



**28 October 2022**

Attn: Waikato District Council  
15 Galileo Street  
Private Bag 544  
Ngāruwhāia 3742  
Attn: Variation 3 submission  
*Submission via email: [districtplan@waidc.govt.nz](mailto:districtplan@waidc.govt.nz)*

**KĀINGA ORA – HOMES AND COMMUNITIES SUBMISSION ON VARIATION 3  
(ENABLING HOUSING SUPPLY) TO THE PROPOSED WAIKATO DISTRICT  
PLAN UNDER CLAUSE 5 (INTENSIFICATION PLANNING INSTRUMENT) OF  
SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991**

**This is a submission by Kāinga Ora – Homes and Communities on Variation 3 (Enabling Housing Supply) (“Variation 3”) to the Proposed Waikato District Plan (“the PDP” or “the Plan” or “the District Plan”), prepared by Waikato District Council (“the Council” or “WDC”):**

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

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

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

Variation 3 to the PDP in its entirety.

**This document and the Appendices attached is Kāinga Ora submission on Variation 3.**

**The Kāinga Ora submission is:**

1. Kāinga Ora Homes and Communities (“**Kāinga Ora**”) is a Crown Entity and is required to give effect to Government policies. Kāinga Ora has a statutory objective that requires it to contribute to sustainable, inclusive, and thriving communities that:
  - a) Provide people with good quality, affordable housing choices that meet diverse needs; and
  - b) Support good access to jobs, amenities and services; and
  - c) Otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.
2. Because of these statutory objectives, Kāinga Ora has interests beyond its role as a public housing provider. This includes a role as a landowner and developer of residential housing and as an enabler of quality urban developments through increasing the availability of build-ready land across the Waipā district.
3. Kāinga Ora therefore has an interest in Variation 3 and how it:
  - (a) Gives effect to the National Policy Statement on Urban Development (“**NPS-UD**”) and The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (“**the Housing Supply Act**”);
  - (b) Minimises barriers that constrain the ability to deliver housing development across public housing, affordable housing, affordable rental, and market housing; and
  - (c) Provides for the provision of services and infrastructure and how this may impact on the existing and planned communities, including Kāinga Ora housing developments.
4. The Kāinga Ora submission seeks amendments to Variation 3 in the following topic areas:
  - (a) **Medium Density Residential Zone provisions** – Kāinga Ora generally supports the proposed provisions contained within the ‘Medium Density Residential Zone 2’ (“**MRZ2**”). However, Kāinga Ora is opposed to the approach taken by the Council under Variation 3 in which results in the establishment of *two* Medium Density Residential zones within the Waikato District region – Medium Density Residential 1 Zone and Medium Density Residential 2 Zone.

Kāinga Ora does not consider this to be appropriate and consistent with the intended spatial hierarchy of zones under the National Planning Standards ('NPS'). This essentially duplicates chapters in the Plan, and will lead to administrative confusion for plan users now and into the future with regard to the application and interpretation of Medium Density Residential Zones in the Waikato district and across the Waikato region. Kāinga Ora considers there to be very little to limited distinction on the inclusion and application of the two 'Medium Density Residential Zones' in Variation 3 to the PDP. The only differences seen are in the application of Medium Density Residential Zone in Raglan and Te Kauwhata, however, this does not recognise the likely increase in population anticipated in these centres that will make them 'urban environments' in the future. While there are slight differences in rules and standards, it is unnecessary to have two Medium Density residential zones which generally appear to be the same or similar in intended outcomes and residential environment in the PDP.

Kāinga Ora therefore seeks:

- i. that there is only one Medium Density Residential Zone in the PDP applied across the Waikato District;
- ii. that the Proposed MRZ2 is selected as the preferred set of medium density residential zone provisions in the PDP and renamed as the 'Medium Density Residential Zone' ("MRZ"), as set out in **Appendix 1 and 3**;
- iii. that the Medium Density Residential Zone 1 ("MDZ1") is deleted from Variation 3; and
- iv. that the spatial application of the MDZ1 and MRZ2 are combined in the PDP as one zone, renamed as MRZ and colour-coded the same legend in the planning maps, as set out in **Appendix 2**.

Kāinga Ora considers that a single MRZ Chapter can more-effectively and efficiently manage the land use issues across the district and ensure that the PDP is consistent with the NPS. This will also ensure there is less confusion for plan users to the application of the MRZ in the District. Kāinga Ora considers that the one single MRZ chapter is the most appropriate way to achieve the purpose of the Resource Management Act 1991, and relevant national direction and regional alignment.

- (b) **Set backs** - Kāinga Ora seeks the removal of setback requirements from, rail and transport corridors. These changes are outlined in **Appendix 1**.

