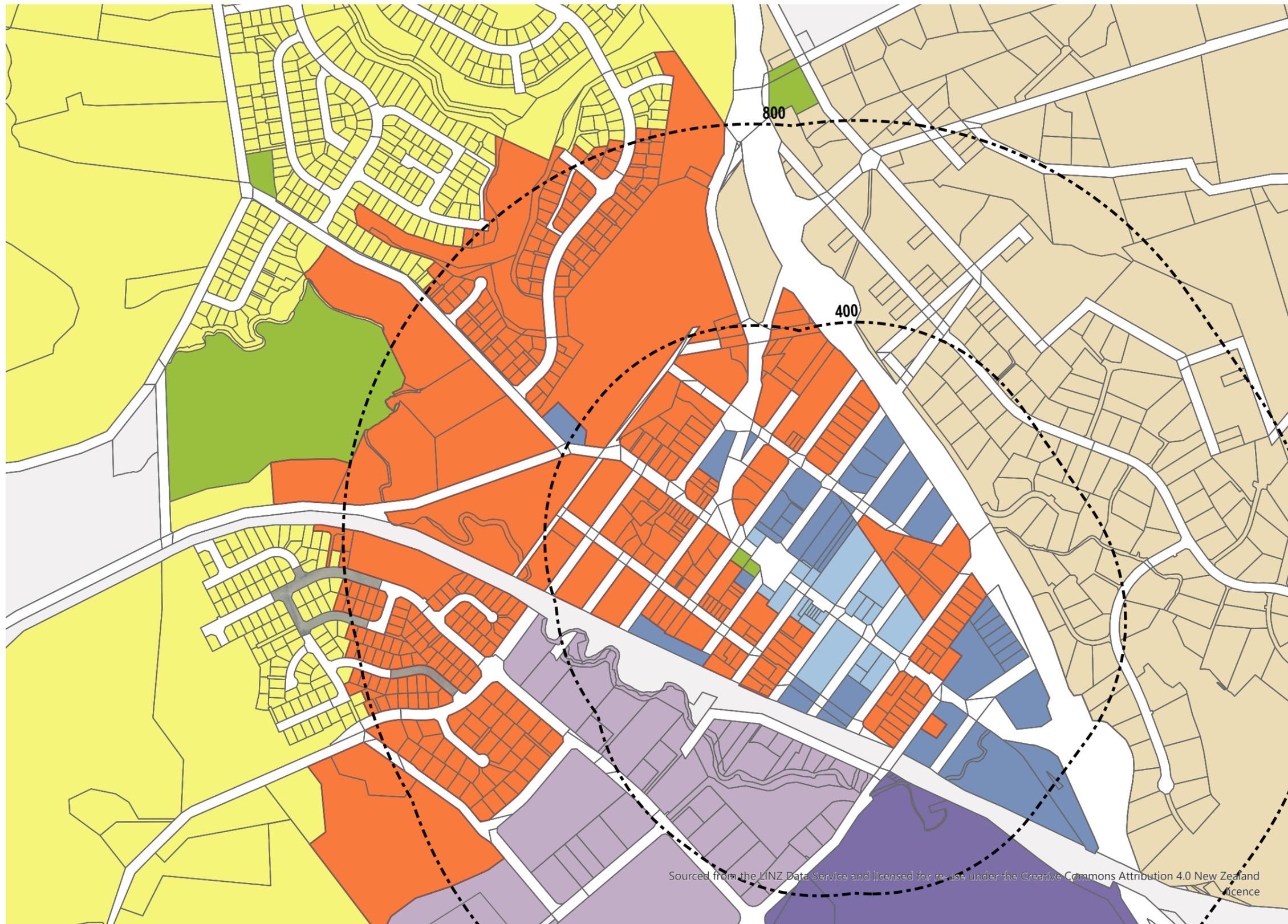
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
 Homes and Communities

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# Proposed Waikato District Plan

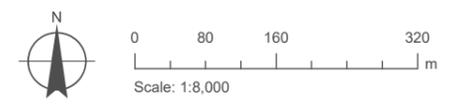
## Original MDR Zone request



- Legend**
-  400m Radial Catchment
  -  800m Radial Catchment
  -  Original MDR Rezoning Extent (2018)
  -  Business
  -  Business Town Centre
  -  Country Living
  -  Heavy Industrial
  -  Industrial
  -  Outside District
  -  Rangitahi Peninsula
  -  Reserve
  -  Residential
  -  Road
  -  Rural
  -  Village
  -  Water

### Pokeno

#### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
 3-13 Shortland Street  
 Auckland

Urban & Environmental  
 Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

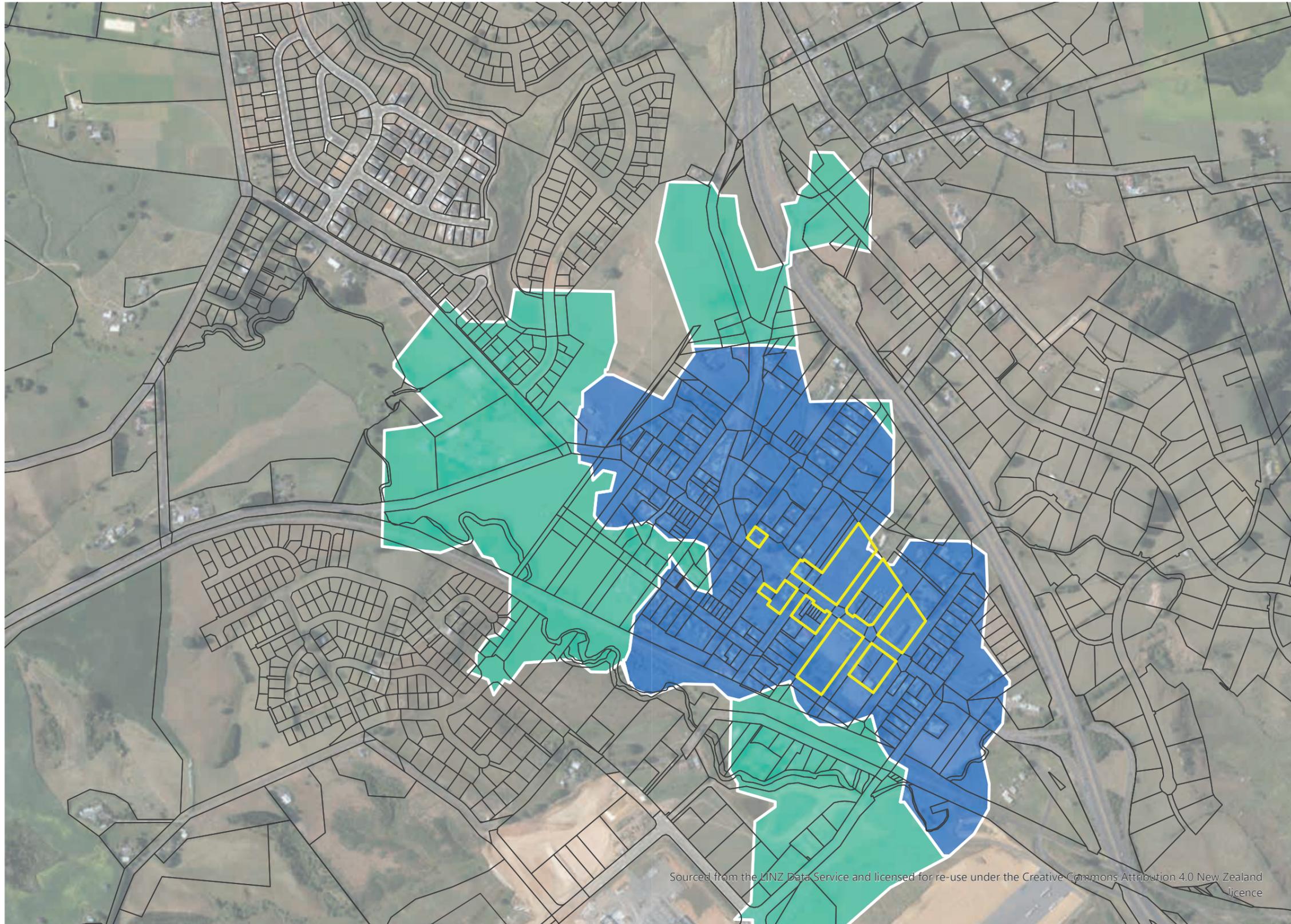
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
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# Proposed Waikato District Plan

## Accessibility analysis - walk catchments



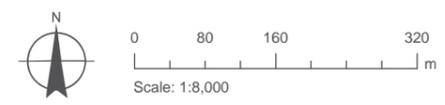
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### Legend

-  Town Centre Zone Extent
-  Cadastral Boundaries
-  800m Walking Catchment
-  400m Walking Catchment

## Pokeno

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

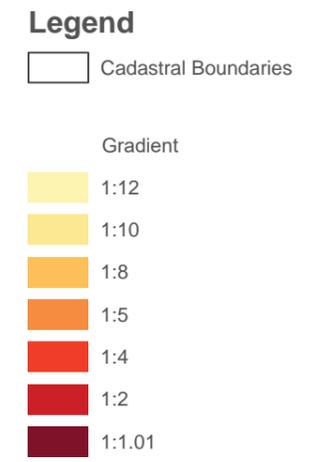
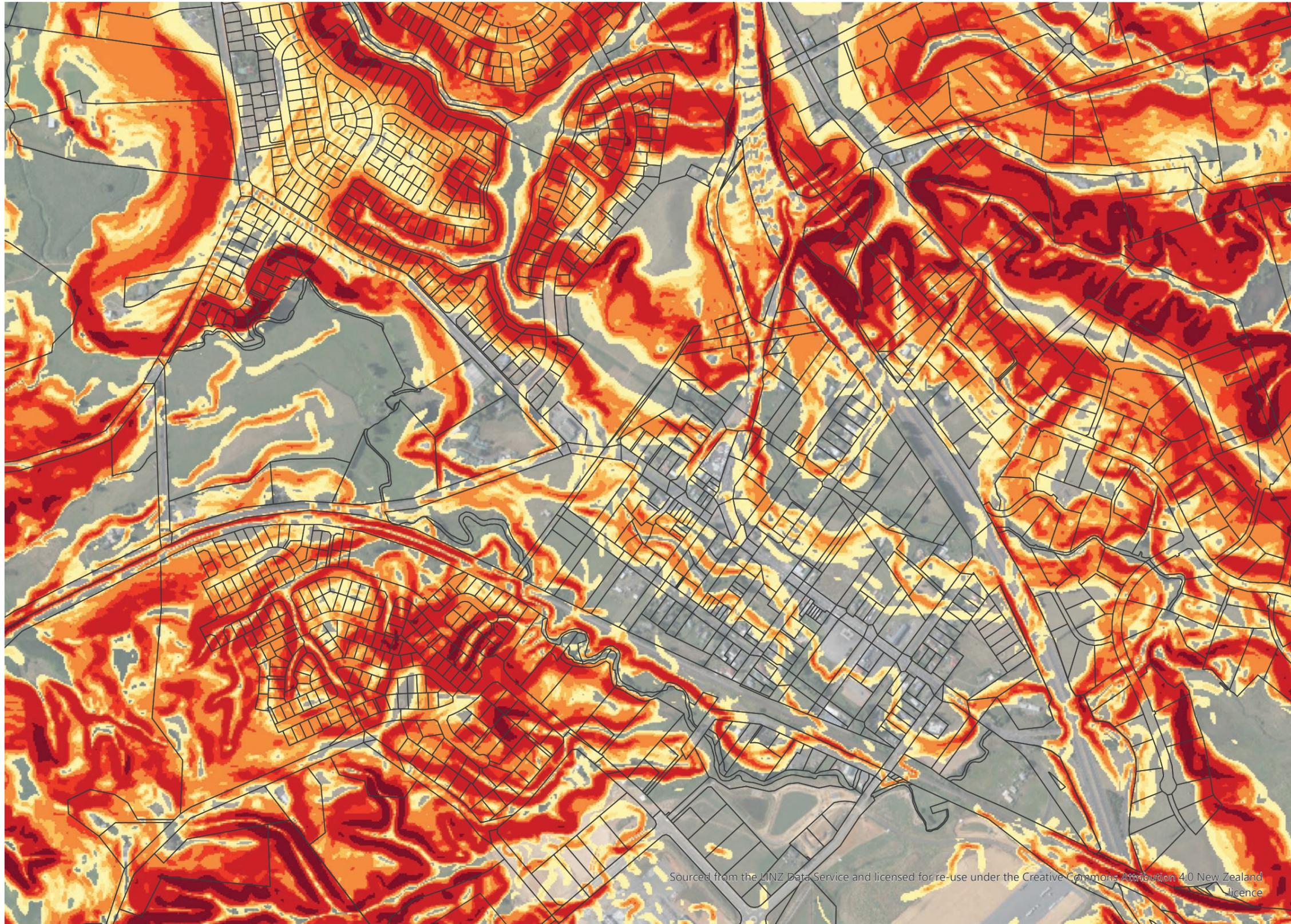
Urban & Environmental  
Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
Homes and Communities

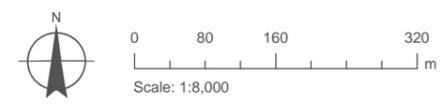
# Proposed Waikato District Plan

## Accessibility analysis - slope



### Pokeno

#### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
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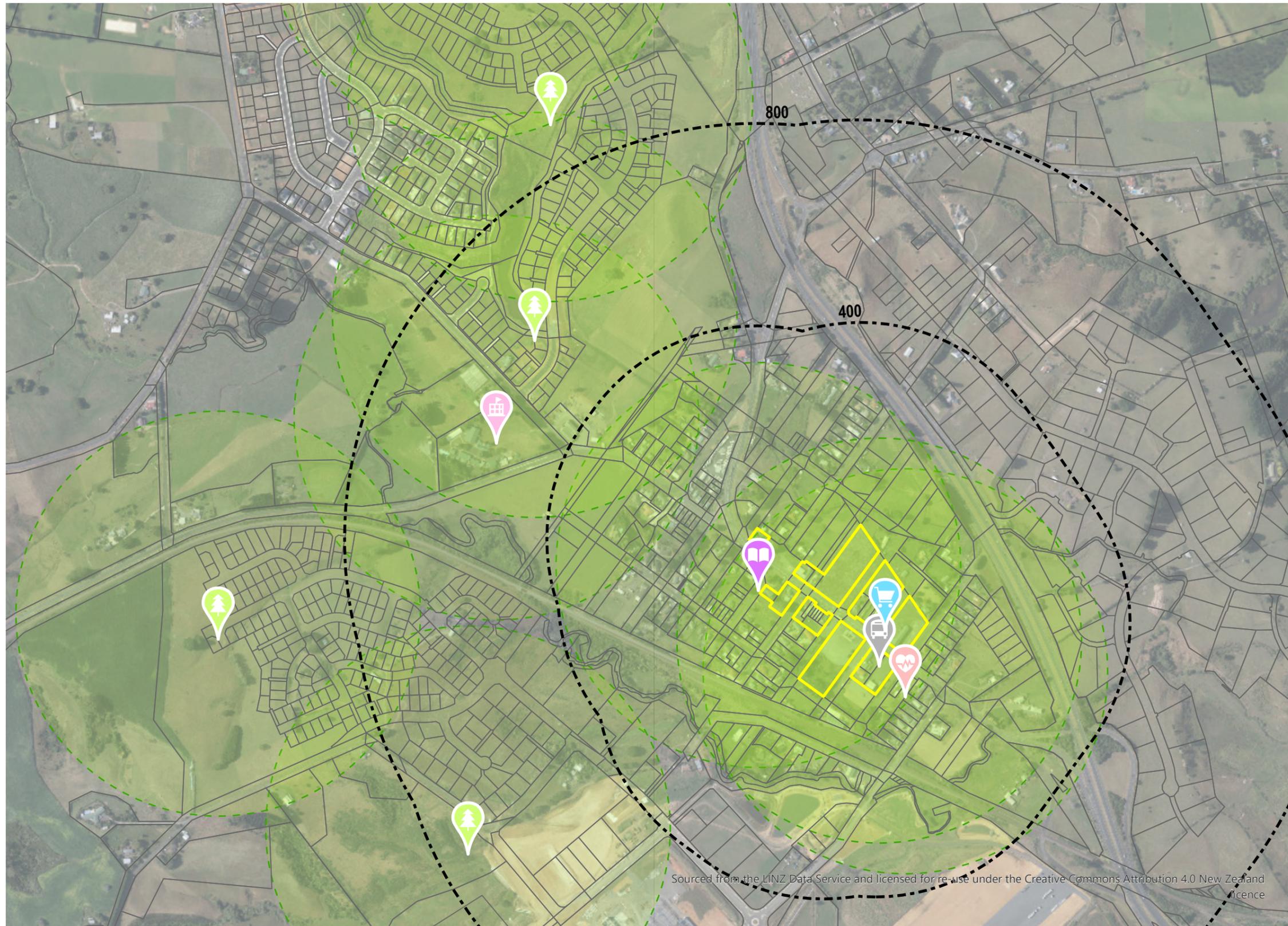
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
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# Proposed Waikato District Plan

## Amenities Heat Map

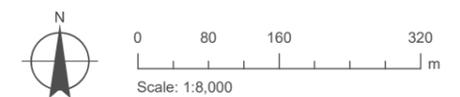


### Legend

-  Town Centre Zone Extent
-  Public Schools
-  Community Facility
-  Medical Facility
-  Park
-  Transit Stop
-  Supermarket
-  400m Radial Buffer

## Pokeno

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
 3-13 Shortland Street  
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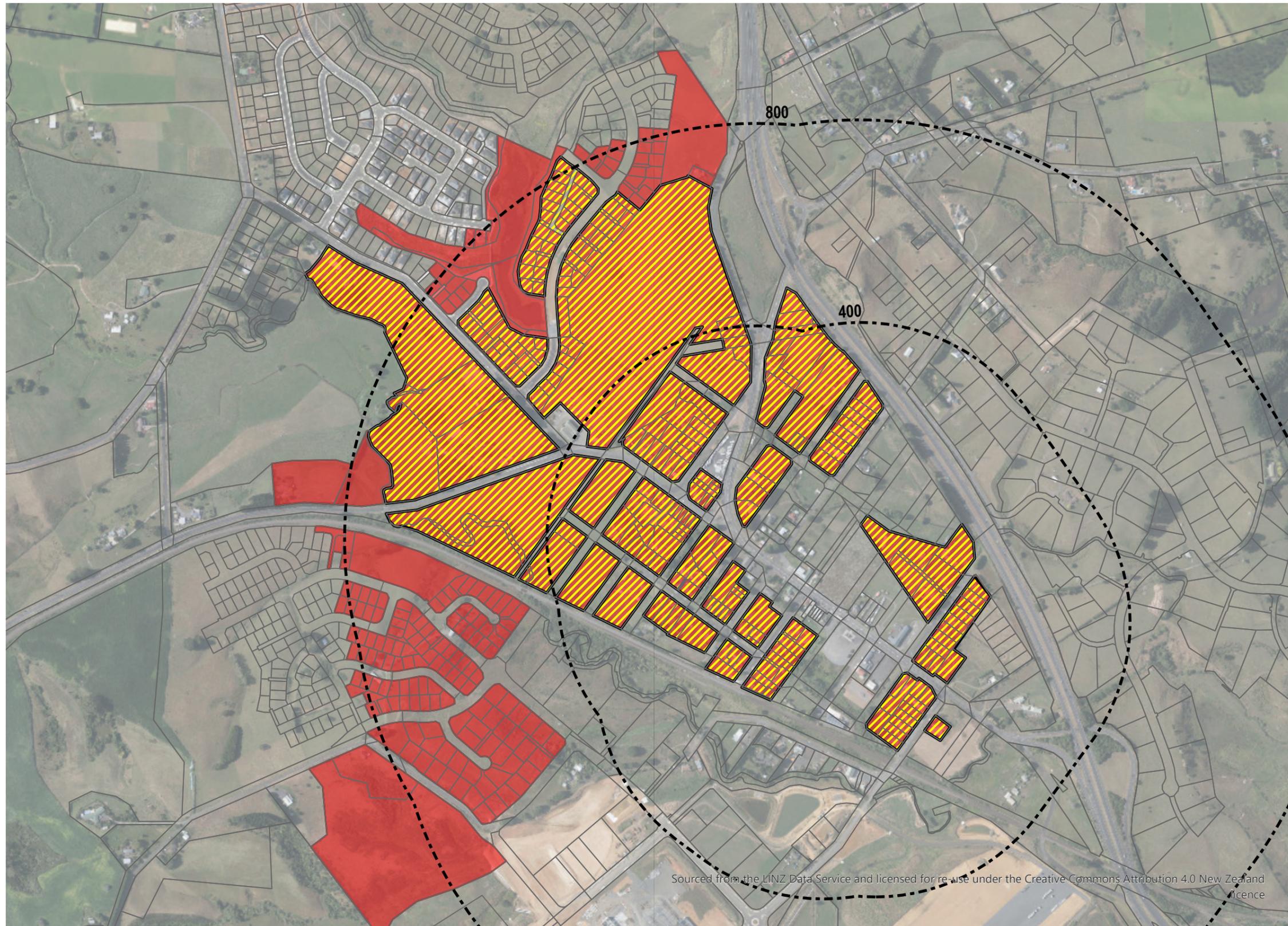
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
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# Proposed Waikato District Plan

## MDR Zone extent comparison

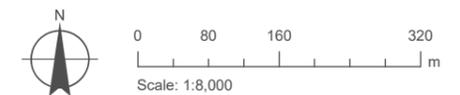


### Legend

-  Amended MDR Zoning Extent (2020)
-  Original MDR Rezoning Extent (2018)