- (c) **Proposed High Density Residential Zone** – Kāinga Ora seeks that a new High Density Residential Zone (“**HRZ**”) is introduced in the PDP and applied within a 400m walkable catchment of the town centre of Ngāruawāhia and an 800m walkable catchment of the town centre of Huntly. The HRZ is considered appropriate given the size and range of activities within these town centres. Locating higher density residential in proximity to town centres is a consistent approach sought by Kāinga Ora nationally and is consistent with the NPS-UD. The proposed spatial extent of the HRZ is outlined in **Appendix 2** and the proposed HRZ provisions are outlined in **Appendix 4**.
- (d) **Subdivision** – Amendments are sought to reflect Kāinga Ora’s submission that there should only be a single MRZ Chapter and a new HRZ chapter in the Plan. These amendments are shown in **Appendix 1**.
- (e) **Changes to the Planning Maps** – Kāinga Ora seeks amendments to the planning maps to reflect the amendments sought to the residential zones, inclusion of a new HRZ and heights proposed across the Waikato District to better achieve well-functioning urban environments and regional consistency. The key changes sought are outlined in **Appendix 2** and as follows:
- i. **MRZ** – Amendments are sought to ensure that the Medium Density Residential Standards (“**MDRS**”) apply to all urban environments as-defined within the Housing Supply Act. Kāinga Ora therefore opposes the spatial extents of the MRZ2 and General Residential Zone (“**GRZ**”) as they apply (as notified) to Huntly, Ngāruawāhia, Pōkeno and Tuakau. In particular, Kāinga Ora opposes the ‘urban fringe’ qualifying matter, which has been used as the basis to limit the spatial extent of the proposed MRZ2 to only be applied within an 800m walkable catchment of the Business Town Centre Zone at Huntly, Ngāruawāhia, Pōkeno and Tuakau. These centres are ‘urban environments’ and the MDRS should be applied to all ‘relevant zones’ within these areas, being the full extent of the GRZ under the PDP (Appeals Version). Kāinga Ora considers that the ‘urban fringe’ qualifying matter is not a rule, overlay, standard, or any particular ‘method’ within the PDP that would otherwise constrain the application of the mandatory MDRS standards. As such, Kāinga Ora does not consider the ‘urban fringe’ matter to be a legitimate ‘qualifying matter’ as the Housing Supply Act intends. The supporting analysis and *required* site by site analysis necessary under

ss77J-77L of the Housing Supply Act to support the non-application of the MDRS has not been undertaken. Kāinga Ora seeks changes to the planning maps to reflect the objectives and policies of the NPS-UD and Housing Supply Act.

- ii. **Additional Height Overlay – Business Town Centre Zone** – Amendments are sought to apply a height variation control over the Huntly and Ngāruwāhia centres to enable a proportionate height of buildings to that sought within the HRZ, including consequential amendments to the Business Town Centre Zone provisions required to give effect to the relief sought in the Kāinga Ora submission. The proposed height variation control (or overlay) is shown in **Appendix 2**.
- iii. **MRZ expansion in Raglan** – Kāinga Ora considers that there is opportunity through the Variation 3 process to the PDP, to ensure that the extent of the MRZ applied to Raglan is more aligned with the intention for Raglan to be an urban environment (as-outlined within the Future Proof Strategy).
- iv. Given the absence of scope to town centre zoning within this process, to ensure Council's strategic objectives are achieved in Raglan, Kāinga Ora strongly encourages the Council to immediately prepare and notify plan changes that would increase the extent of the town centre zoning footprint within Raglan. Consistent with the Kāinga Ora submissions on walkable catchments, such a plan change should also provide for consideration of additional medium density zoning within the walkable catchment of the future extent of the Raglan Town Centre.
- v. In the absence of an increase of Town Centre zoning due to scope, Kāinga Ora seeks an extension of the application of the MRZ to respond to the requirements of policy 1 of the NPS-UD. It is requested that the zone be applied within a 400m walkable catchment of the Raglan Town Centre, and includes land that has previously been retained as GRZ.

Kāinga Ora would encourage

- vi. **Rezoning omissions** – A range of amendments are sought across the Waikato District and around centres to ensure a consistent zoning land-use pattern and application. There are a range of individual or groupings of sites

that appear to retain the zoning under the PDP, while surrounding areas are “up-zoned” under Variation 3 – creating a “spot zoning” anomaly in the Plan. Such zoning fragmentation can compromise opportunities for comprehensive spatial planning and/or lead to differing development outcomes, which will not achieve a ‘well-functioning urban environment’ in the future. Amendments sought in Appendix 2 to achieve the objectives of the NPSUD and create a consistent land-use pattern.

5. The changes requested are made to:
  - (a) Ensure that Kāinga Ora can carry out its statutory obligations;
  - (b) Ensures that the proposed provisions are the most appropriate way to achieve the purpose of the Resource Management Act 1991;
  - (c) Reduce interpretation and processing complications for decision makers so as to provide for plan enabled development;
  - (d) Provide clarity for all plan users; and
  - (e) Allow Kāinga Ora to fulfil its urban development functions as required under the Kāinga Ora–Homes and Communities Act 2019.
6. **Appendix 1** identifies the specific submission points and amendments sought to Variation 3 that Kāinga Ora either supports, opposes or seeks amendment.
7. Mapping changes sought are included in **Appendix 2**.
8. The consolidated MRZ provisions are set out in **Appendix 3**.
9. The proposed HRZ provisions are set out in **Appendix 4**.

**Kāinga Ora seeks the following decision from the Waikato District Council:**

That the specific amendments, additions or retentions which are sought as specifically outlined **in this submission and Appendix 1–4** are accepted and adopted into Variation 3 to the PDP, including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

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

Kāinga Ora seeks to work collaboratively with the Council and wishes to discuss its submission on Variation 3 to address the matters raised in its submission.

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



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

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## Appendix 1: Decisions sought in Variation 3

Table 1: Identifies the specific proposed amendments to Variation 3 of the PDP which Kāinga Ora either supports, seeks amendment to, or opposes.