## Pokeno

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
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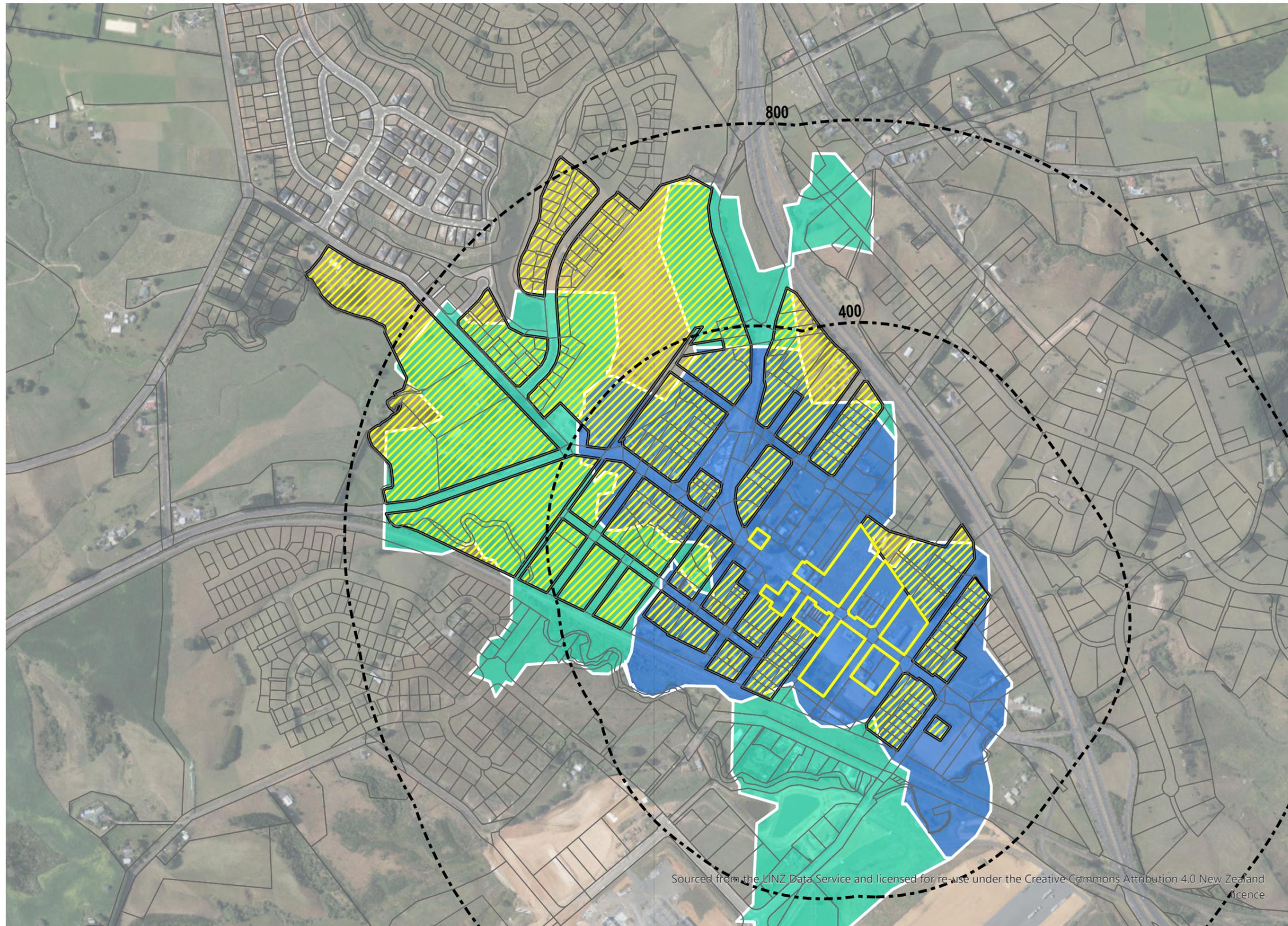
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**Beca**

Prepared for:  
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# Proposed Waikato District Plan

## Walk catchment comparison with amended zone extent

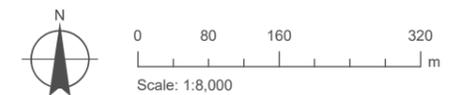


### Legend

-  Town Centre Zone Extent
-  Amended MDR Zoning Extent (2020)
-  800m Walking Catchment
-  400m Walking Catchment (Huntly West)
-  400m Walking Catchment

### Pokeno

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
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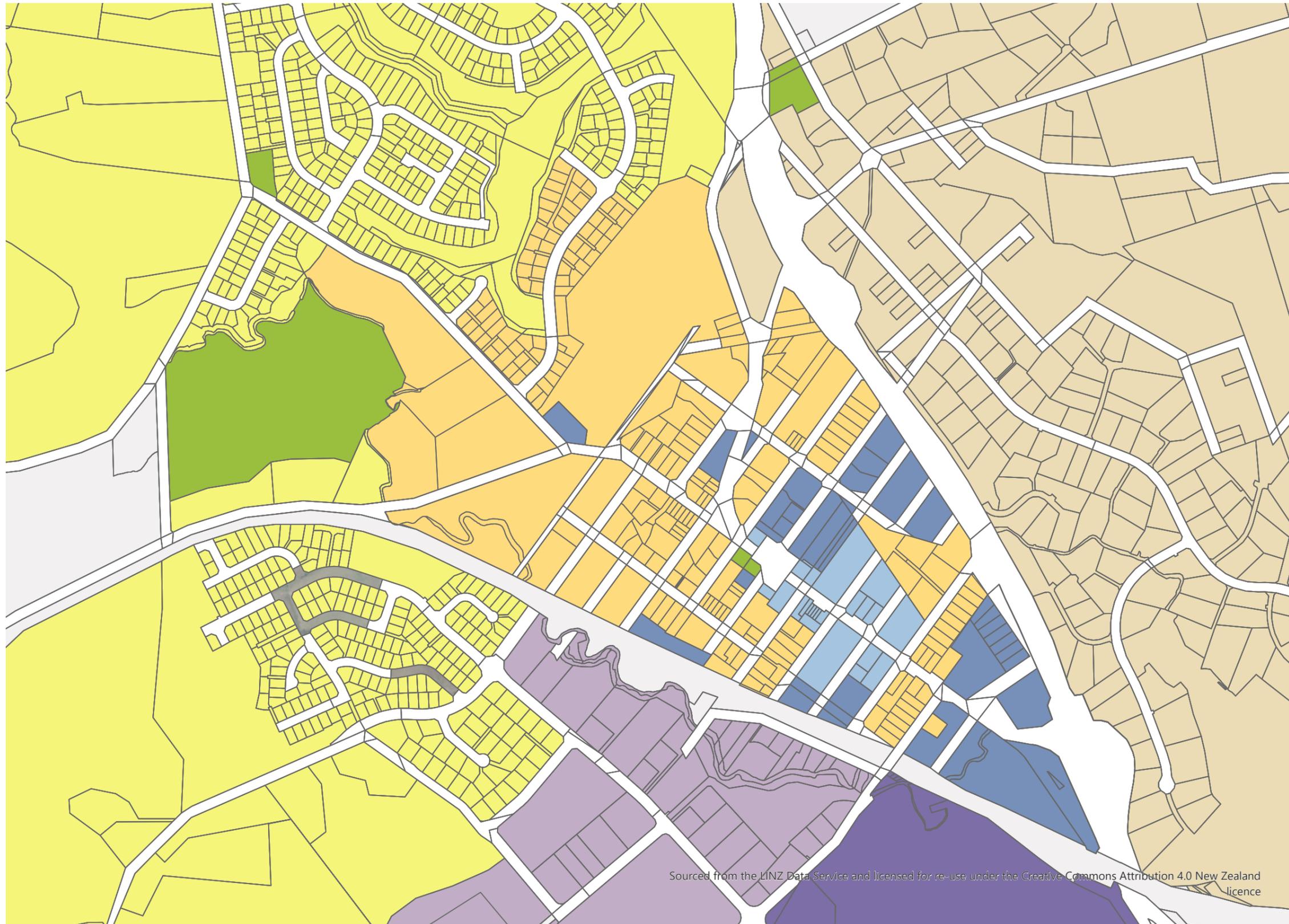
Prepared with:  
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# Proposed Waikato District Plan

## Amended Zoning Plan

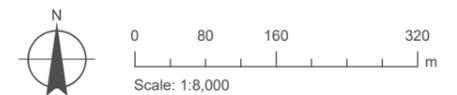


### Legend

- Medium Density Residential
- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

## Pokeno

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
 3-13 Shortland Street  
 Auckland

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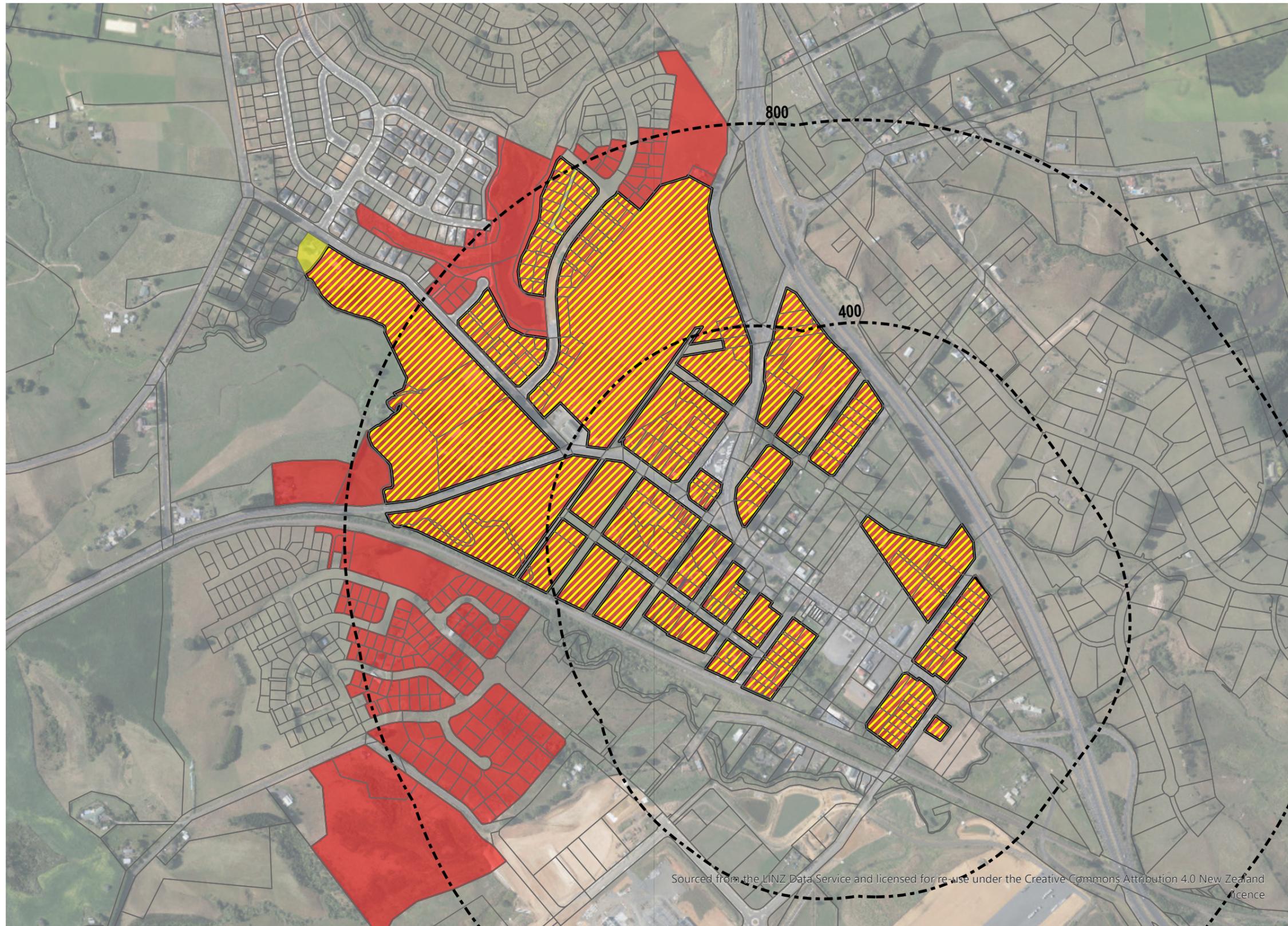
Prepared with:  
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# Proposed Waikato District Plan

## Out-of-scope MDR Upzoning

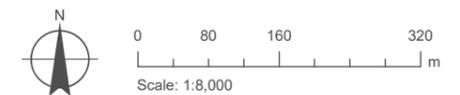


### Legend

-  Amended MDR Zoning Extent (2020)
-  Original MDR Rezoning Extent (2018)
-  Out of Scope Upzoning

## Pokeno

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
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03

# Te Kauwhata

# Proposed Waikato District Plan

## Proposed zoning (as notified)

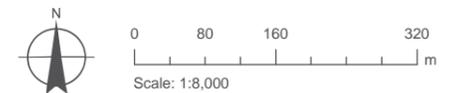


### Legend

- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

## Te Kauwhata

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
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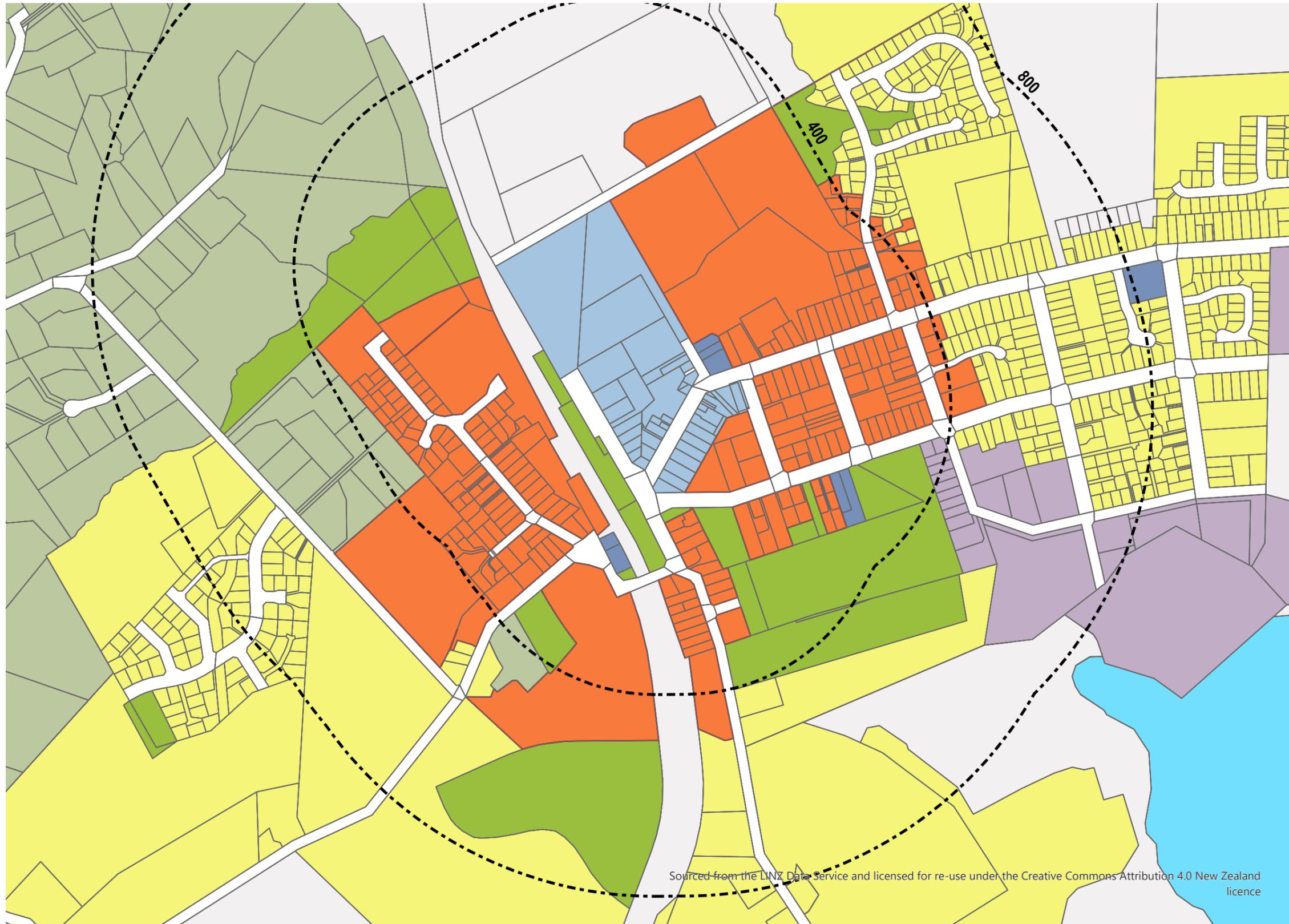
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
Homes and Communities

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# Proposed Waikato District Plan

## Original MDR Zone request

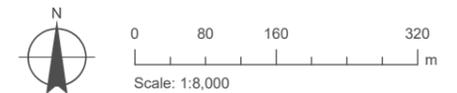


### Legend

-  400m Radial Catchment
-  800m Radial Catchment
-  Original MDR Rezoning Extent (2018)
-  Business
-  Business Town Centre
-  Country Living
-  Heavy Industrial
-  Industrial
-  Outside District
-  Rangitahi Peninsula
-  Reserve
-  Residential
-  Road
-  Rural
-  Village
-  Water

## Te Kauwhata

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
 3-13 Shortland Street  
 Auckland

Urban & Environmental  
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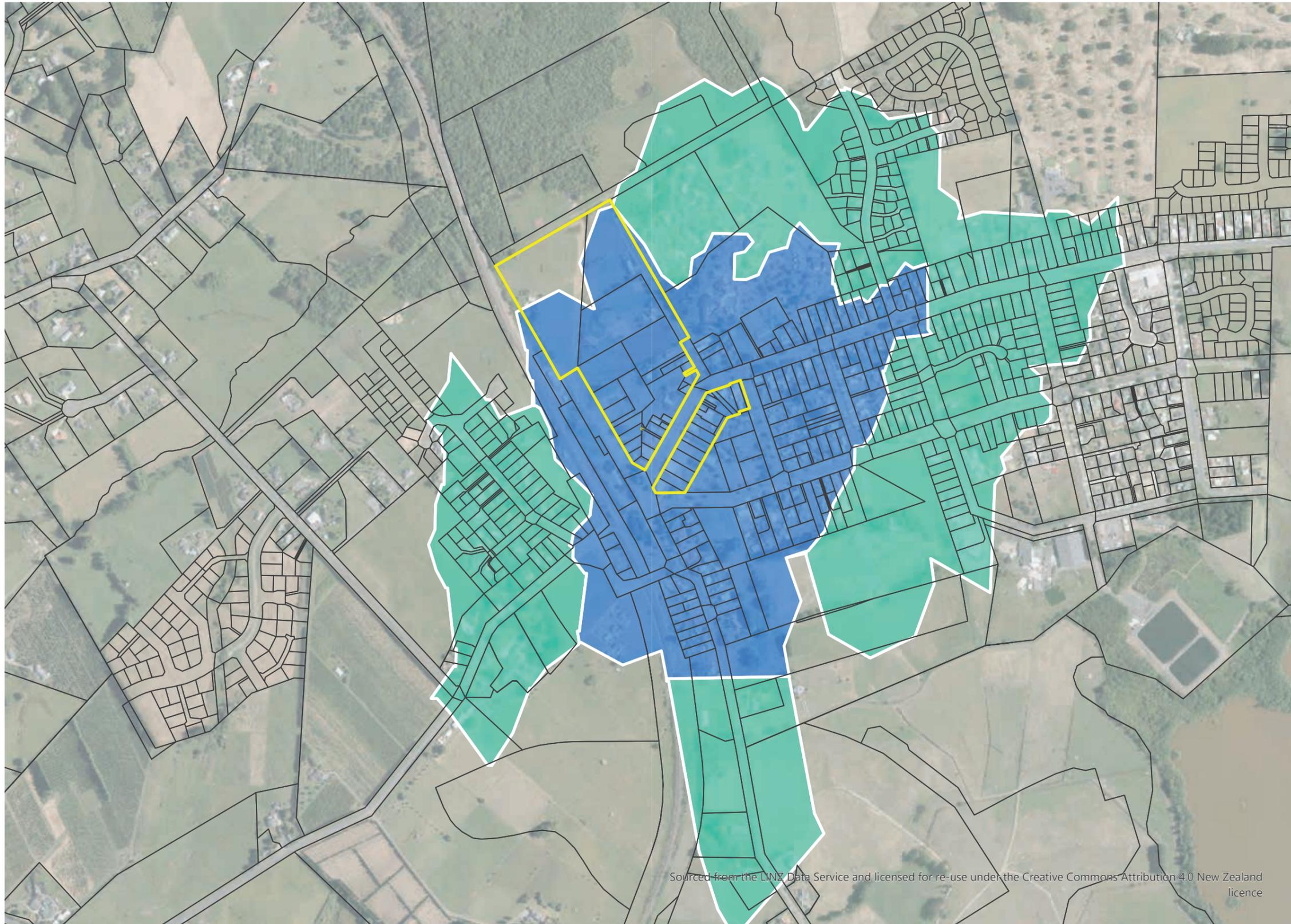
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
 Homes and Communities

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# Proposed Waikato District Plan

## Accessibility analysis - walk catchments

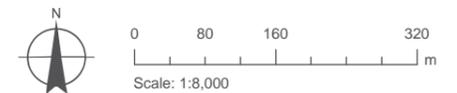


### Legend

-  Town Centre Zone Extent
-  Cadastral Boundaries
-  800m Walking Catchment
-  400m Walking Catchment

## Te Kauwhata

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
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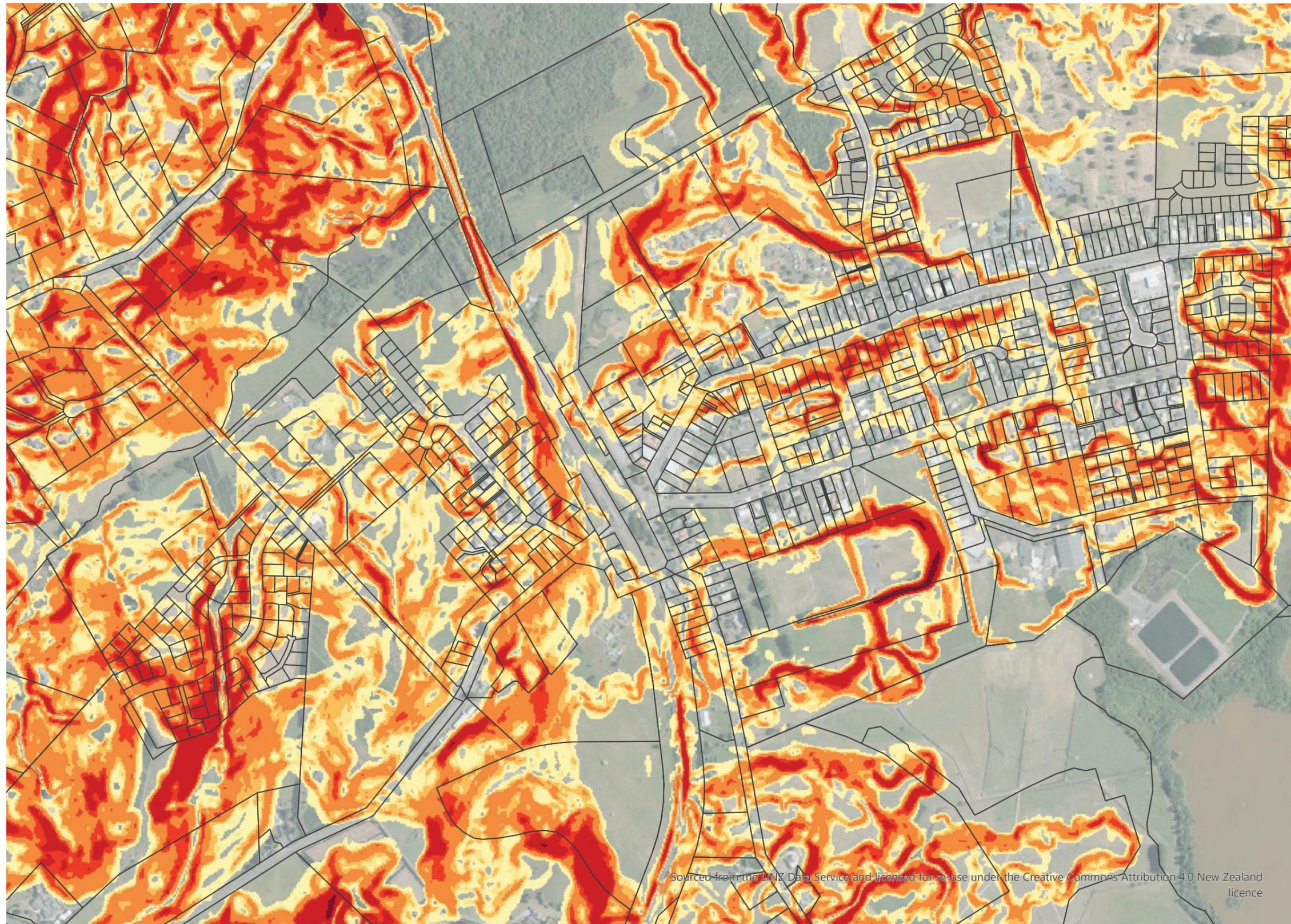
Prepared with:  
**Beca**

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# Proposed Waikato District Plan

## Accessibility analysis - slope



### Legend

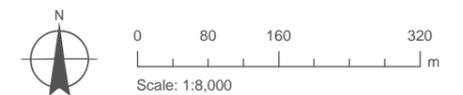
 Cadastral Boundaries

#### Gradient

-  1:12
-  1:10
-  1:8
-  1:5
-  1:4
-  1:2
-  1:1.01

## Te Kauwhata

Rezoning Requests - Hearing 25



Prepared by:

**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

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Prepared with:

**Beca**

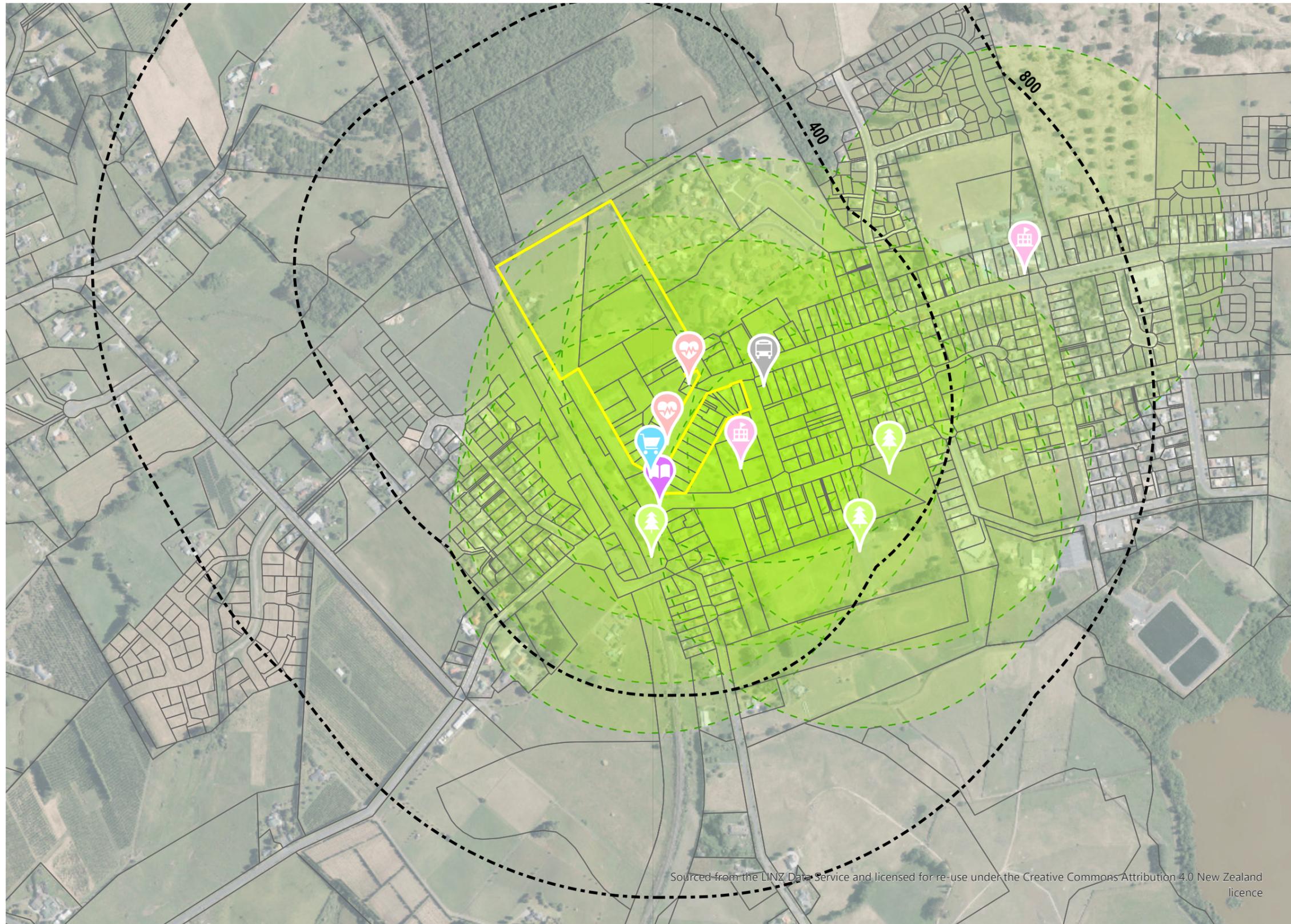
Prepared for:

**Kāinga Ora**  
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# Proposed Waikato District Plan

## Amenities Heat Map

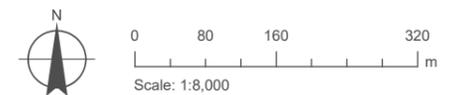


### Legend

-  Town Centre Zone Extent
-  Public Schools
-  Community Facility
-  Medical Facility
-  Park
-  Transit Stop
-  Supermarket
-  400m Radial Buffer

## Te Kauwhata

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
 3-13 Shortland Street  
 Auckland

Urban & Environmental  
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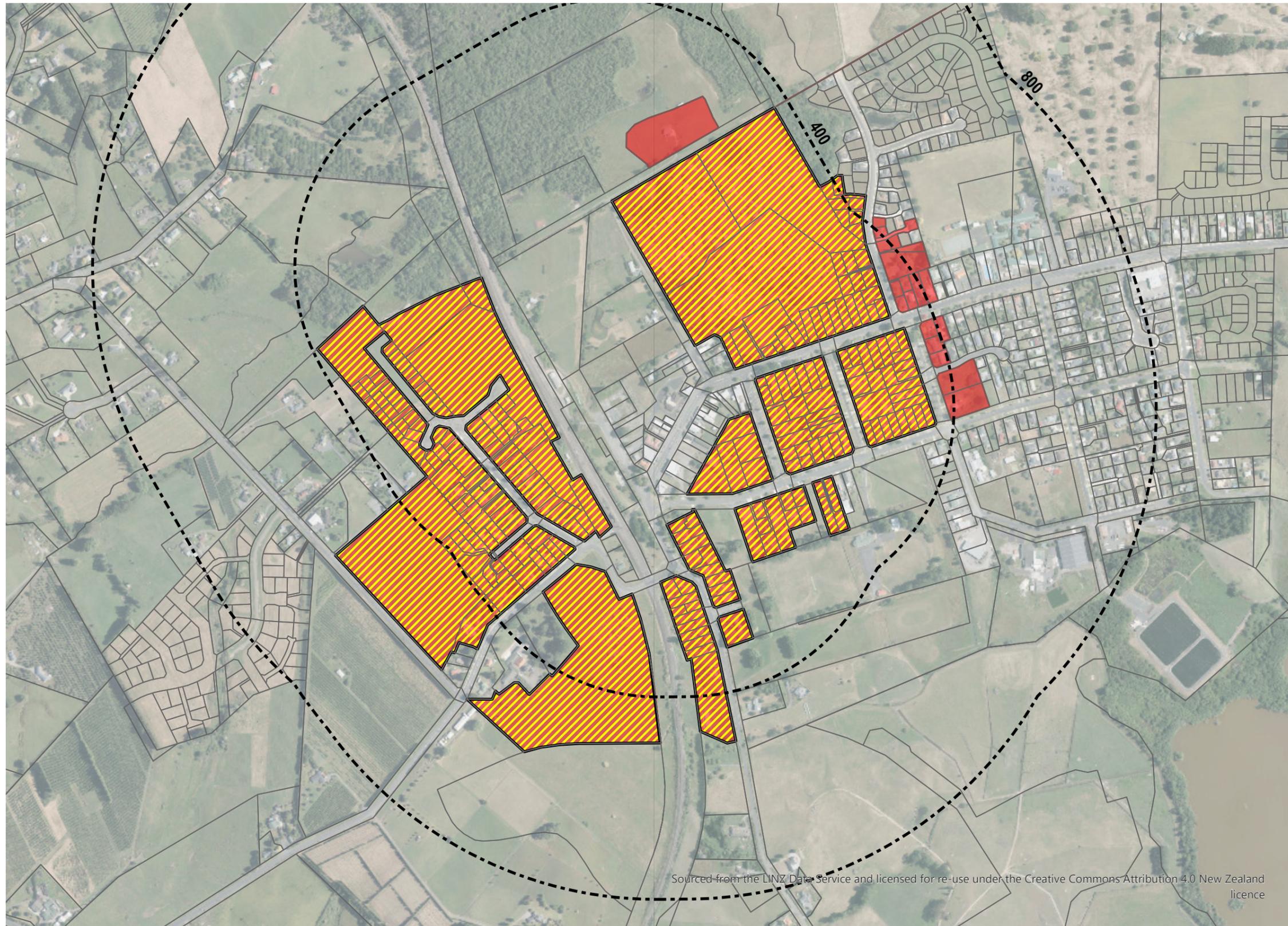
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
 Homes and Communities

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# Proposed Waikato District Plan

## MDR Zone extent comparison

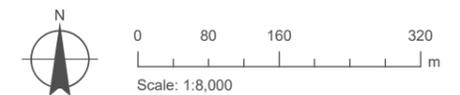


### Legend

-  Amended MDR Zoning Extent (2020)
-  Original MDR Rezoning Extent (2018)

## Te Kauwhata

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

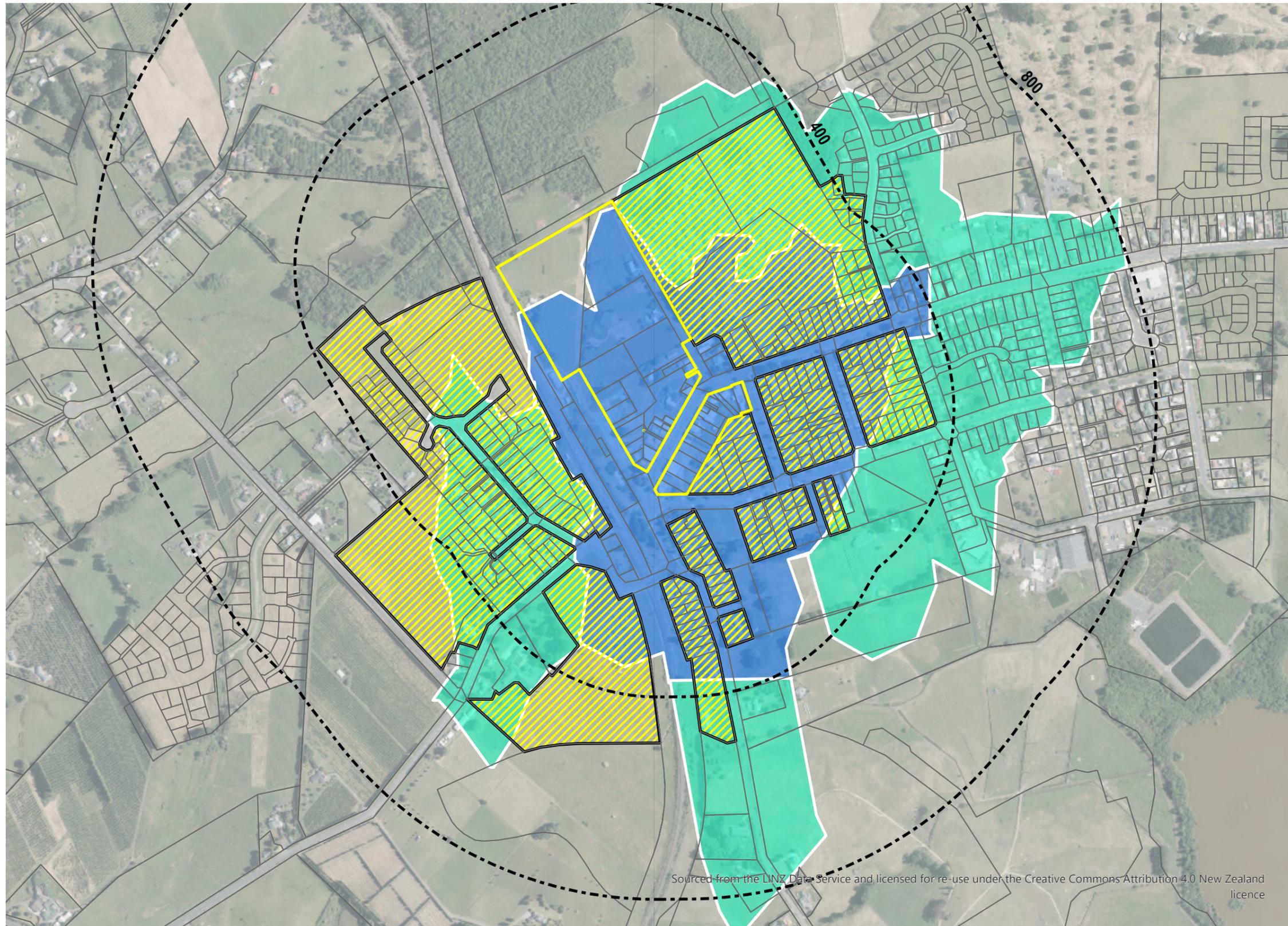
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
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# Proposed Waikato District Plan

## Walk catchment comparison with amended zone extent

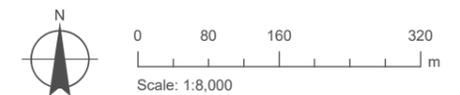


### Legend

-  Town Centre Zone Extent
-  Amended MDR Zoning Extent (2020)
-  800m Walking Catchment
-  400m Walking Catchment (Huntly West)
-  400m Walking Catchment

## Te Kauwhata

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
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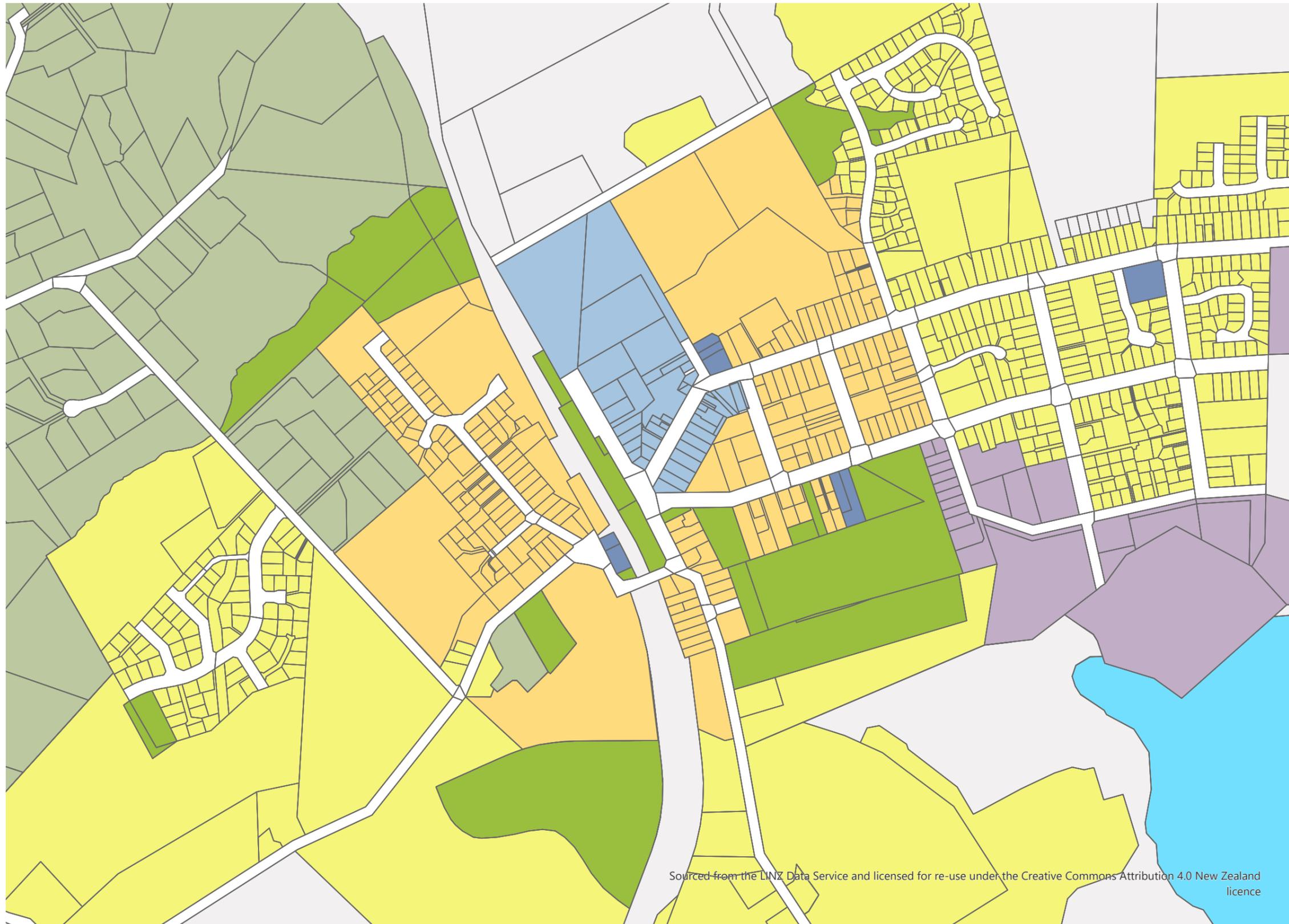
Prepared with:  
**Beca**

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# Proposed Waikato District Plan

## Amended Zoning Plan

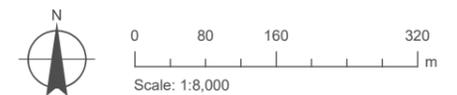


### Legend

- Medium Density Residential
- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

## Te Kauwhata

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
 3-13 Shortland Street  
 Auckland