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
1.	All provisions	Variation 3 to the Proposed Waikato District Plan ('PDP').			The Kāinga Ora submission relates to Variation 3 to the PDP in its entirety. Where proposed amendments to the operative district plan are not included in this submission table, those provisions are supported in part, subject to the relief sought by Kāinga Ora in its primary submission.
2.	District Plan-wide	Medium Density Residential Zones – Proposed renaming of the Medium Density Residential Zone ('MRZ') to MRZ1 and the creation of two Medium Density Residential Zones.			<p>While Kāinga Ora generally supports the proposed provisions contained within the 'Medium Density Residential Zone 2' ('MRZ2'), Kāinga Ora is opposed to the approach taken under Variation 3 which results in the establishment of <i>two</i> Medium Density Residential zones within the Waikato District.</p> <p>Kāinga Ora does not consider this to be consistent with the intended spatial hierarchy of zones under the National Planning Standards ('NPS'). This essentially duplicates chapters in the plan, and may lead to administrative confusion for plan users now and in the future with regard to the application and interpretation of Medium Density Residential zone provisions in the Waikato district and across the Waikato region.</p> <p>The only differences seen are in the application of Medium Density Residential Zone in Raglan and Te Kauwhata, however, this does not recognise the likely increase in population anticipated in these centres that will make them 'urban environments' in the future. While there are slight differences in rules and standards, it is unnecessary to have two Medium Density residential zones which generally appear to be the same or similar in intended outcomes and residential environment in the PDP. Kāinga Ora also consider there to be limited distinction on the proposed planning maps associated with Variation 3 to the PDP, between the two 'Medium Density Residential Zones', in that these are not labelled MRZ1 and MRZ2.</p> <p>Kāinga Ora therefore seeks:</p> <ol style="list-style-type: none"> <li>i. that there is only one Medium Density Residential Zone in the PDP applied across the Waikato District;</li> <li>ii. that the Proposed MRZ2 is selected as the preferred set of medium density residential zone provisions in the PDP and renamed as the 'Medium Density Residential Zone' ("MRZ");</li> <li>iii. that the MDZ1 is deleted from Variation 3; and</li> <li>iv. that the spatial application of the MDZ1 and MRZ2 are combined in the PDP as one zone, renamed as MRZ and colour-coded the same legend in the planning maps, as set out in <b>Appendix 2.</b></li> </ol> <p>Kāinga Ora considers that a single MRZ Chapter can more-effectively and efficiently manage the land use issues across the district and ensure that the PDP is consistent with the NPS. This will also ensure there is less confusion for plan users to the application of the MRZ in the District. Kāinga Ora</p>



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				<p>considers that the one single MRZ chapter is the most appropriate way to achieve the purpose of the Resource Management Act 1991, and relevant national direction and regional alignment.</p> <p>Kāinga Ora appreciates that the current environmental and statutory context within Raglan and Te Kauwhata is different to the 'urban environments' of Huntly, Ngāruawāhia, Pōkeno and Tuakau; and therefore seeks that the MRZ attached within <b>Appendix 3</b> is applied to a walkable catchment around the town centres only.</p> <p>Consequential changes and amendments may be required to the provisions and planning maps to give effect to the relief sought in Variation 3.</p>	
3.	District Plan Maps	<p>Spatial extent of the proposed Residential 'Medium Density Residential Zone 2' ('MRZ2') zone and existing General Residential Zone ('GRZ') as they apply to:</p> <ul style="list-style-type: none"> <li>• Huntly,</li> <li>• Ngāruawāhia,</li> <li>• Pōkeno, and;</li> <li>• Tuakau.</li> </ul>		<p>Kāinga Ora opposes the 'urban fringe' qualifying matter, which has been used as the basis to limit the spatial extent of the MRZ2 zone as it applies to Huntly, Ngāruawāhia, Pōkeno and Tuakau. Kāinga Ora therefore opposes the spatial extents to the MRZ2 and GRZ as they apply (as-notified) to Huntly, Ngāruawāhia, Pōkeno and Tuakau. Kāinga Ora seeks for the deletion of this 'urban fringe' qualifying matter.</p> <p>The above centres are 'urban environments' and the MDRS is required to apply to all 'relevant zones' within those areas, being the extent of the General Residential Zone ('GRZ') under the PDP (Appeals Version). Kāinga Ora notes that the 'urban fringe' qualifying matter is not a rule, overlay, standard, or any particular 'method' within the PDP that would otherwise constrain the application of the mandatory MDRS standards. As such, Kāinga Ora does not consider the 'urban fringe' matter to be a legitimate 'qualifying matter' as the Housing Supply Act intends. The supporting s32 analysis and the <i>required</i> site by site analysis necessary under ss77J-77L of the Housing Supply Act to support the MDRS has not being undertaken.</p> <p>As such, Kāinga Ora seeks (as-required by the Housing Supply Act) that the proposed MRZ2 zone (which contains the MDRS standards) be applied to the spatial extent of the GRZ in its entirety within Huntly, Ngāruawāhia, Pōkeno and Tuakau. Consistent with the overall Kāinga Ora submission, Kāinga Ora seeks that <i>one</i> MRZ zone is included within the PDP to avoid administrative confusion as sought within submission point 1. Changes sought are outlined in <b>Appendix 2 and 3</b>.</p> <p>Kāinga Ora seeks the proposed changes shown in <b>Appendix 2 and 3</b> are accepted.</p> <p>Consequential changes and amendments may be required to the provisions and planning maps to give effect to the relief sought in Variation 3.</p>	
4.	District Plan Maps	Spatial extent of the proposed Residential Medium Density Residential Zone as it applies to Raglan		Kāinga Ora considers that there is opportunity through the Variation 3 process to the PDP, to ensure that the extent of the Medium Density Residential Zone applied to Raglan is more aligned with the intention for Raglan to be an urban environment (as-outlined within the Future Proof Strategy).	

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				<p>In the absence of an increase of Town Centre zoning due to scope, Kāinga Ora seeks an extension of the application of the MRZ to respond to the requirements of policy 1 of the NPS-UD. It is requested that the zone be applied within a 400m walkable catchment of the Town Centre, and including land that has previously been retained as General Residential Zone.</p> <p>Kāinga Ora seeks the proposed changes shown in <b>Appendix 2</b> are accepted.</p> <p>Consequential changes and amendments may be required to the provisions and planning maps to give effect to Kāinga Ora relief sought in Variation 3.</p>	
5.	District Plan Maps	<p>Proposed High Density Residential Zone ('HRZ') in the Plan and in particular around:</p> <ul style="list-style-type: none"> <li>• Huntly,</li> <li>• Ngāruawāhia</li> </ul>		<p>Kāinga Ora seeks that a new High Density Residential Zone (HRZ) is introduced in the PDP and applied within a 400m walkable catchment of the town centre of Ngāruawāhia and an 800m walkable catchment of the town centre of Huntly.</p> <p>The HRZ is considered appropriate given the size and range of activities within these town centres. Locating higher density residential in proximity to town centres is consistent with the NPS-UD. The proposed spatial extent of the HRZ is outlined in <b>Appendix 2</b> and the proposed HRZ provisions are included in <b>Appendix 4</b>.</p> <p>Kāinga Ora seeks the proposed changes shown in <b>Appendix 2</b> are accepted.</p> <p>Kāinga Ora seeks the HRZ provisions in <b>Appendix 4</b> are accepted.</p> <p>Consequential changes and amendments may be required to the provisions and planning maps to give effect to Kāinga Ora relief sought in Variation 3.</p>	
6.	District Plan Maps	<p>Proposed Additional Height Overlay – Business Town Centre zones</p> <ul style="list-style-type: none"> <li>• Huntly; and</li> <li>• Ngāruawāhia</li> </ul>		<p>Amendments are sought to apply a height variation control over the Huntly and Ngāruawāhia centres to enable a proportionate height of buildings to that sought within the HRZ, including consequential amendments to the Town Centre Zone provisions as-required to give effect to the relief sought in the Kāinga Ora submission. The proposed height variation control (or overlay) is included in <b>Appendix 2</b>.</p> <p>Kāinga Ora seeks that the Council introduce a height variation control over business zoned land in the PDP.</p> <p>Kāinga Ora seeks the proposed additional height overlay on the Business Town Centre Zone properties in Huntly and Ngāruawāhia as shown in <b>Appendix 2</b> are accepted.</p> <p>Consequential changes and amendments may be required to the provisions and planning maps to give effect to Kāinga Ora relief sought in Variation 3.</p>	
7.	District Plan Maps	Rezoning omissions shown on planning maps in Appendix 2 –		There are a range of individual or groupings of sites that appear to retain the zoning under the PDP, while surrounding areas are up-zoned under Variation 3. Kāinga Ora seeks that such land (for	

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		Tuakau <ul style="list-style-type: none"> <li>Large Lot Residential Zone to Medium Density Residential Zone</li> </ul>		example, the large areas of Large Lot Residential zone to the north of the Tuakau centre) achieve a consistent zoning in order to achieve the objectives of the NPSUD. Such zoning fragmentation can compromise opportunities for comprehensive spatial planning and/or lead to differing development outcomes, which will not achieve a 'well-functioning urban environment' in the future.	Kāinga Ora seeks the proposed changes shown in <b>Appendix 2</b> are accepted.
8.	District Plan Maps	Rezoning omissions shown on planning maps in Appendix 2 – Pokeno <ul style="list-style-type: none"> <li>Medium Density Residential Zone 2 sites to Commercial Zone at 24 Great South Road and at 7 Walter Rodgers Road; and</li> <li>Rural Zone site to Medium Density Residential Zone at 56 Huia Road.</li> </ul>		There are a range of individual or groupings of sites that appear to retain the zoning under the PDP, while surrounding areas are up-zoned under Variation 3. Kāinga Ora seeks that such achieve a consistent zoning in order to achieve the objectives of the NPSUD. Such zoning fragmentation can compromise opportunities for comprehensive spatial planning and/or lead to differing development outcomes, which will not achieve a 'well-functioning urban environment' in the future.	Kāinga Ora seeks the proposed changes shown in <b>Appendix 2</b> are accepted.
9.	District Plan Maps	Rezoning omissions shown on planning maps in Appendix 2 – Te Kauwhata <ul style="list-style-type: none"> <li>Seek General Residential Zone to Medium Density Residential Zone at 46-50 Te Kauwhata Road and at 26D -40 Blunt Road; and</li> <li>Seek Commercial Zone to Town Centre Zone at 32 Main Road and at 1-7 Baird Ave.</li> </ul>		There are a range of individual or groupings of sites that appear to retain the zoning under the PDP, while surrounding areas are up-zoned under Variation 3. Kāinga Ora seeks that such achieve a consistent zoning in order to achieve the objectives of the NPSUD. Such zoning fragmentation can compromise opportunities for comprehensive spatial planning and/or lead to differing development outcomes, which will not achieve a 'well-functioning urban environment' in the future.	Kāinga Ora seeks the proposed changes shown in <b>Appendix 2</b> are accepted.
10.	District Plan Maps	Rezoning omissions shown on planning maps in Appendix 2 – Huntly <ul style="list-style-type: none"> <li>Seek Rural Zone to Medium Density Residential Zone at 34 Harris Street.</li> </ul>		There are a range of individual or groupings of sites that appear to retain the zoning under the PDP, while surrounding areas are up-zoned under Variation 3. Kāinga Ora seeks that such achieve a consistent zoning in order to achieve the objectives of the NPSUD. Such zoning fragmentation can compromise opportunities for comprehensive spatial planning and/or lead to differing development outcomes, which will not achieve a 'well-functioning urban environment' in the future.	Kāinga Ora seeks the proposed changes shown in <b>Appendix 2</b> are accepted.