Urban & Environmental  
 Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

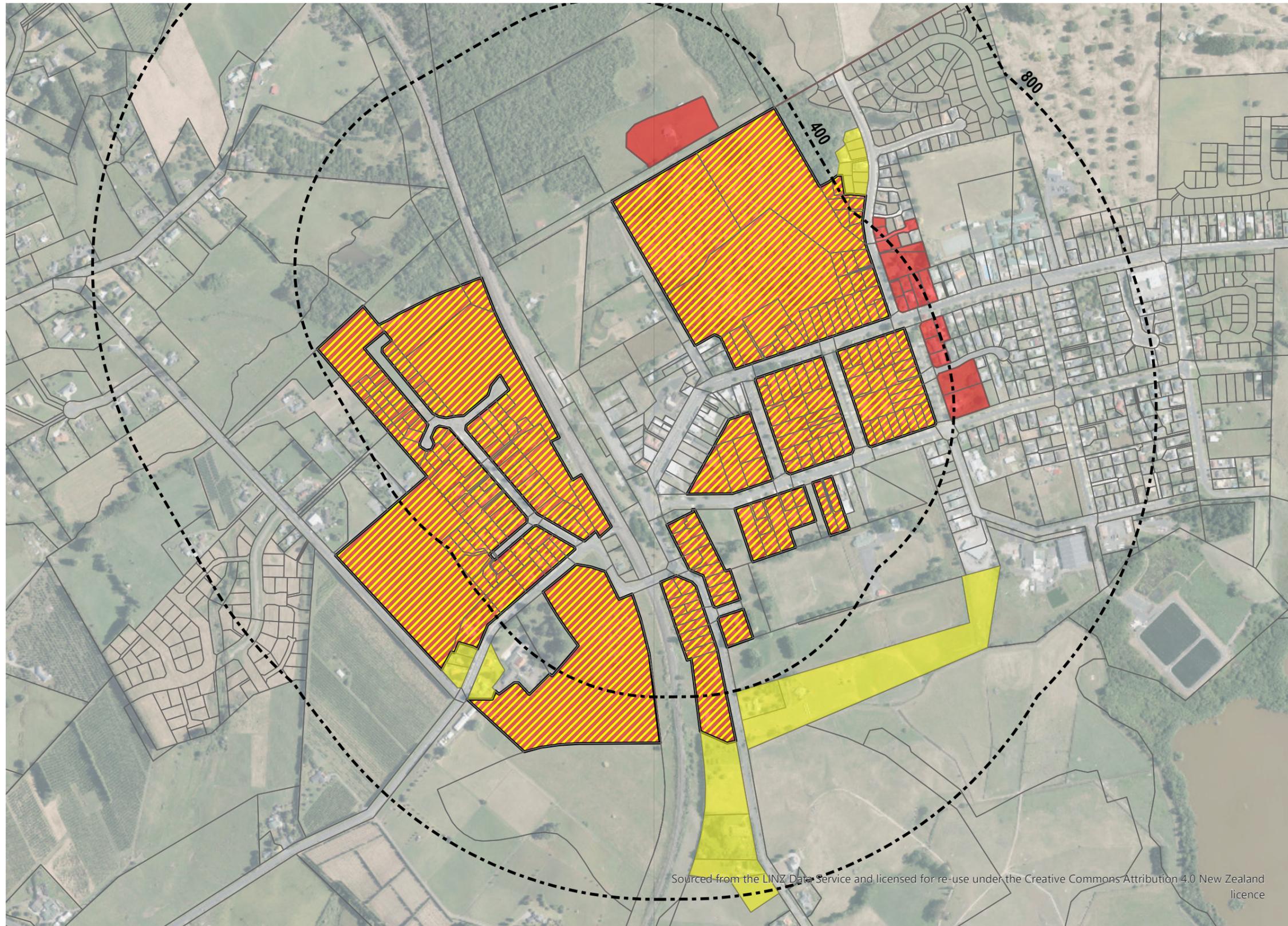
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
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# Proposed Waikato District Plan

## Out-of-scope MDR Upzoning

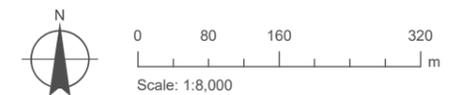


### Legend

-  Amended MDR Zoning Extent (2020)
-  Original MDR Rezoning Extent (2018)
-  Out of Scope Upzoning

## Te Kauwhata

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
Homes and Communities

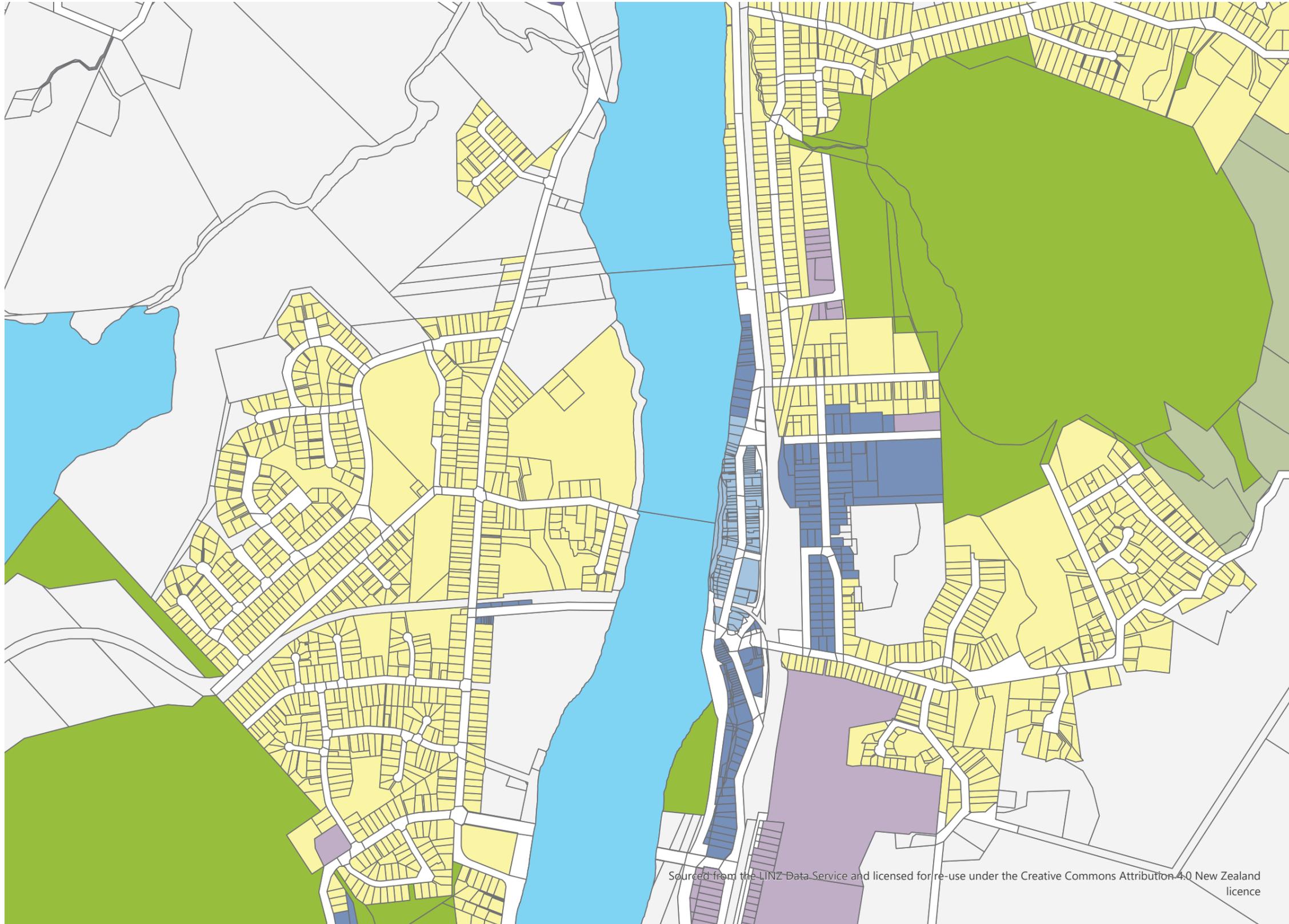
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04

**Huntly**

# Proposed Waikato District Plan

## Proposed zoning (as notified)

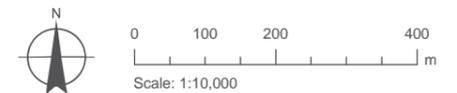


### Legend

- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

### Huntly

#### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
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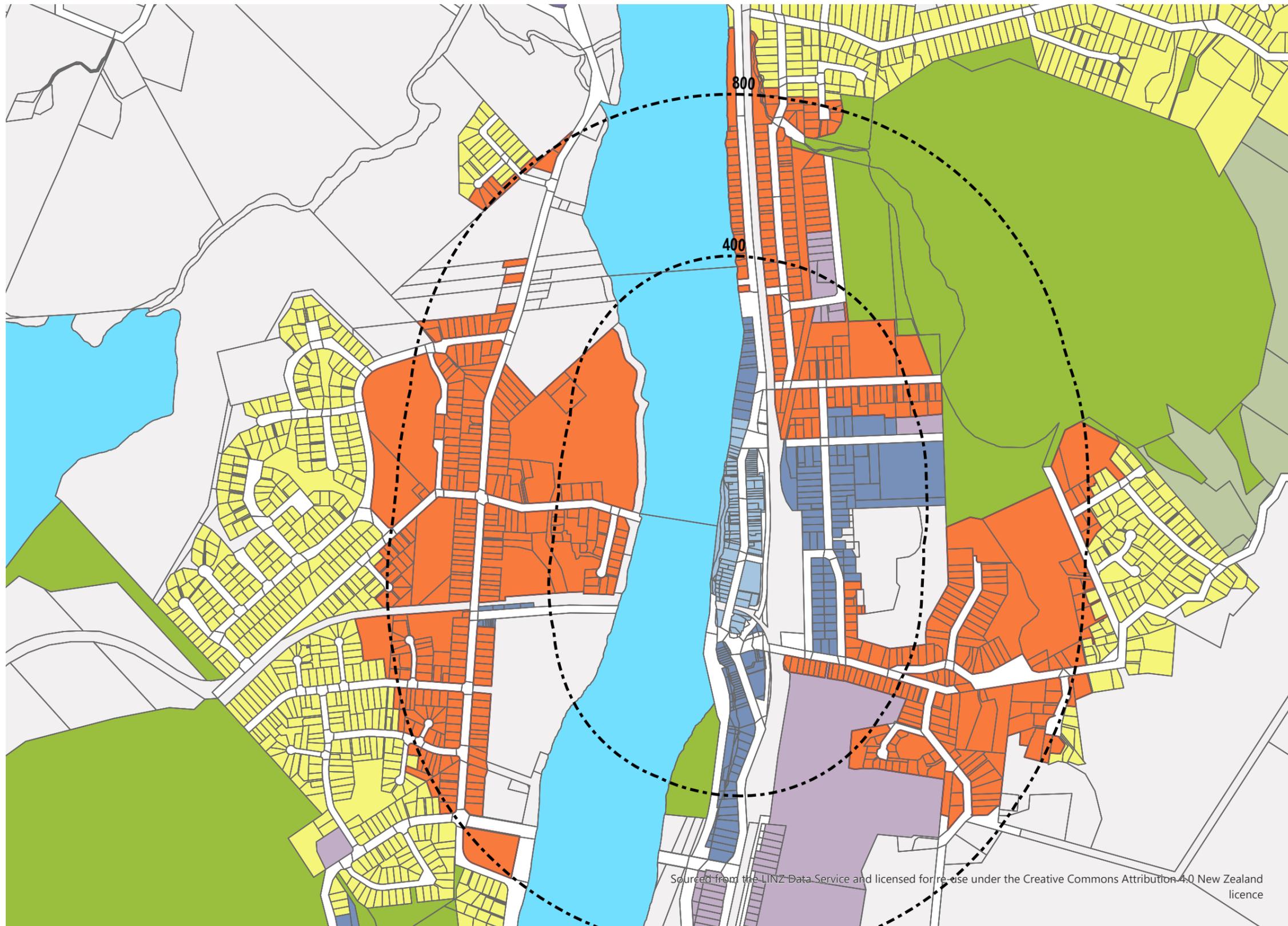
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
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# Proposed Waikato District Plan

## Original MDR Zone request

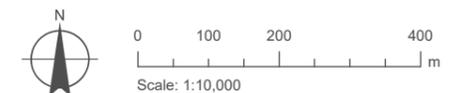


### Legend

-  400m Radial Catchment
-  800m Radial Catchment
-  Original MDR Rezoning Extent (2018)
-  Business
-  Business Town Centre
-  Country Living
-  Heavy Industrial
-  Industrial
-  Outside District
-  Rangitahi Peninsula
-  Reserve
-  Residential
-  Road
-  Rural
-  Village
-  Water

## Huntly

Rezoning Requests - Hearing 25



Prepared by:

**B&A** Barker & Associates  
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3-13 Shortland Street  
Auckland

Urban & Environmental  
Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

Prepared with:

**Beca**

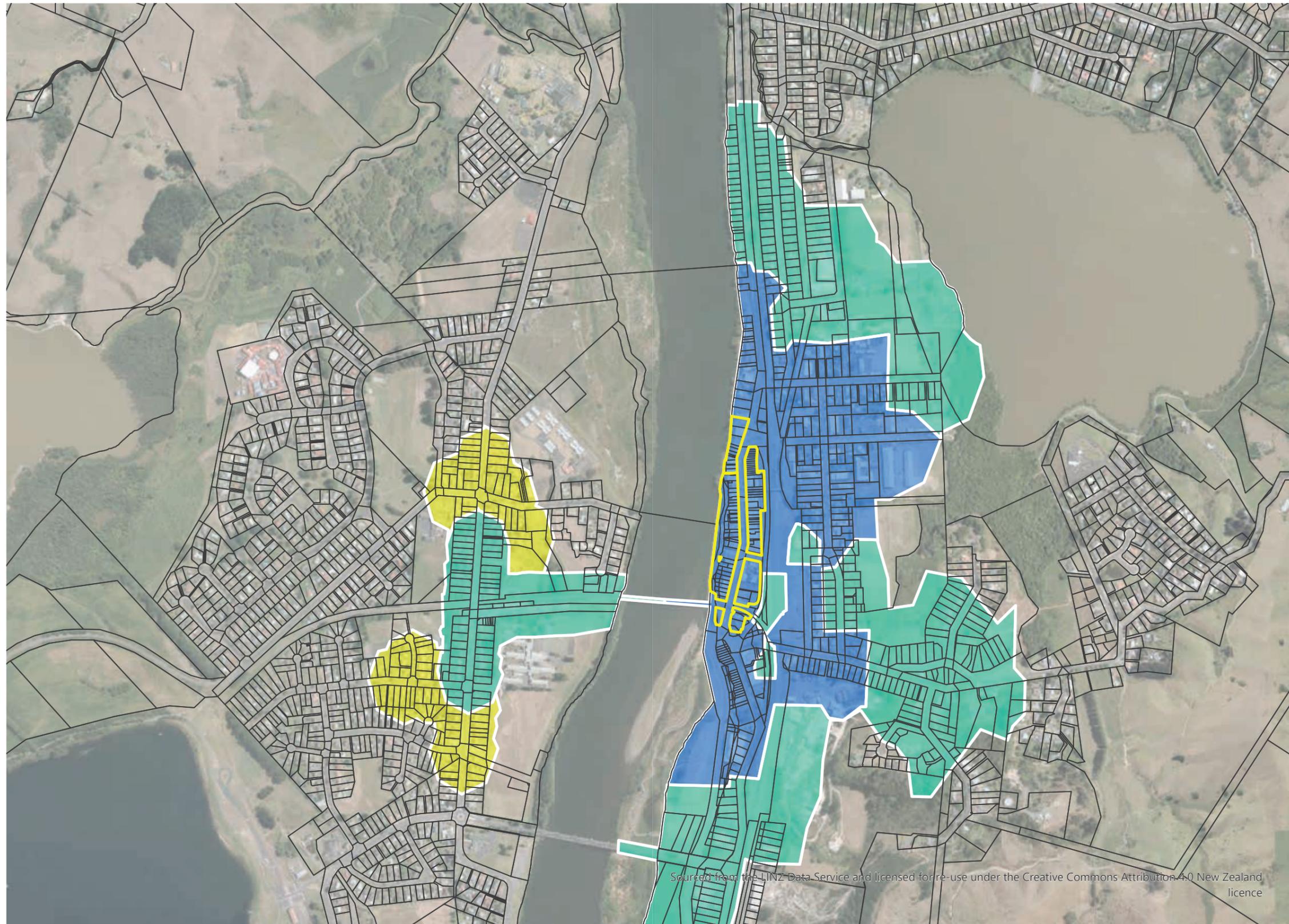
Prepared for:

**Kāinga Ora**  
Homes and Communities

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# Proposed Waikato District Plan

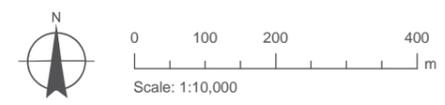
## Accessibility analysis - walk catchments



- Legend**
- Cadastral Boundaries
  - Town Centre Zone Extent
  - 800m Walking Catchment
  - 400m Walking Catchment
  - 400m Walking Catchment (Huntly West)

### Huntly

Rezoning Requests - Hearing 25



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Auckland

Urban & Environmental  
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Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
Homes and Communities

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# Proposed Waikato District Plan

## Accessibility analysis - slope

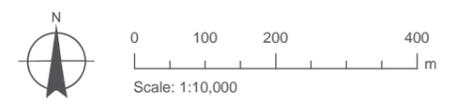


### Legend

- Cadastral Boundaries
- Gradient
  - 1:12
  - 1:10
  - 1:8
  - 1:5
  - 1:4
  - 1:2
  - 1:1.01

## Huntly

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
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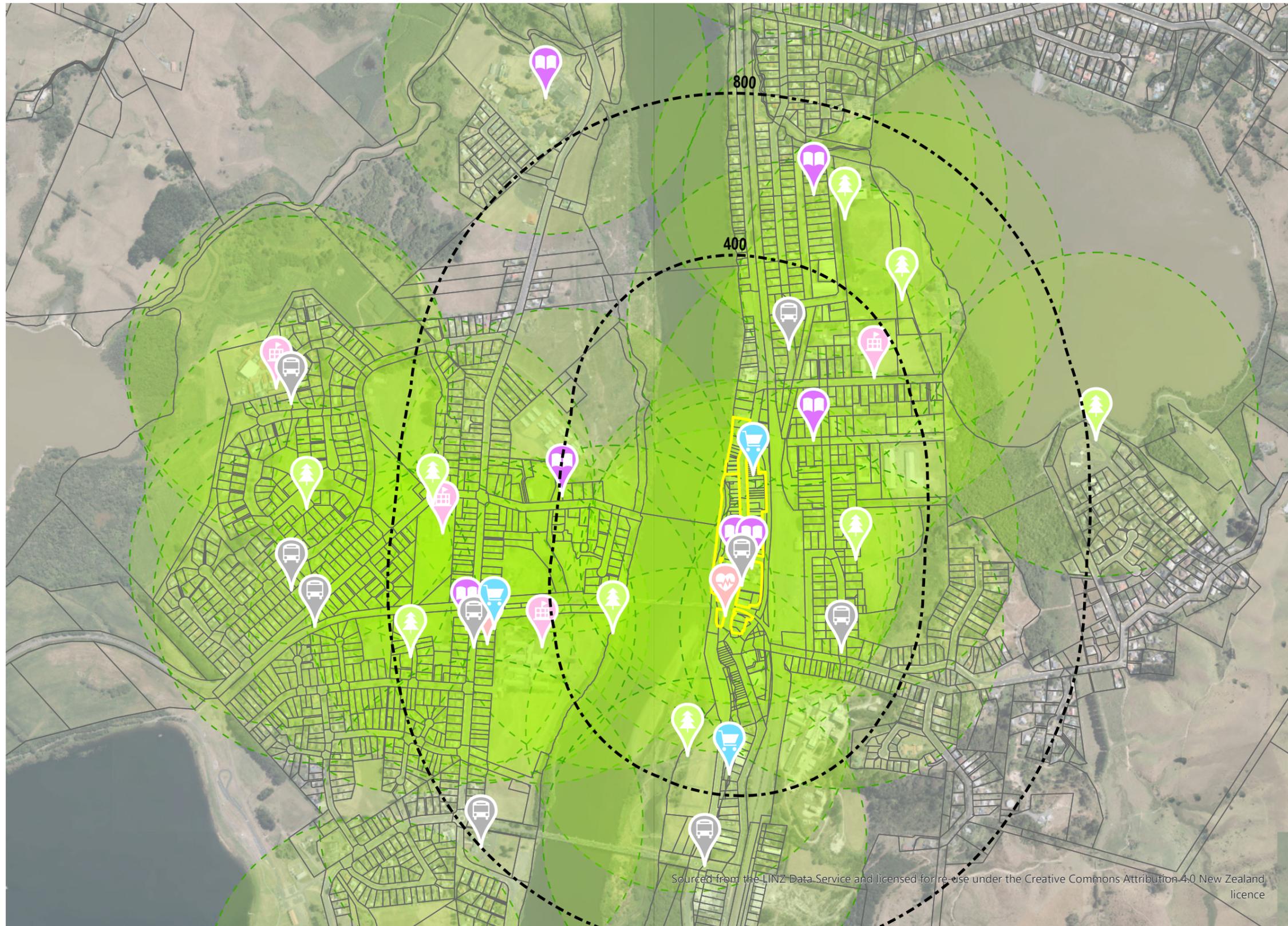
Prepared with:  
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# Proposed Waikato District Plan

## Amenities Heat Map

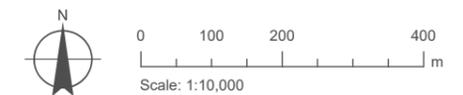


### Legend

- Town Centre Zone Extent
- Public Schools
- Community Facility
- Medical Facility
- Park
- Transit Stop
- Supermarket
- 400m Radial Buffer

### Huntly

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
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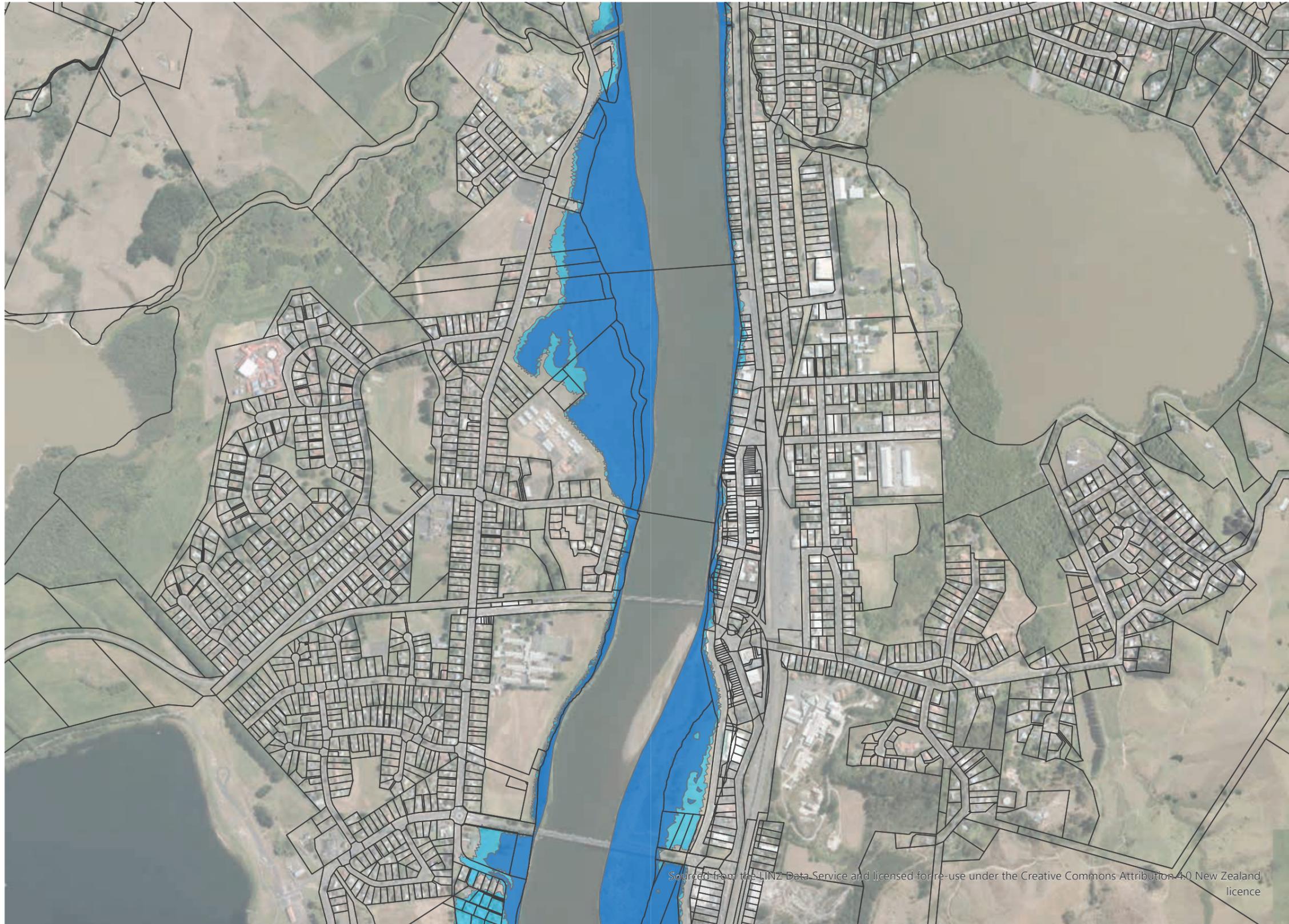
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# Proposed Waikato District Plan

## Natural hazards

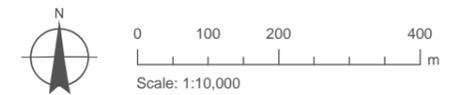


### Legend

- Cadastral Boundaries
- Proposed high risk flood area
- Proposed flood plain management area

## Huntly 1

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
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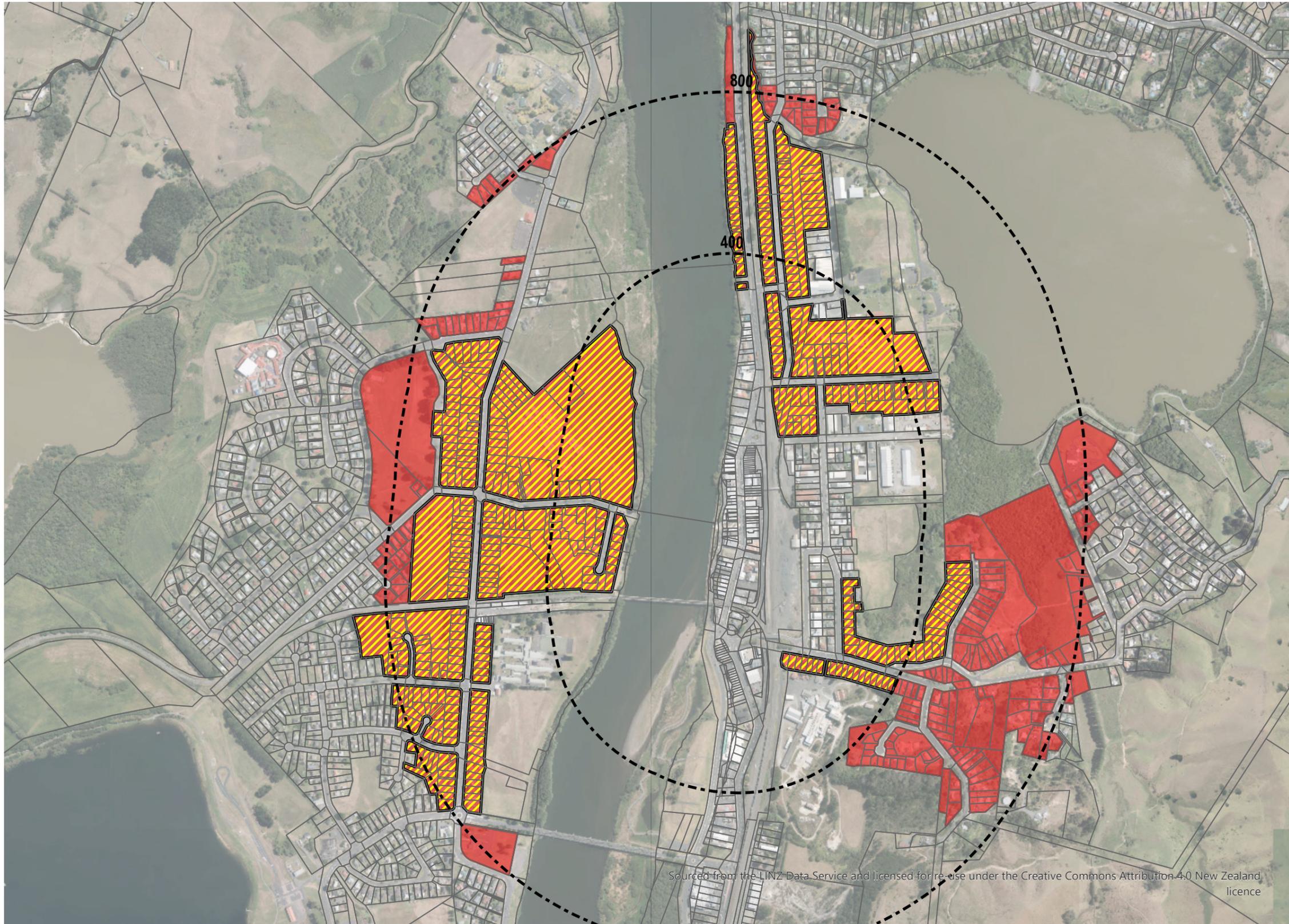
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# Proposed Waikato District Plan

## MDR Zone extent comparison

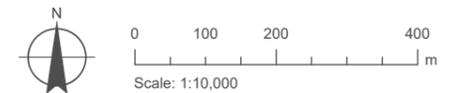


### Legend

-  Amended MDR Zoning Extent (2020)
-  Original MDR Rezoning Extent (2018)

### Huntly

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
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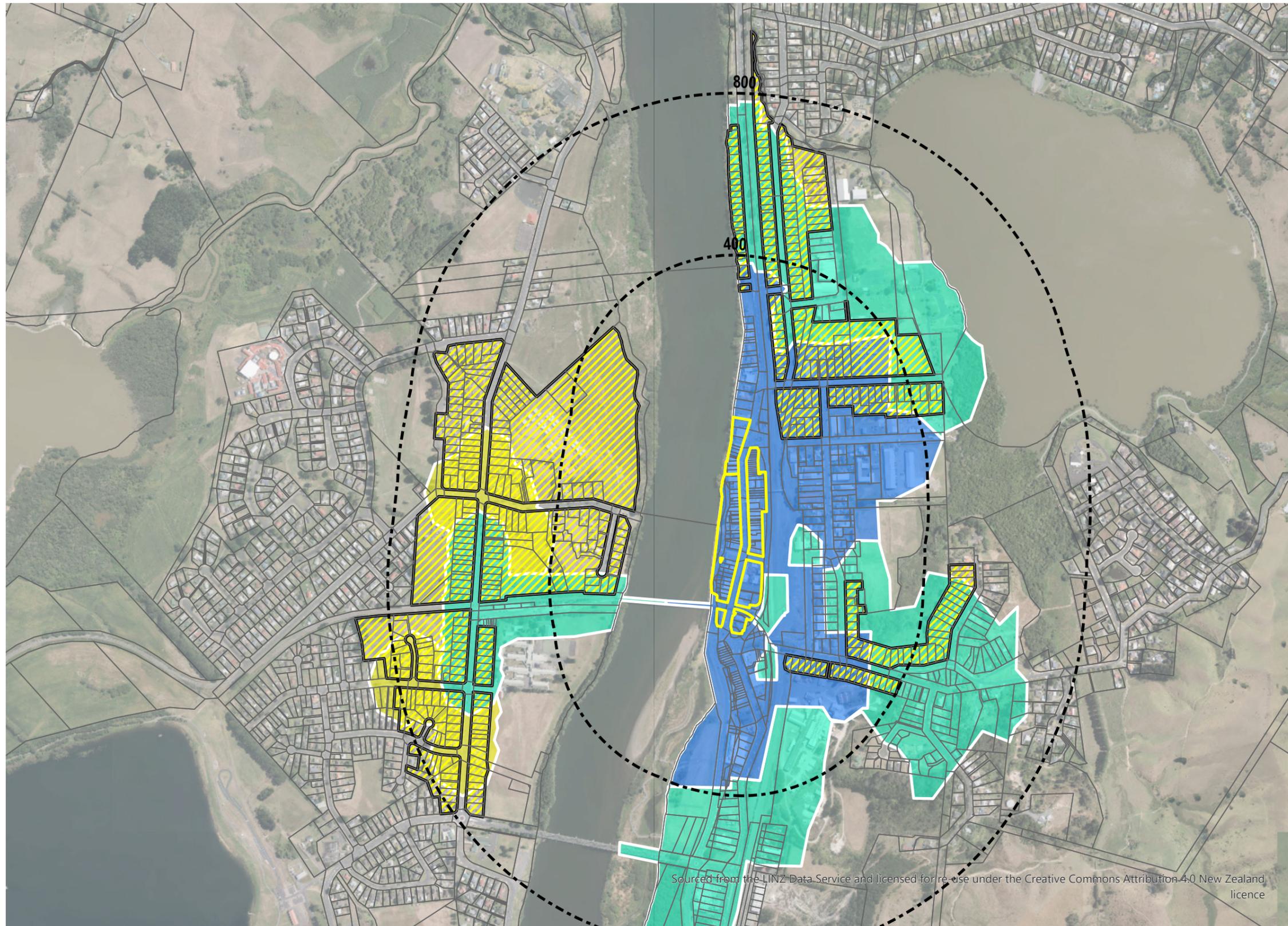
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# Proposed Waikato District Plan

## Walk catchment comparison with amended zone extent

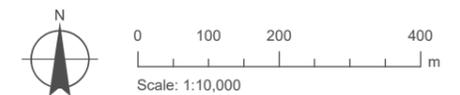


### Legend

-  Amended MDR Zoning Extent (2020)
-  Town Centre Zone Extent
-  800m Walking Catchment
-  400m Walking Catchment
-  400m Walking Catchment (Huntly West)

## Huntly

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
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3-13 Shortland Street  
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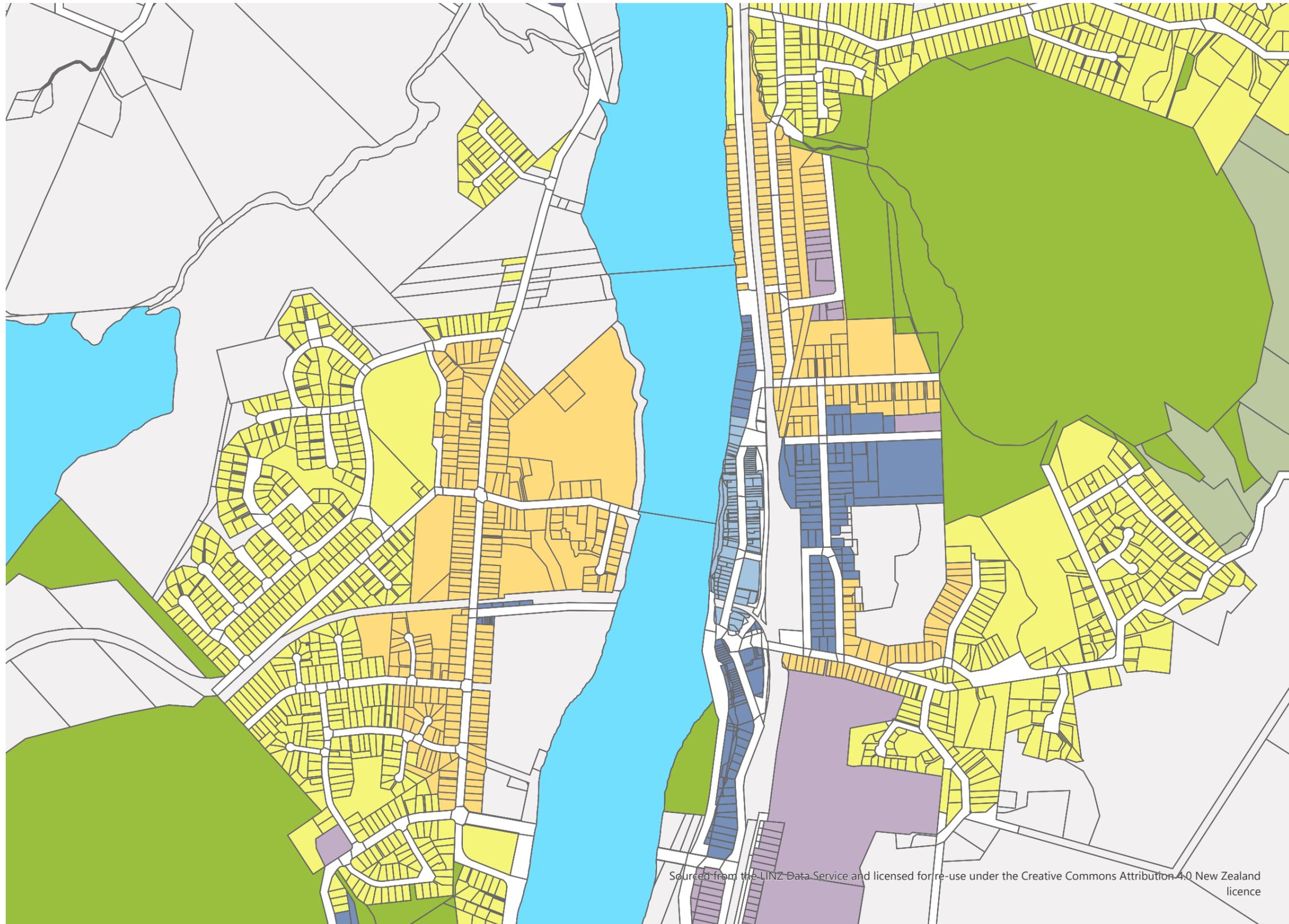
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# Proposed Waikato District Plan

## Amended Zoning Plan

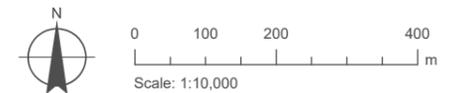


### Legend

- Medium Density Residential
- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

## Huntly

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
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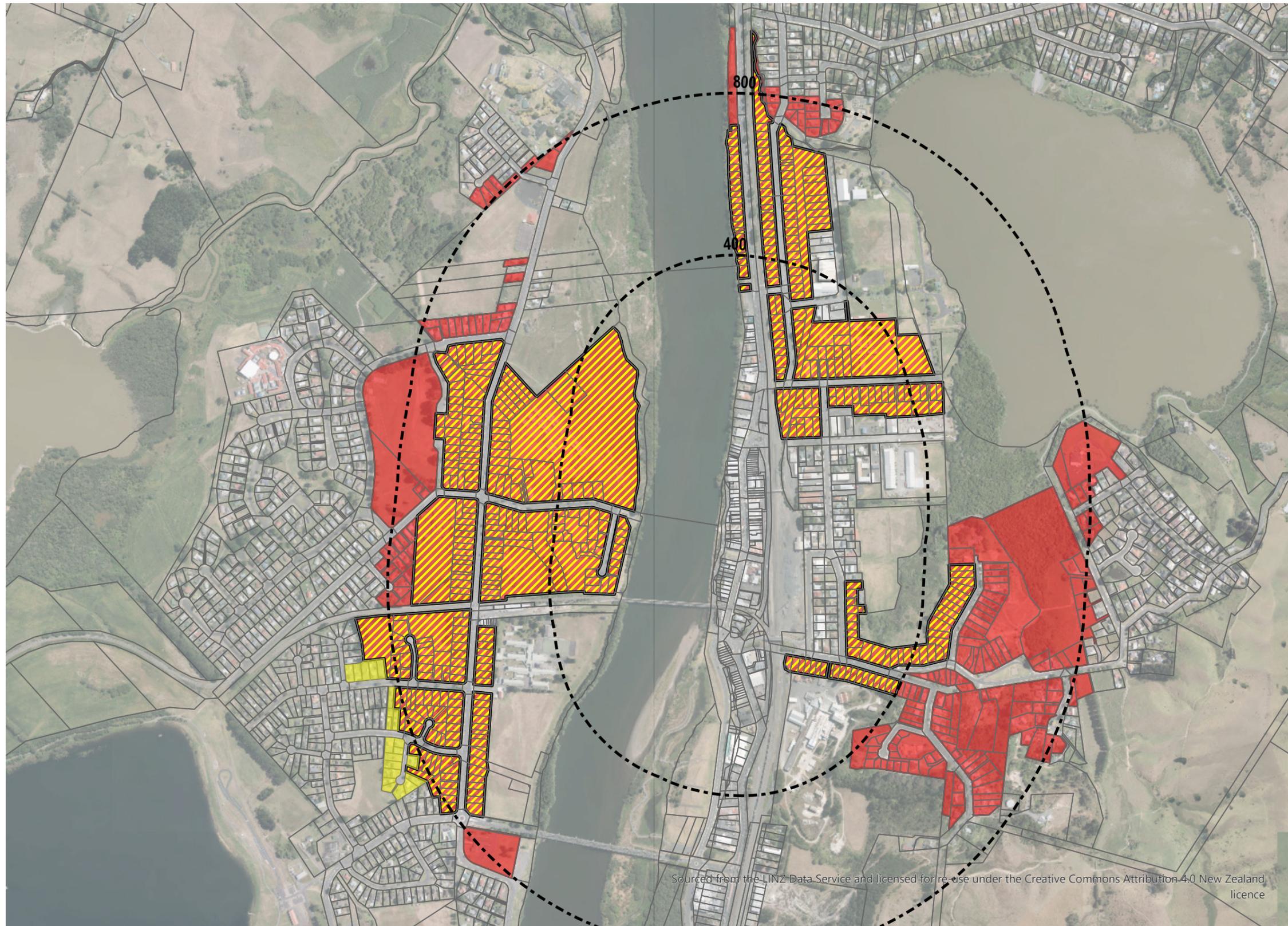
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# Proposed Waikato District Plan

## Out-of-scope MDR Upzoning

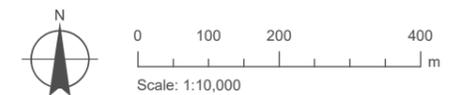


### Legend

-  Amended MDR Zoning Extent (2020)
-  Original MDR Rezoning Extent (2018)
-  Out of Scope Upzoning