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<b>Part 1: Introduction and general provisions / Interpretation</b>					
<b>Definitions</b>					
11.		<p><del>Papakaainga—Original home, home base, village, communal living.</del></p> <p><del>Papakaainga housing development - Means a comprehensive residential development for a Tangata Whenua group or organisation residing in the Waikato district to support traditional Maaori cultural living on Maaori land for members of the iwi group or organisation.</del></p> <p><u>A development by tangata whenua established to be occupied by tangata whenua for residential activities and ancillary social, cultural, economic, conservation and/or recreation activities to support the cultural, environmental and economic wellbeing of tangata whenua.</u></p>	Oppose	<p>Kāinga Ora does not consider a separate definition for Papakaainga to be required in addition to 'Papakaainga housing development'. Kāinga Ora seeks deletion of this definition.</p> <p>Kāinga Ora does not support the reference to comprehensive residential development under the definition of papakaainga housing development and seeks a definition be included that is consistent with the definition of papakaainga housing across the Waikato region.</p>	Delete the definitions included for papakaainga and papakaainga housing development and replace these with the suggested definition to be consistent with definitions of papakaainga across the Waikato Region.
<b>Part 2: District-wide matters / Strategic direction</b>					
12.	SD-P3	<p><u>To provide for high density residential development within a 400m walkable catchment of the town centres of Huntly and Ngāruawāhia</u></p>		<p>For reasons stated above and in this submission, Kāinga Ora seeks a high density residential zone should be incorporated into the Proposed District Plan and applied within a 400m walkable catchment of both the Huntly and Ngāruawāhia town centres of up to 6 storeys. This will give effect to Policy 3(d) of the NPS-UD that applies to the Waikato District, as a Tier 1 urban authority.</p>	<ol style="list-style-type: none"> <li>1. Incorporate a HRZ within the Plan.</li> <li>2. Seeks the Proposed HRZ provisions shown in <b>Appendix 4</b> are accepted.</li> <li>3. Incorporate and apply HRZ within 400m walkable catchment of Huntly centre.</li> <li>4. Incorporate and apply HRZ within 400m walkable catchment of Ngāruawāhia centre.</li> <li>5. Consequential changes and amendments may be required to the provisions and planning maps to give effect to Kāinga Ora relief sought in Variation 3.</li> </ol>

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<b>Part 2: District-wide matters / Subdivision / SUB – Subdivision – IPI</b>					
13.	NEW	Subdivision in the high density zone	NEW	Kāinga Ora seeks that the High Density Residential Zone is included within the subdivision provisions in line with relief sought within this submission. The subdivision provisions of the Medium Density Residential Zone are considered appropriate to address subdivision within the High Density Residential Zone also.	Include reference to the High Density Residential Zone within the subdivision provisions associated with the Medium Density Residential Zone.
<b>Policies</b>					
14.	SUB-P3	(1) <u>Except for residential subdivision within the MRZ2 – Medium density residential zone</u> , minimum lot size and dimension of lots enable the achievement of the character and density outcomes of each zone; and	Support in part	Kāinga Ora generally support the amendment and the enabling provisions for subdivision in the MRZ2 zone which give effect to the purpose of the Housing Supply Act.	<ol style="list-style-type: none"> <li>1. Seek amendments throughout Variation 2 to remove the reference to the MRZ 1 and 2 chapter, to reflect a single 'Medium Density Residential zone' chapter.</li> <li>2. Rename as MRZ.</li> <li>3. Remove any numerical reference to the zones.</li> <li>4. Any other consequential amendments as-required to distinguish between urban and non-urban environment outcomes.</li> </ol>
<b>Rules</b>					

ID	Section of Plan	Specific Provision		Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
15.	SUB-R30 , SUB- R32 to SUB-R39	All provisions and references to the MRZ1 zone.		Oppose	Consistent with the overall submission, Kāinga Ora is opposed to there being two Medium Density Residential zones.	<ol style="list-style-type: none"> <li>1. Consistent with the relief sought in the overall Kāinga Ora submission, delete the proposed MRZ1 subdivision rules, to reflect a single 'Medium Density Residential zone' chapter as shown in <b>Appendix 3</b>.</li> <li>2. Any other consequential amendments as-required to distinguish between urban and non-urban environment outcomes.</li> </ol>
16.	SUB-R153	<b>SUB-R153</b> MRZ2 – Medium density residential zone <del>2</del>	Subdivision – general (a) <b>Activity status: RDIS</b> <b>Activity specific standards:</b> <ul style="list-style-type: none"> <li>• <u>Except where SUB-R154 (Subdivision – residential) applies, s</u>Subdivision must comply with all of the following standards: <ul style="list-style-type: none"> <li>• <del>Proposed vacant lots must have a minimum net site area (excluding access legs) of 200m<sup>2</sup>, except where the proposed lot is an access allotment, utility allotment or reserve to vest; and</del></li> <li>• Proposed vacant lots must be able to connect to public-reticulated water supply and wastewater.</li> </ul> </li> </ul> <b>Council's discretion is restricted to the following matters:</b> <ol style="list-style-type: none"> <li>(a) Subdivision layout;</li> <li>(b) Shape of lots and variation in lot sizes;</li> <li>(c) Ability of lots to accommodate a practical building platform including geotechnical stability for building;</li> <li>(d) <del>Likely location of future buildings and their</del></li> </ol>	Oppose in part	Kāinga Ora opposes the inclusion of minimum lot sizes associated with subdivision.  Kāinga Ora supports subdivision as a controlled activity in the MRZ zone and notification provisions, as they are consistent with the notification requirements under Schedule 3A of the Housing Supply Act.	<ol style="list-style-type: none"> <li>1. Consistent with the relief sought in the overall Kāinga Ora submission, either amend or remove the reference to the MRZ 1 and 2 chapter, to reflect a single 'Medium Density Residential zone' chapter as shown in <b>Appendix 3</b>.</li> <li>2. Any other consequential amendments as-required to distinguish between urban and non-urban environment outcomes.</li> </ol>