### Huntly

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
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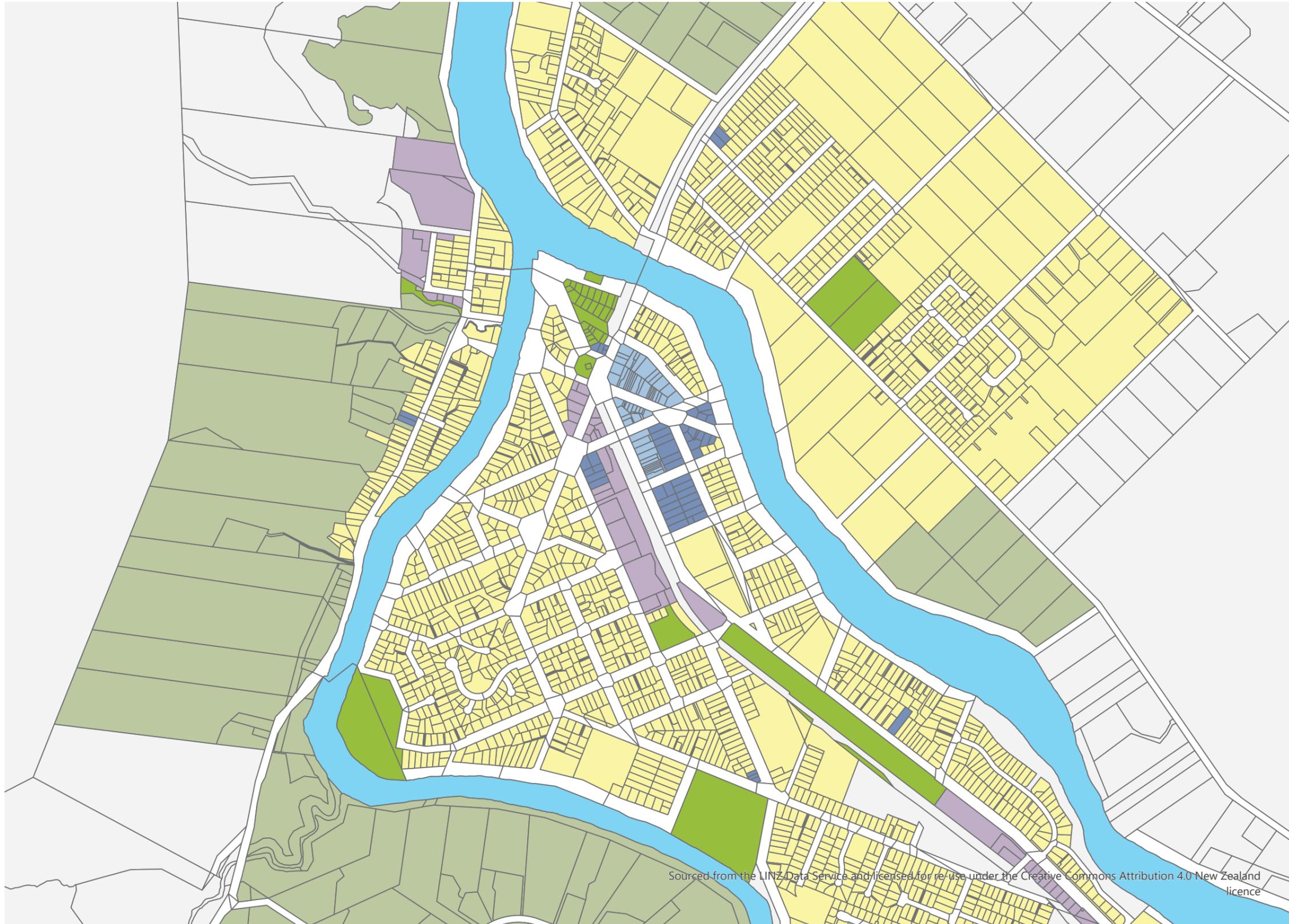
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05

**Ngaruawahia**

# Proposed Waikato District Plan

## Proposed zoning (as notified)



### Legend

- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

## Ngaruawahia

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
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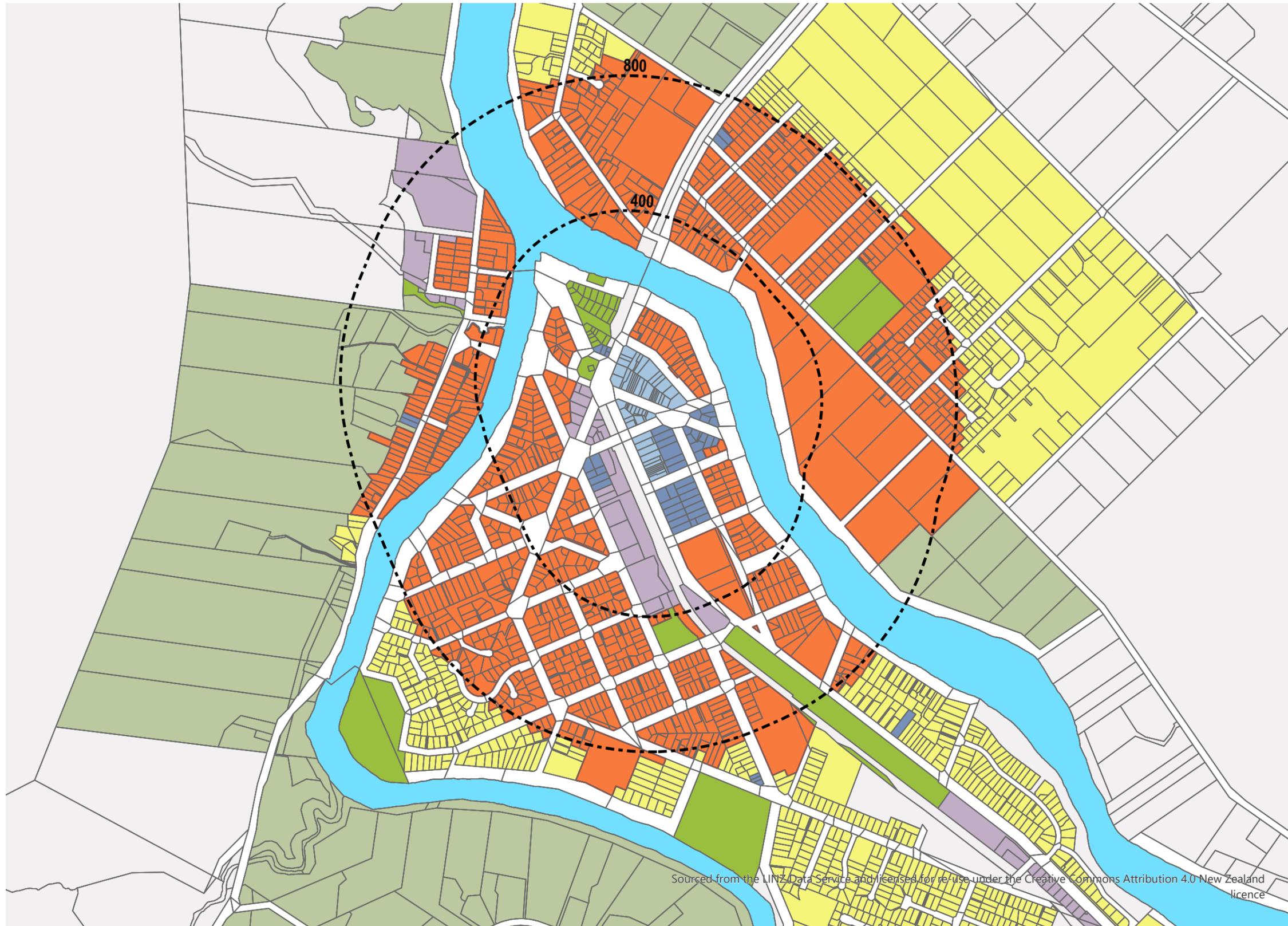
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# Proposed Waikato District Plan

## Original MDR Zone request

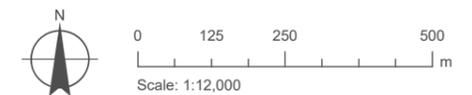


### Legend

-  400m Radial Catchment
-  800m Radial Catchment
-  Original MDR Rezoning Extent (2018)
-  Business
-  Business Town Centre
-  Country Living
-  Heavy Industrial
-  Industrial
-  Outside District
-  Rangitahi Peninsula
-  Reserve
-  Residential
-  Road
-  Rural
-  Village
-  Water

## Ngaruawahia

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
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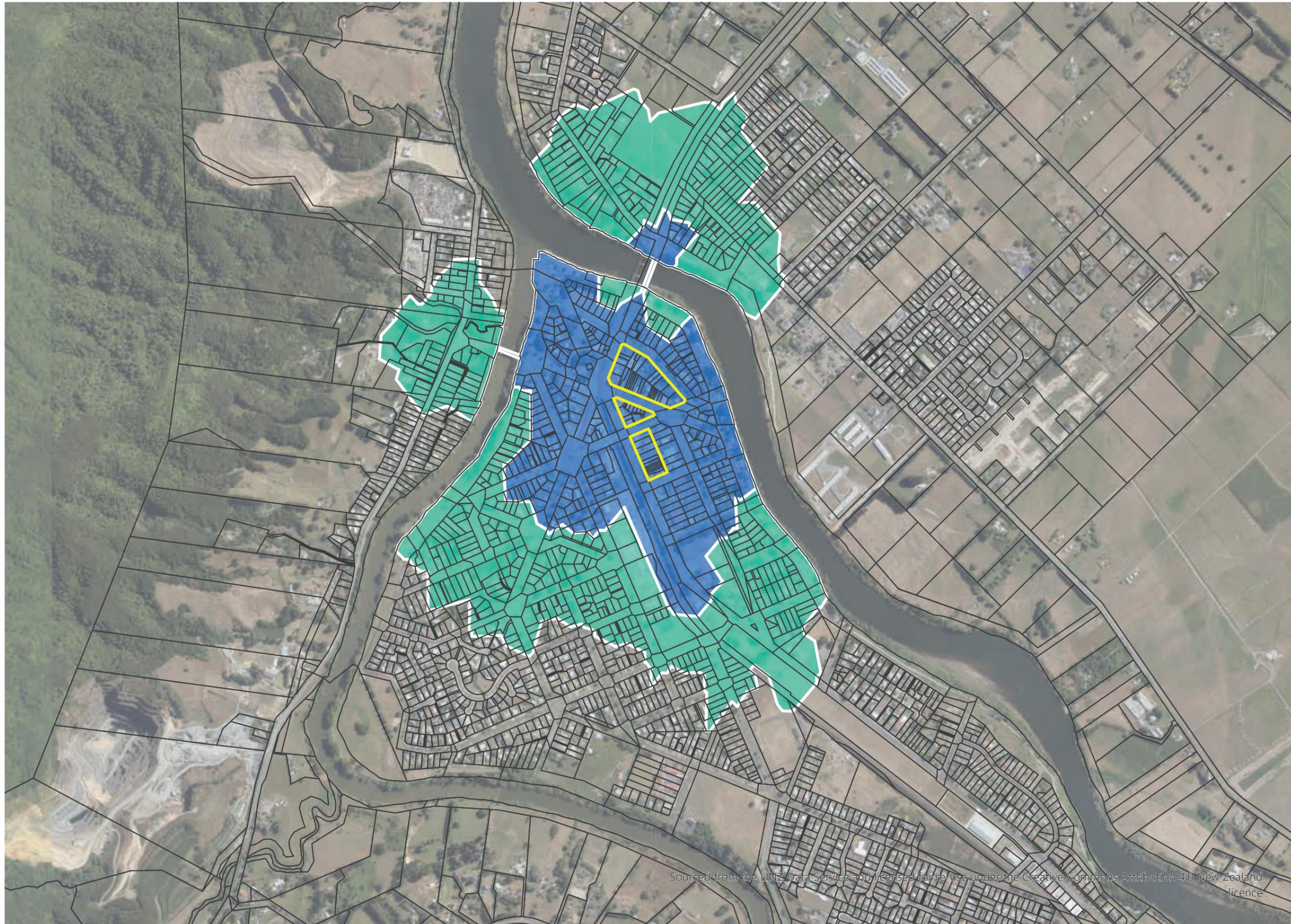
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# Proposed Waikato District Plan

## Accessibility analysis - walk catchments

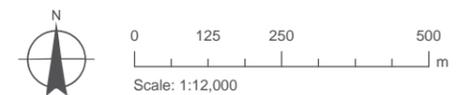


### Legend

-  Cadastral Boundaries
-  Town Centre Zone Extent
-  800m Walking Catchment
-  400m Walking Catchment

## Ngaruawahia

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
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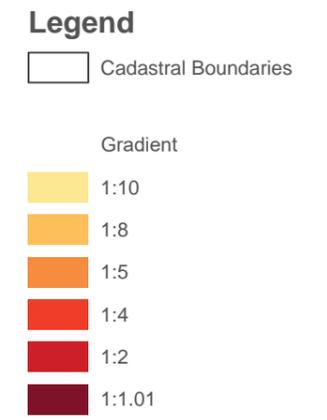
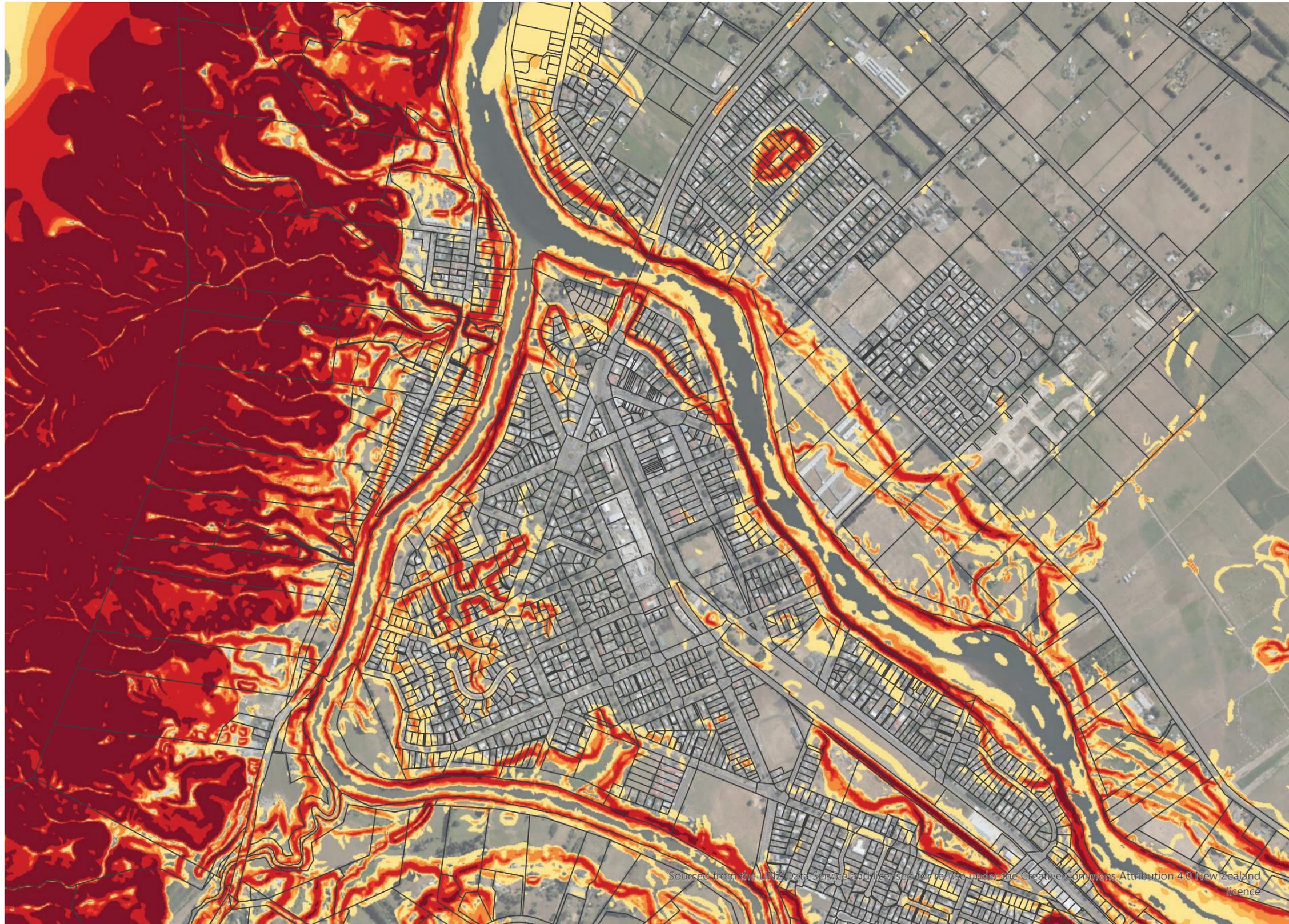
Prepared with:  
**Beca**

Prepared for:  
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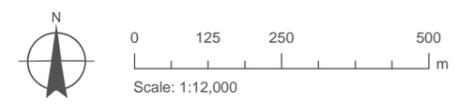
# Proposed Waikato District Plan

## Accessibility analysis - slope



### Ngaruawahia

#### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
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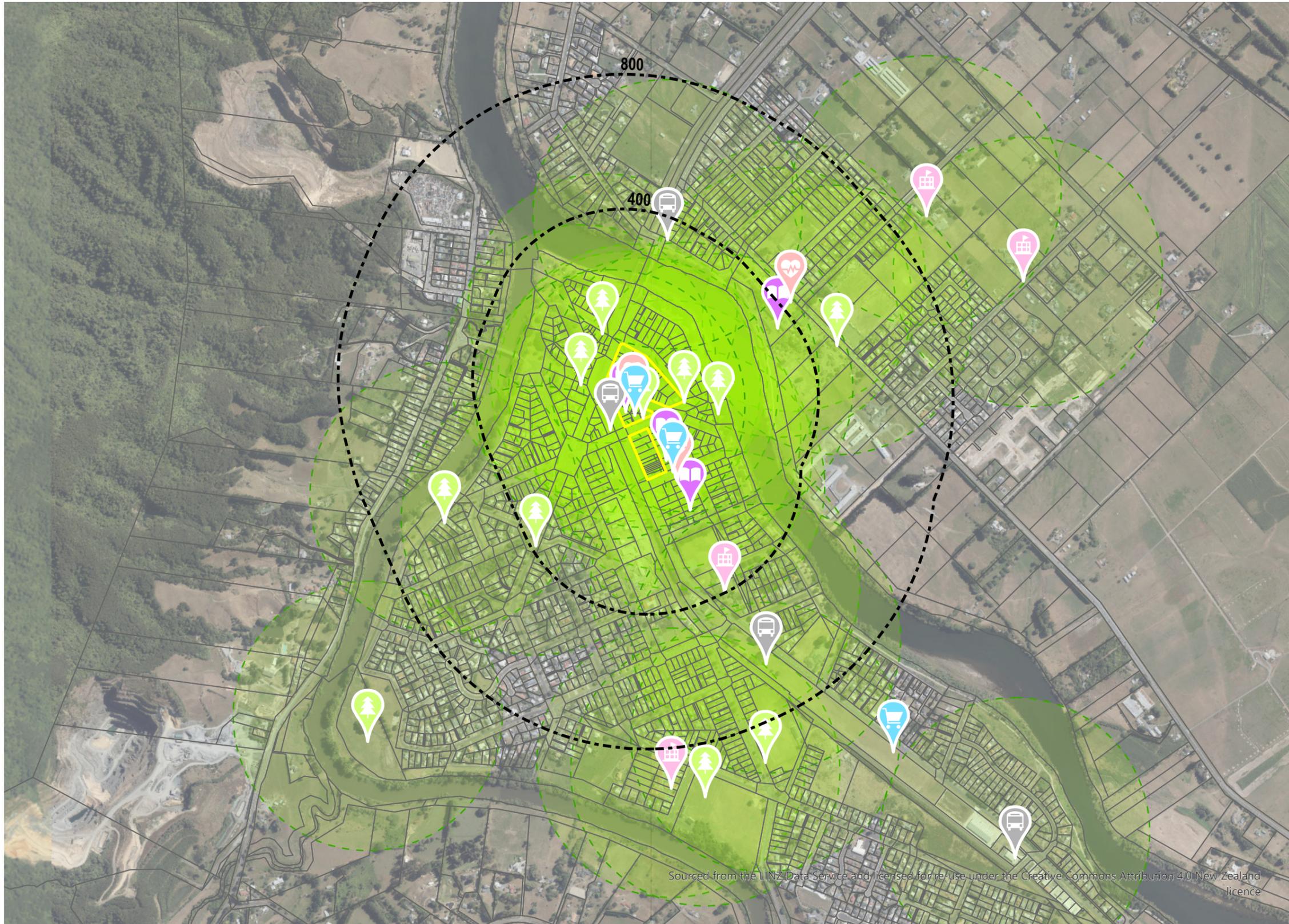
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Prepared for:  
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# Proposed Waikato District Plan

## Amenities Heat Map

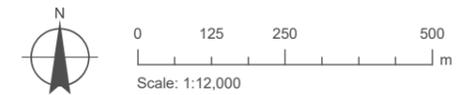


### Legend

-  Town Centre Zone Extent
-  Public Schools
-  Community Facility
-  Medical Facility
-  Park
-  Transit Stop
-  Supermarket
-  400m Radial Buffer

## Ngaruawahia

### Rezoning Requests - Hearing 25



Prepared by:  
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# Proposed Waikato District Plan

## Natural hazards

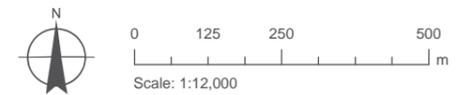


### Legend

- Cadastral Boundaries
- Proposed high risk flood area
- Proposed flood plain management area