ID	Section of Plan	Specific Provision			Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <u>strikethrough</u> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
				<p>potential effects on the environment;</p> <p>(e) Avoidance or mitigation of natural hazards;</p> <p>(f) Opportunities for streetscape landscaping;</p> <p>(g) Vehicle and pedestrian networks;</p> <p>(h) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and</p> <p>(i) Provision of infrastructure.</p>			
17.	SUB-R154	<u>Subdivision – residential</u>			Oppose in part	<p>Kāinga Ora opposes the inclusion of minimum lot sizes associated with subdivision.</p> <p>Kāinga Ora supports subdivision as a controlled activity in the MRZ zone and notification provisions, as they are consistent with the notification requirements under Schedule 3A of the Housing Supply Act.</p>	<ol style="list-style-type: none"> <li>1. Consistent with the relief sought in the overall Kāinga Ora submission, remove the reference to the MRZ and 2 chapter, to reflect a single 'Medium Density Residential zone' chapter.</li> <li>2. Any other consequential amendments as-required to distinguish between urban and non-urban environment outcomes.</li> </ol>
		<u>MR2 – Medium density residential zone 2</u>	<p><b>(I) Activity status: CON</b></p> <p><b>Activity specific standards:</b></p> <p>(a) <u>Any subdivision around either existing (constructed or approved) residential units or proposed residential units where the subdivision application is accompanied by a land use application that will be determined concurrently.</u></p> <p><del>(b) Any allotments created under SUB-R152 (1a) must have a minimum net site area (excluding access legs) of 200m<sup>2</sup> except where:</del></p> <p><del>(i) The subdivision does not increase the degree of non-compliance of the residential units with the standards in MRZ2-S2 to S9, or land use consent has been granted, or a concurrent land use application shows that it is practicable to construct on every allotment within the proposed subdivision a residential unit which complies with the standards in MRZ2-S2 to S9; and</del></p> <p><del>(ii) No vacant allotments are created.</del></p> <p>(c) <u>For the purpose of SUB-R152(1b)(i), if a subdivision is proposed between residential units that share a common wall, the standard in MRZ2-S3 does not apply along the length of the common wall.</u></p>	<p><b>Activity status where compliance not achieved:</b></p> <p><u>n/a</u></p>			



ID	Section of Plan	Specific Provision		Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
			<p><b>Council's control is reserved over the following matters:</b></p> <p>(d) <u>Subdivision layout; and</u> (a) <u>Provision of infrastructure.</u></p> <p><b>Notification</b> <u>Any application for a subdivision consent for a controlled activity under this rule will be considered without public or limited notification in the following circumstances:</u></p> <p>(a) A subdivision associated with the construction of no more than three residential units that do not comply with the standards in MRZ<del>2</del>-S2 to S9; or (b) A subdivision associated with the construction of four or more residential units that comply with the standards in MRZ<del>2</del>-S2 to S9; and provided that other standards in the district plan are met.</p>			
18.	SUB-R156	SUB-R156 MRZ <del>2</del> – Medium density residential zone <del>2</del>	<p>Subdivision – boundary adjustments</p> <p><b>(1) Activity status: CON</b> <b>Activity specific standards:</b></p> <p>(a) Boundary adjustments must comply with all of the following standards: (b) The standards specified in: <del>(i) Rules in SUB-R31 to SUB-R32</del> <u>(ii) SUB-R153</u></p> <p>(c) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary adjustment.</p> <p><b>Council's control is reserved over the following matters:</b></p> <p>(a) Subdivision layout; and (b) Shape of titles and variation in lot sizes.</p>	Support in part	<p>Kāinga Ora supports the activity as-notified, being consistent with the established PDP subdivision activity under MRZ.</p> <p>Consistent with relief sought, reference to SUB-R31 to R32 should be deleted, with the amended provisions of R50-51 and R52 referred to.</p>	<ol style="list-style-type: none"> <li>1. Consistent with the relief sought in the overall Kāinga Ora submission, either amend or remove the reference to the MRZ2 zone, to reflect a single 'Medium Density Residential zone' chapter.</li> <li>2. Any other consequential amendments as-required to distinguish between urban and non-urban environment outcomes.</li> </ol>



ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>				
<b>Part 3: Area-specific matters / Zones / Residential zones / GRZ – General residential zone</b>									
19.	District Planning Maps	Spatial extent of zone as it applies to: <ul style="list-style-type: none"> <li>Huntly,</li> <li>Ngāruawāhia,</li> <li>Pōkeno, and;</li> <li>Tuakau.</li> </ul>	Oppose	Consistent with, and as a consequence of the Kāinga Ora submission on the spatial extent of the MRZ2 as-notified; Kāinga Ora opposes the spatial extent of the GRZ as-notified in the Huntly, Ngāruawāhia, Pōkeno, and Tuakau Centres.	<ol style="list-style-type: none"> <li>Apply the proposed MRZ2 zone (as-sought to be modified under the Kāinga Ora submission) spatially to the entirety of the GRZ within Huntly, Ngāruawāhia, Pōkeno and Tuakau, as shown in <b>Appendix 2</b>.</li> <li>Only apply the GRZ in areas that are not defined as 'urban environments' under the Housing Supply Act, with the exception of Raglan and Te Kauwhata.</li> <li>Any consequential amendments necessary to give effect to the relief sought in a manner consistent with the overall Kāinga Ora submission.</li> </ol>				
20.	General Residential Zone	<p><u>NEW</u></p> <p><u>Activity status for papakaainga development</u></p> <table border="1" data-bbox="424 1436 1611 1541"> <tr> <td><u>Papakaainga development – 1 unit</u></td> <td><u>Permitted</u></td> </tr> <tr> <td><u>Papakaainga development – 2+ units</u></td> <td><u>Restricted Discretionary</u></td> </tr> </table>	<u>Papakaainga development – 1 unit</u>	<u>Permitted</u>	<u>Papakaainga development – 2+ units</u>	<u>Restricted Discretionary</u>	NEW	Kāinga Ora considers it is appropriate to enable a permitted level of development for papakaainga housing on general title land, to align with permitted levels of development for residential activities and enable urban papakaainga developments. In addition, this is enabled through clause 80E(1)(b)(ii) of the Resource Management Act.	Include activity statuses for papakāinga in line with residential activities in the General Residential Zone.
<u>Papakaainga development – 1 unit</u>	<u>Permitted</u>								
<u>Papakaainga development – 2+ units</u>	<u>Restricted Discretionary</u>								
<b>Part 3: Area-specific matters / Zones / Residential zones / MRZ1 – Medium density residential zone 1</b>									