## Ngaruawahia

### Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
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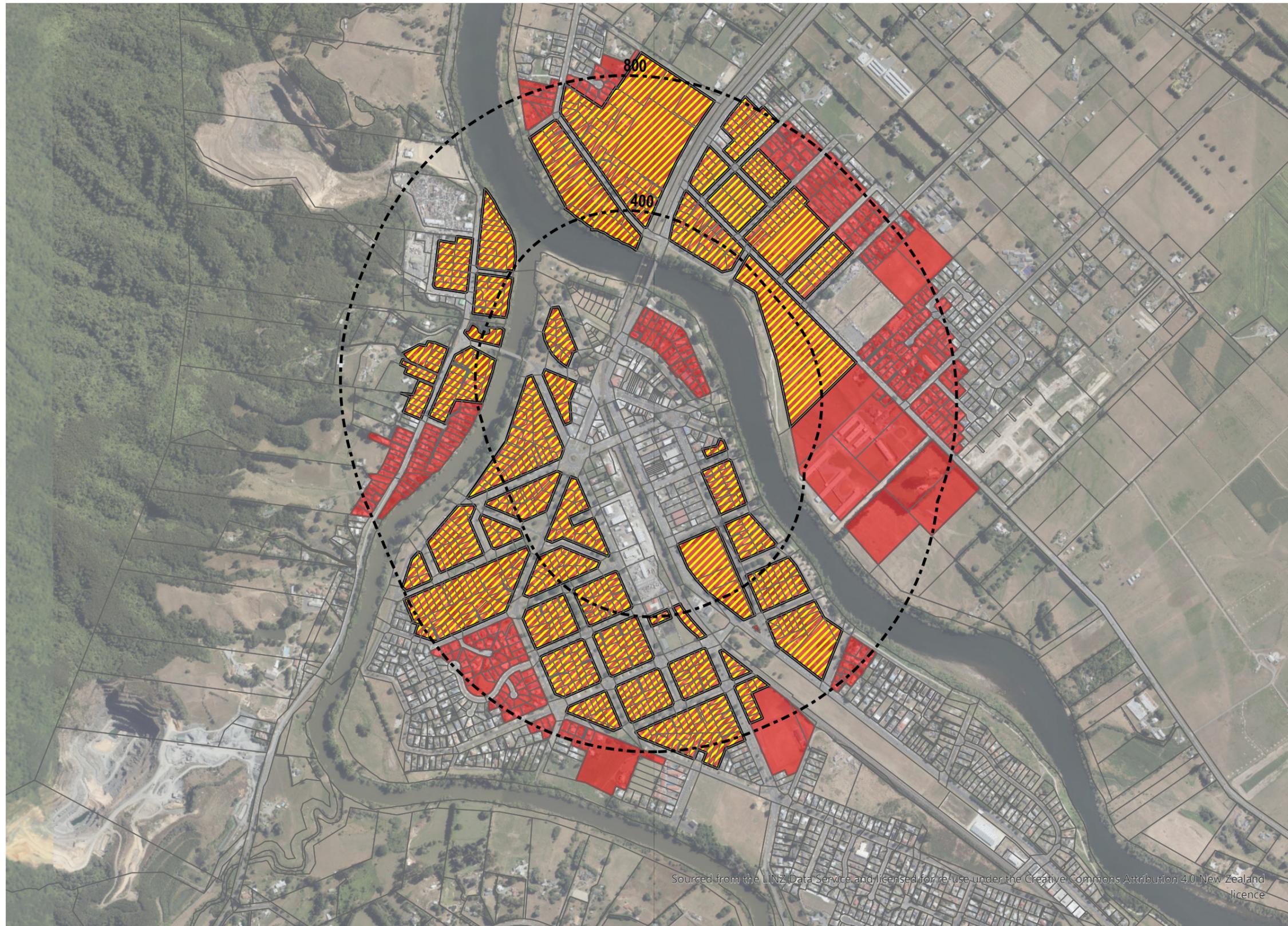
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# Proposed Waikato District Plan

## MDR Zone extent comparison

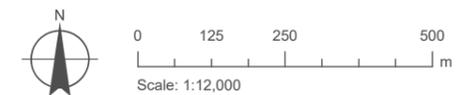


### Legend

-  Amended MDR Zoning Extent (2020)
-  Original MDR Rezoning Extent (2018)

## Ngaruawahia

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
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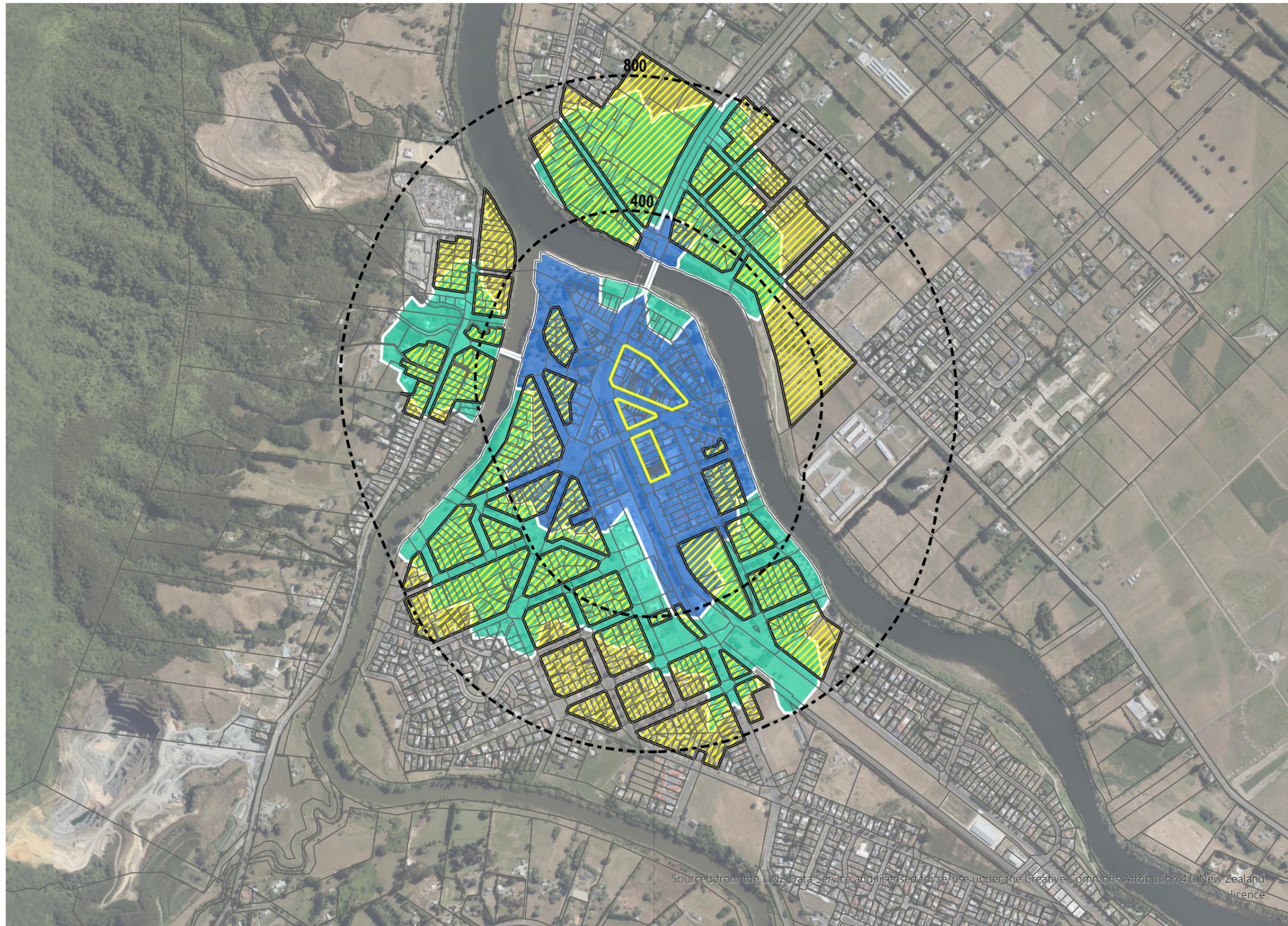
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# Proposed Waikato District Plan

## Walk catchment comparison with amended zone extent

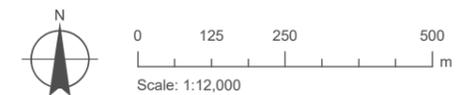


### Legend

-  Amended MDR Zoning Extent (2020)
-  Town Centre Zone Extent
-  800m Walking Catchment
-  400m Walking Catchment

## Ngaruawahia

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

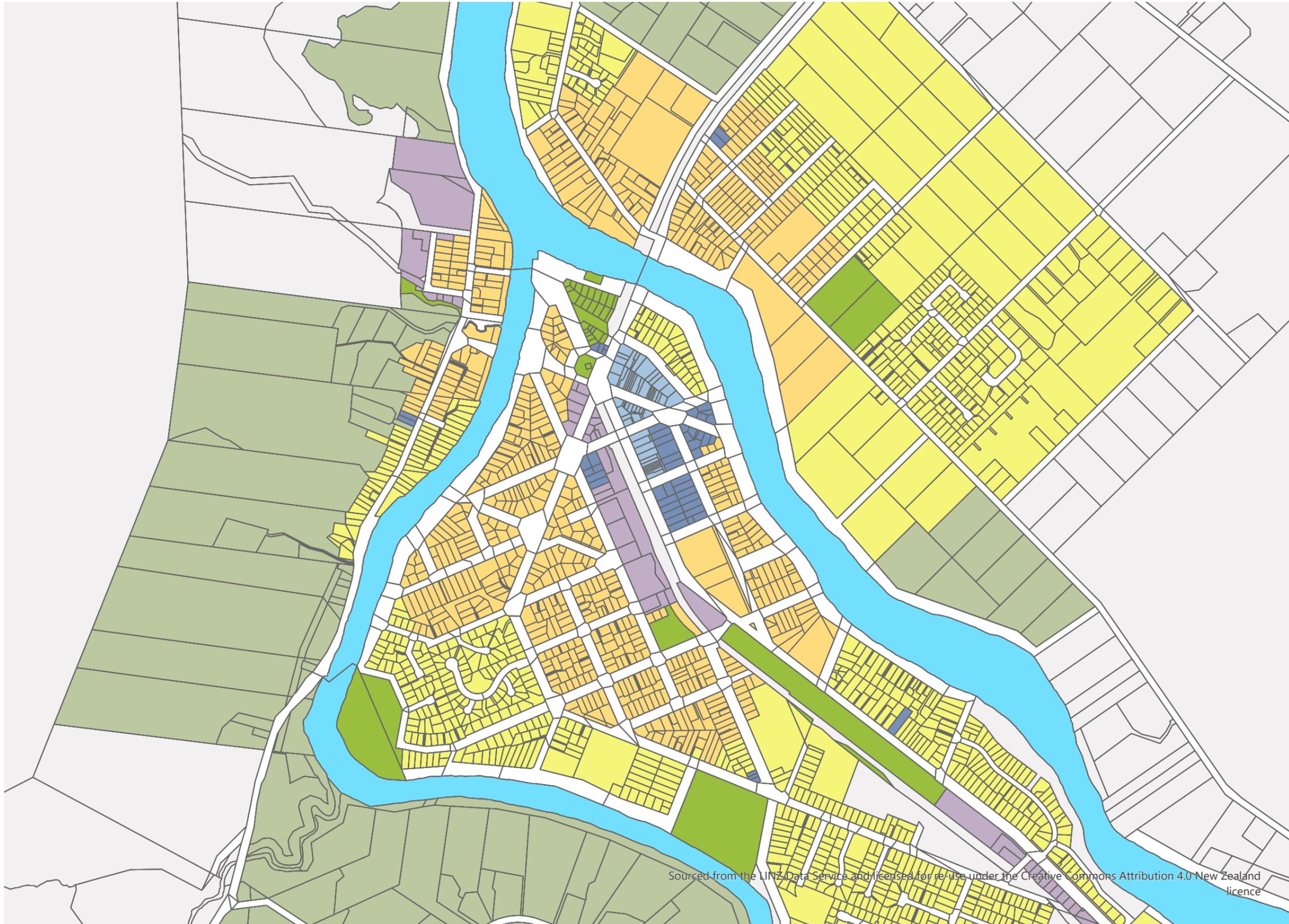
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Prepared for:  
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# Proposed Waikato District Plan

## Map Title

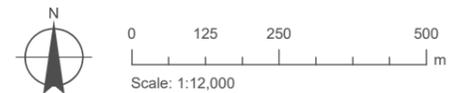


### Legend

- Medium Density Residential
- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

## Ngaruawahia

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
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3-13 Shortland Street  
Auckland

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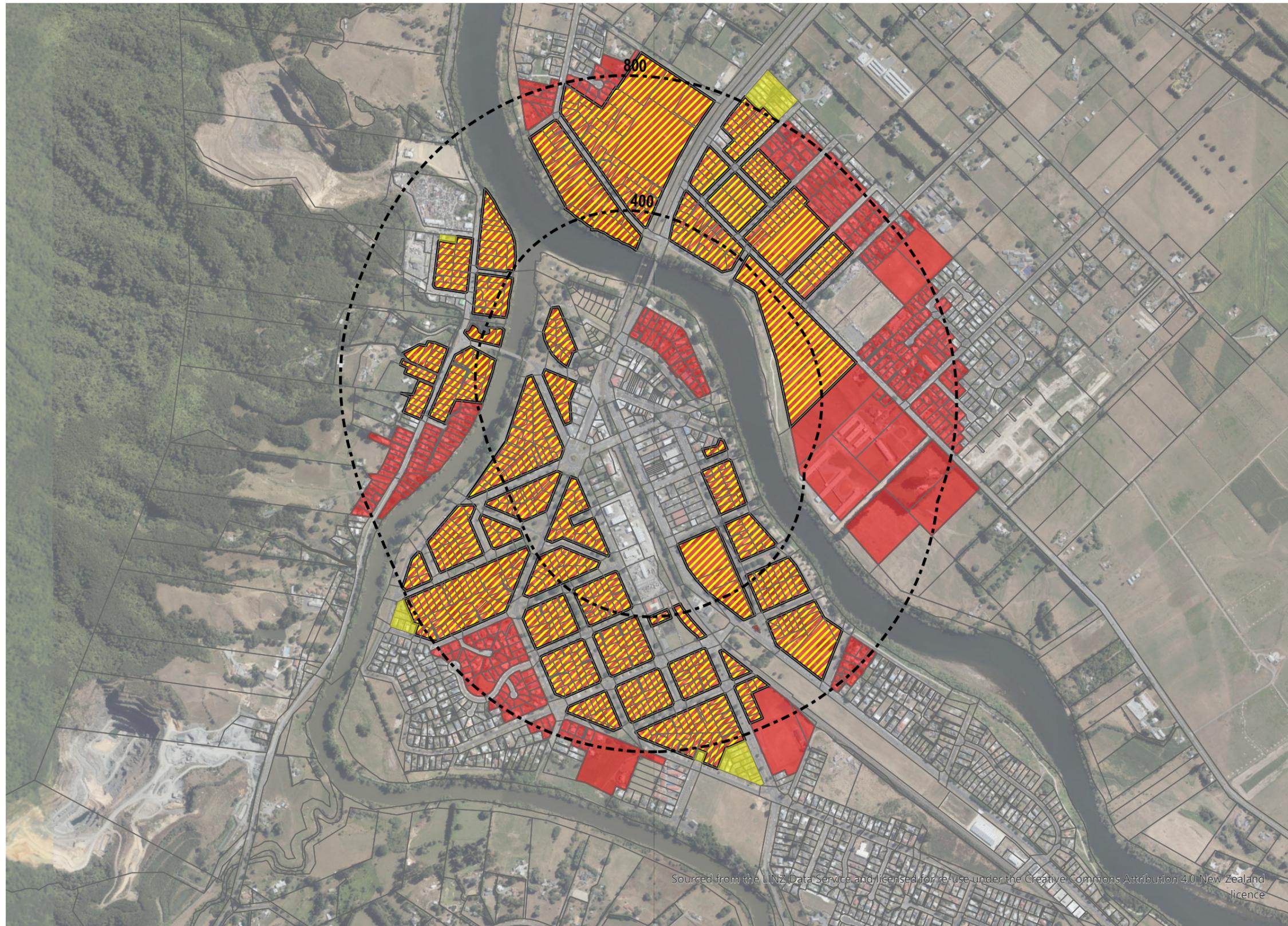
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# Proposed Waikato District Plan

## Out-of-scope MDR Upzoning

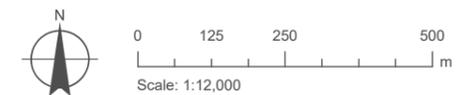


### Legend

-  Amended MDR Zoning Extent (2020)
-  Original MDR Rezoning Extent (2018)
-  Out of Scope Upzoning

## Ngaruawahia

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
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Prepared with:  
**Beca**

Prepared for:  
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**B&A**

Urban & Environmental

06

**Raglan**

# Proposed Waikato District Plan

## Proposed zoning - as notified



### Legend

- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

## Raglan

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

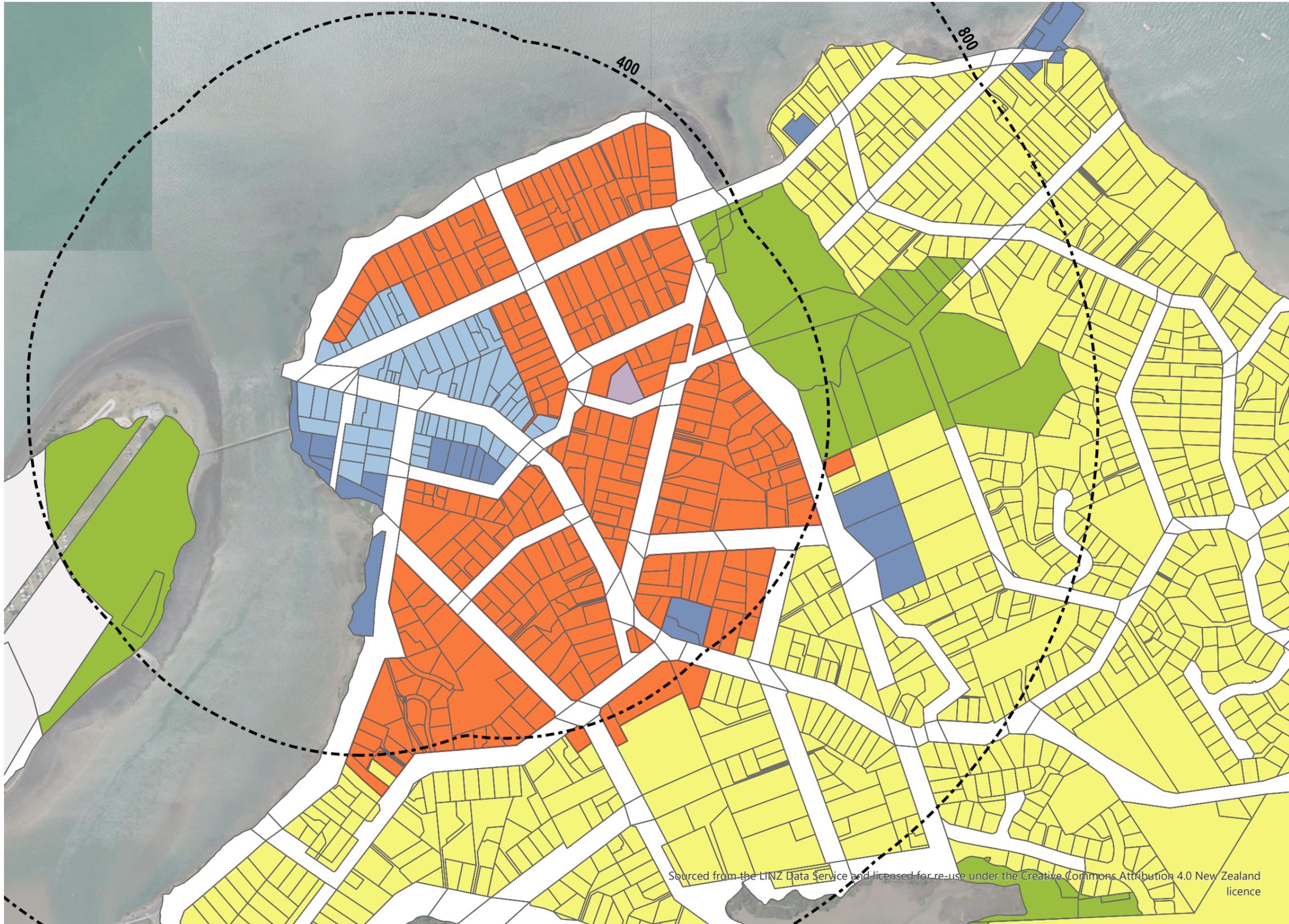
Prepared with:  
**Beca**

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# Proposed Waikato District Plan

## Original MDR Zone request

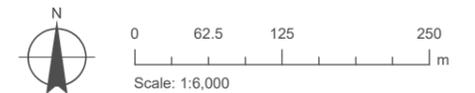


### Legend

-  400m Radial Catchment
-  800m Radial Catchment
-  Original MDR Rezoning Extent (2018)
-  Business
-  Business Town Centre
-  Country Living
-  Heavy Industrial
-  Industrial
-  Outside District
-  Rangitahi Peninsula
-  Reserve
-  Residential
-  Road
-  Rural
-  Village
-  Water

## Raglan

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
 Level 4, Old South British Insurance Building  
 3-13 Shortland Street  
 Auckland

Urban & Environmental  
 Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

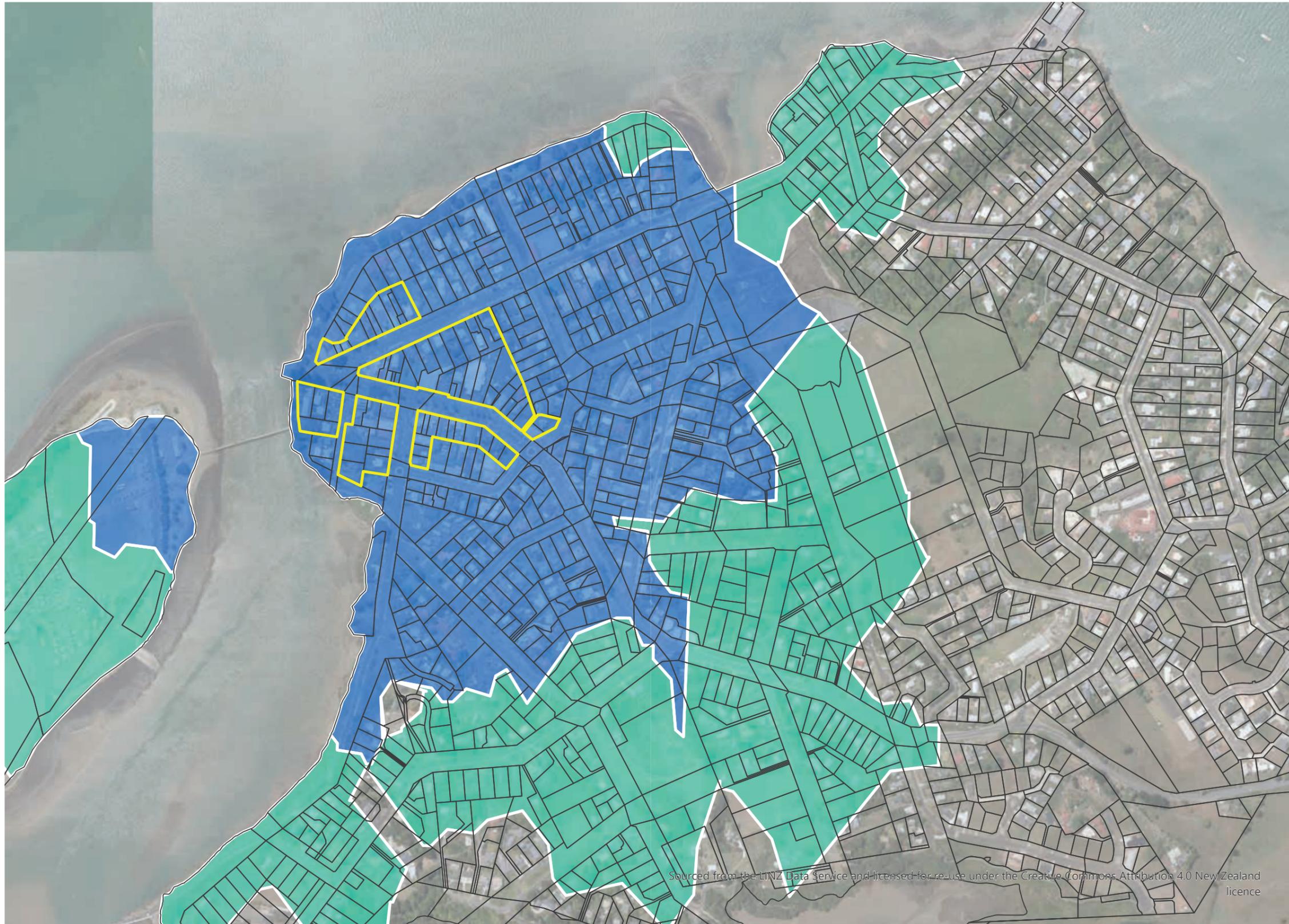
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# Proposed Waikato District Plan

## Accessibility analysis - walk catchments

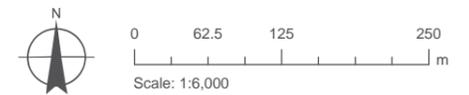


### Legend

- Cadastral Boundaries
- Town Centre Zone Extent
- 800m Walking Catchment
- 400m Walking Catchment

## Raglan

Rezoning Requests - Hearing 25



Prepared by:  
**B&A** Barker & Associates  
Level 4, Old South British Insurance Building  
3-13 Shortland Street  
Auckland

Urban & Environmental  
Kerikeri | Whangarei | Warkworth | Auckland | Hamilton | Napier | Christchurch

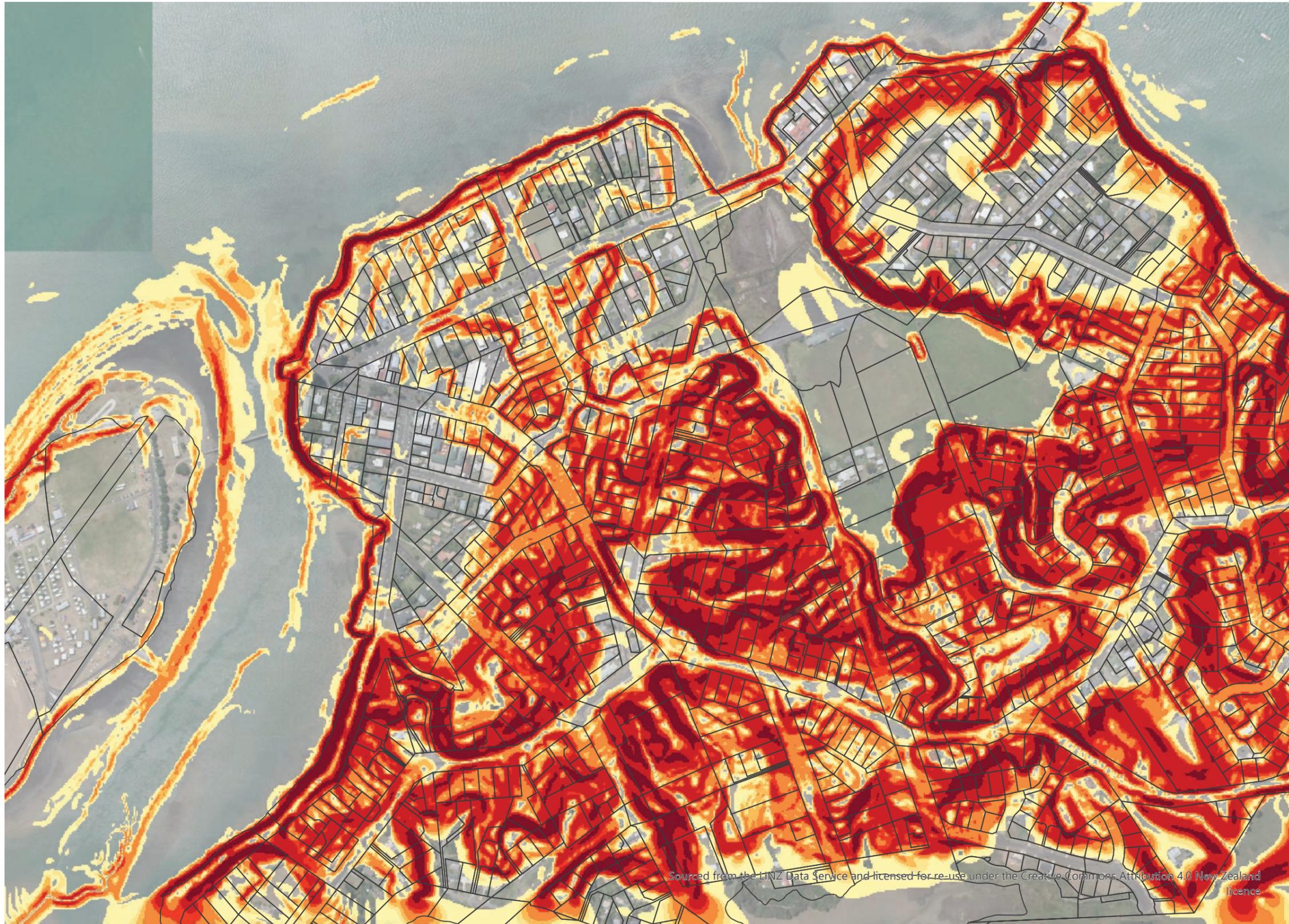
Prepared with:  
**Beca**

Prepared for:  
**Kāinga Ora**  
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# Proposed Waikato District Plan

## Accessibility analysis - slope



### Legend

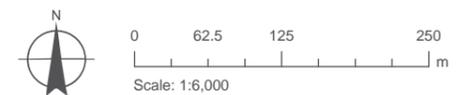
 Cadastral Boundaries

#### Gradient

-  1:12
-  1:10
-  1:8
-  1:5
-  1:4
-  1:2
-  1:1.01

## Raglan

Rezoning Requests - Hearing 25



Prepared by:  
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# Proposed Waikato District Plan

## Amenities Heat Map

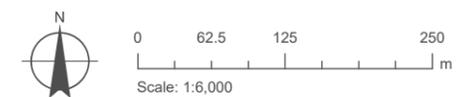


### Legend

-  Town Centre Zone Extent
-  Public Schools
-  Community Facility
-  Medical Facility
-  Park
-  Transit Stop
-  Supermarket
-  400m Radial Buffer

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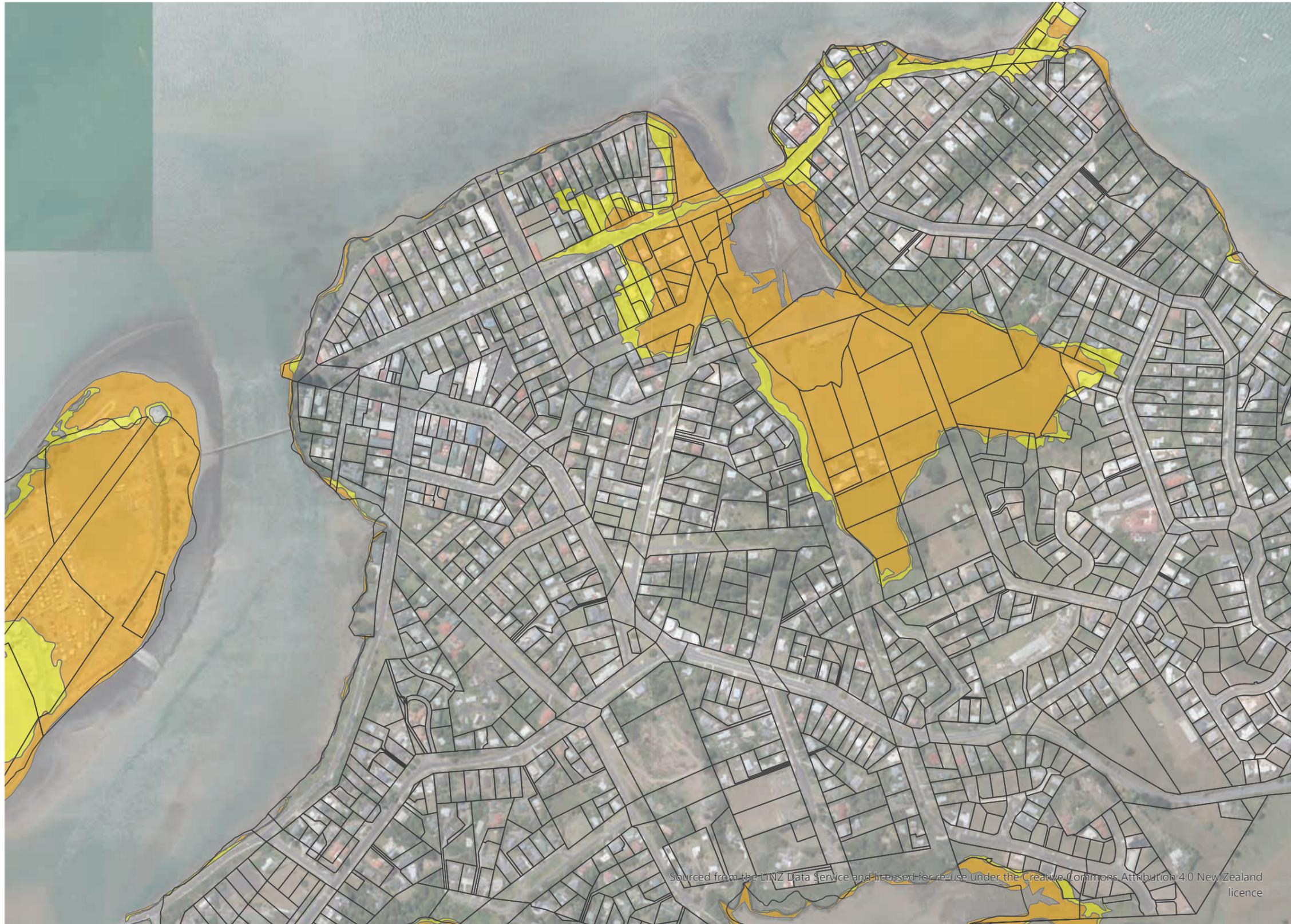
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# Proposed Waikato District Plan

## Natural hazards

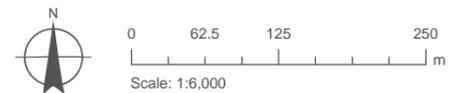


### Legend

-  Cadastral Boundaries
-  Proposed high risk coastal hazard inundation area
-  Proposed coastal sensitivity area inundation

## Raglan

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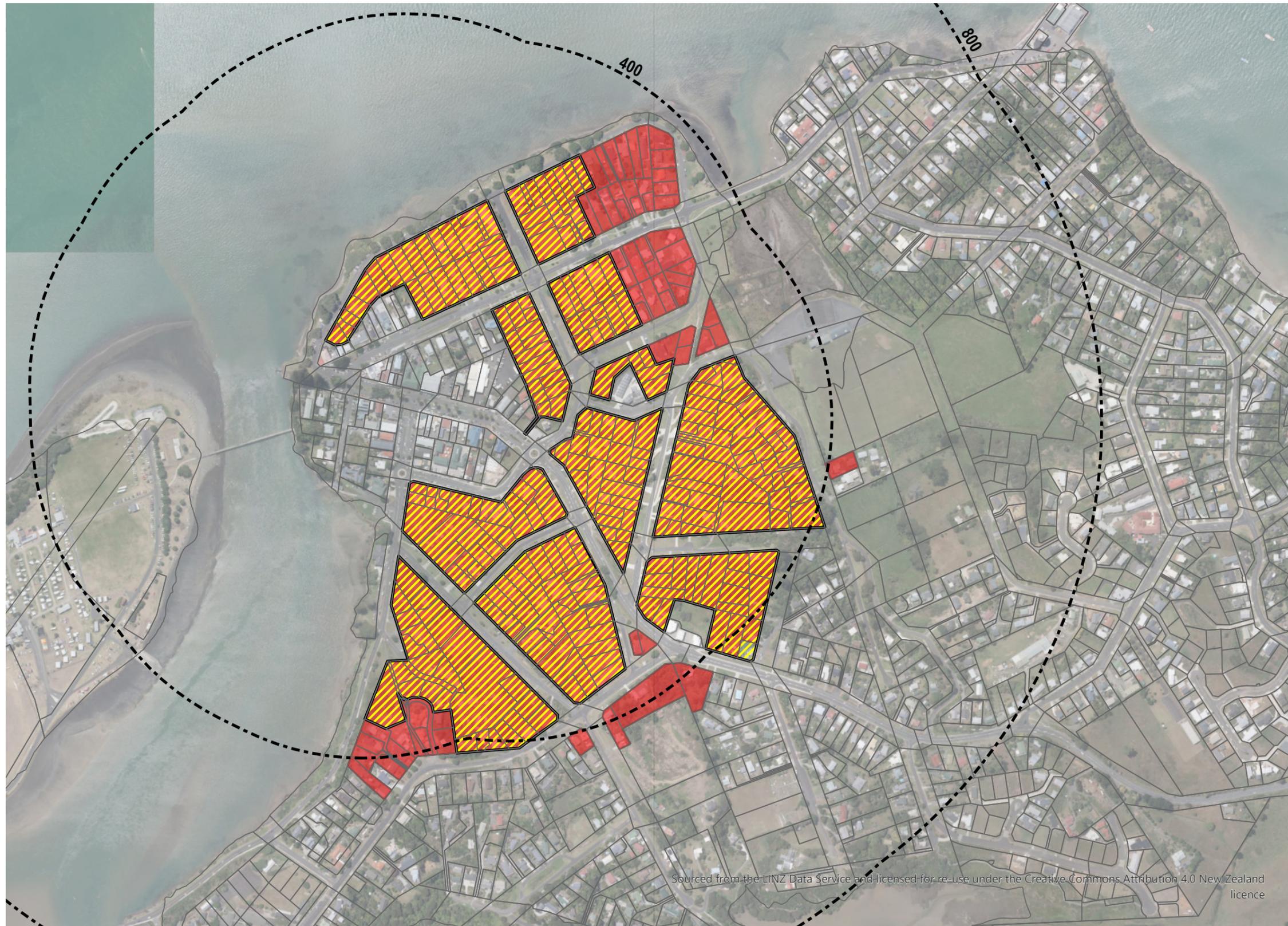
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# Proposed Waikato District Plan

## MDR Zone extent comparison

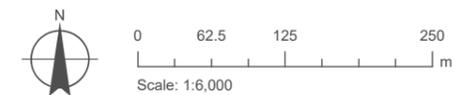


### Legend

-  Amended MDR Zoning Extent (2020)
-  Original MDR Rezoning Extent (2018)

### Raglan

Rezoning Requests - Hearing 25



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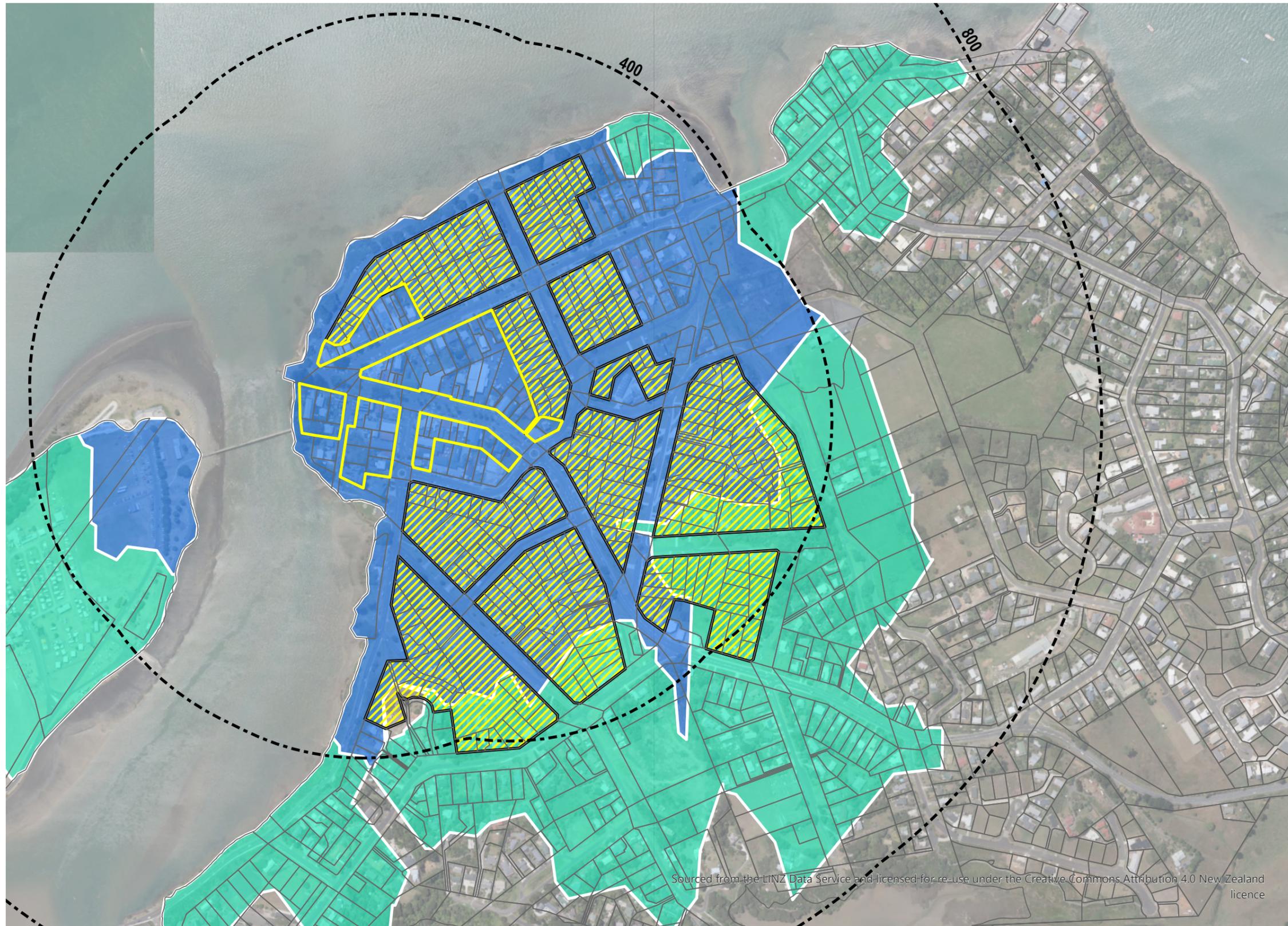
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# Proposed Waikato District Plan

## Walk catchment comparison with amended zone extent

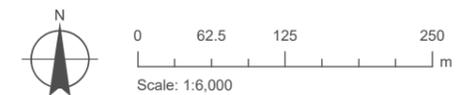


### Legend

-  Amended MDR Zoning Extent (2020)
-  Town Centre Zone Extent
-  800m Walking Catchment
-  400m Walking Catchment

### Raglan

Rezoning Requests - Hearing 25



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# Proposed Waikato District Plan

## Amended Zone Map

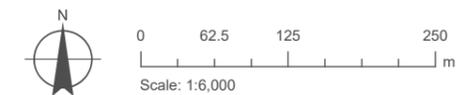


### Legend

- Medium Density Residential
- Business
- Business Town Centre
- Country Living
- Heavy Industrial
- Industrial
- Outside District
- Rangitahi Peninsula
- Reserve
- Residential
- Road
- Rural
- Village
- Water

### Raglan

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