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
21.	Chapter wide	All proposed amendments and notified provisions.	Oppose	Consistent with the overall submission, Kāinga Ora is opposed to there being two Medium Density Residential zones.	<ol style="list-style-type: none"> <li>1. Delete the existing MRZ (and proposed associated 'MRZ1' renaming) in its entirety.</li> <li>2. Any consequential amendments necessary (including changes to the proposed planning maps) to give effect to the relief sought in a manner consistent with the overall Kāinga Ora submission.</li> </ol>
<b>Part 3: Area-specific matters / Zones/ Residential zones</b>					
22.	District Planning Maps	Spatial extent of zone as it applies to: <ul style="list-style-type: none"> <li>• Huntly,</li> <li>• Ngāruawāhia,</li> <li>• Pōkeno, and;</li> <li>• Tuakau.</li> </ul>	Oppose	Consistent with the overall submission on Variation 3 to the PDP and the proposed MRZ2 zone, Kāinga Ora opposes the spatial extent of the GRZ and MDRZ2 as-notified in the Huntly, Ngāruawāhia, Pōkeno, and Tuakau Centres.	<ol style="list-style-type: none"> <li>1. Apply the proposed MRZ2 zone spatially to the entirety of the GRZ under the PDP within Huntly, Ngāruawāhia, Pōkeno and Tuakau.</li> <li>2. Identify a single 'MRZ' zone on the planning maps and all associated provisions.</li> <li>3. Only apply the GRZ in areas that are not defined as 'urban environments' under the Housing Supply Act.</li> <li>4. Any consequential amendments necessary to give effect to the relief sought in a manner consistent with the overall Kāinga Ora submission.</li> </ol>
23.	Purpose	<p><u>The relevant district-wide chapter provisions apply in addition to this chapter.</u></p> <p><u>Purpose</u></p> <p><u>The purpose of the MRZ<del>2</del> – Medium density residential zone <del>2</del> is to enable the most efficient</u></p>	Oppose in part	Kāinga Ora generally supports the proposed MRZ2 chapter and planning provisions, which reflect the MRZ zone that has been established through the recent PDP schedule 1 process. Kāinga	<ol style="list-style-type: none"> <li>1. Amend the purpose statement as shown in the tracked amendments, to reflect the Kāinga Ora opposition to the 'urban fringe' qualifying matter and duplication of the MRZ.</li> </ol>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought
		<p><u>use of residentially zoned land and infrastructure within the suite of Waikato District Plan residential zones. The MRZ2 – Medium density residential zone-2 provides for this form of development within a walkable catchment of the town centres of Huntly, Ngaaruawaahia, Pokeno and Tuakau and within a walkable catchment of the town centres of Raglan and Te Kauwhata. The zone will:</u></p> <ul style="list-style-type: none"> <li>• <u>Provide housing at increased densities with three residential units per lot and buildings up to three storeys in height being permitted;</u></li> <li>• <u>Provide for the development of more than three residential units per lot, albeit subject to a more intensive design assessment process with matters of discretion to provide for appropriate design outcomes;</u></li> <li>• <u>Encourage a variety of housing types and sizes that respond to housing needs and demands of the district and its planned urban built character;</u></li> <li>• <del>Accommodate the highest level of residential growth within the district;</del></li> <li>• <del>Reduce pressure for residential development on the urban fringe and beyond;</del></li> <li>• <u>Relieve anticipated pressures on the road transport network (which are exacerbated by adopting sprawl to accommodate urban growth) by enabling greater development capacity in town centres where the use of both public and active modes of transport to access places of employment, retail and entertainment is readily achievable and/or viable;</u></li> <li>• <u>Provide the highest capacity, diversity and choice of housing; and</u></li> <li>• <del>Coordinate delivery of infrastructure and services.</del></li> </ul>		<p>Ora also generally supports the proposed modifications of that chapter inclusive of amendments to give effect to the Housing Supply Act so as to form the basis for the proposed MRZ2 chapter and its application to ‘urban environments’ within the Waikato District.</p> <p>Kāinga Ora is also opposed to the ‘urban fringe’ qualifying matter, which has been used as the basis to limit the spatial extent of the MRZ2 zone as it applies to Huntly, Ngāruawāhia, Pōkeno and Tuakau.</p> <p>As the above centres are ‘urban environments’, the MDRS is required to apply to all ‘relevant zones’ within those areas, being the extent of the General Residential Zone (‘GRZ’) under the PDP (Appeals Version). Kāinga Ora notes that the ‘urban fringe’ qualifying matter is not a rule, overlay, standard, or any particular ‘method’ within the PDP that would otherwise constrain the application of the mandatory MDRS standards. As such, Kāinga Ora does not consider the ‘urban fringe’ matter to be a legitimate ‘qualifying matter’ as the Housing Supply Act intends. The supporting s32 analysis has also not undertaken the <i>required</i> site by site analysis necessary under ss77J-77L of the Housing Supply Act to support the MDRS not being applied the ‘relevant zone’ (i.e. GRZ) and land therein, beyond the 800m walkable catchment of the identified centres.</p>	<p>Where Kāinga Ora seeks specific amendments to text, these are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed addition in the ‘Specific Provision and Section of Plan’ column of this table, in addition to the relief sought below.</p> <ol style="list-style-type: none"> <li>2. Apply the proposed MRZ2 zone (as-sought to be modified by Kāinga Ora) spatially to the entirety of the GRZ within Huntly, Ngāruawāhia, Pōkeno and Tuakau.</li> <li>3. Identify a single ‘MRZ’ zone on the planning maps and all associated provisions as illustrated in maps provided in <b>Appendix 2</b>.</li> <li>4. Any consequential amendments necessary to give effect to the relief sought in a manner consistent with the overall Kāinga Ora submission.</li> </ol>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
				<p>As such, the Housing Supply Act requires that the proposed MRZ2 zone (which contains the MDRS provisions) must be applied to the spatial extent of the GRZ in its entirety within Huntly, Ngāruawāhia, Pōkeno and Tuakau.</p> <p>Consequential to Kāinga Ora seeking a high density zone, the MRZ will not accommodate the highest level of residential growth.</p> <p>Kāinga Ora does not consider it the role of a zone to co-ordinate the delivery of infrastructure and services.</p>	
<b>Objectives</b>					
24.	MRZ2-O6	<p><u>Reverse sensitivity.</u></p> <p>(l) <u>Avoid <del>where practical</del> or <del>otherwise</del> minimise the potential for reverse sensitivity by managing the location and design of sensitive activities through:</u></p> <p>(a) <u>The use of building setbacks; and</u></p> <p>(b) <u>The design of subdivisions and development.</u></p>	Support in part	<p>Kāinga Ora generally supports the need to manage the potential for reverse sensitivity effects.</p> <p>Kāinga Ora notes that the use of the term 'avoid' is contrary to the directive under Environmental Defence Society Inc v New Zealand King Salmon Company Ltd [2014] NZSC 38 ("King Salmon") concerning the term 'avoid'. As the policy uses 'avoid', there cannot be any exceptions to what is tantamount to a prohibited activity and the policy is unclear as to what would be appropriate mitigation. Council should ensure the use of 'avoid' in this context is appropriate with the wider policy framework and is not-contrary to other enabling provisions, or amend (as proposed) to qualify its use.</p>	<ol style="list-style-type: none"> <li>1. Amend the objective as-shown in the tracked amendments.</li> <li>2. Remove reference to the MRZ2 chapter, to reflect a single 'Medium Density Residential zone' chapter.</li> <li>3. Any consequential amendments necessary to give effect to the relief sought in a manner consistent with the overall Kāinga Ora submission.</li> </ol>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <u>strikethrough</u> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>				
<b>Rules</b>									
25.	MRZ2-R8	<table border="1" data-bbox="528 600 1626 1157"> <tr> <td data-bbox="528 600 765 632"><b>MRZ2-R8</b></td> <td data-bbox="765 600 1626 632">Construction or alteration of a building for a sensitive land use</td> </tr> <tr> <td data-bbox="528 632 1107 1157"> <b>(1) Activity status: PER</b>  <b>Activity specific standards:</b>            (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:            (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or            (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.         </td> <td data-bbox="1107 632 1626 1157"> <b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b>            (a) Effects on the amenity values of the site;            (b) The risk of electrical hazards affecting the safety of people;            (c) The risk of damage to property; and            (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.         </td> </tr> </table>	<b>MRZ2-R8</b>	Construction or alteration of a building for a sensitive land use	<b>(1) Activity status: PER</b> <b>Activity specific standards:</b> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.	Support	Kāinga Ora supports the deletion of the Rule in favour of the proposed MRZ-R10 rule.	Retain the proposed deletion across the MRZ consistent with the overall Kāinga Ora submission.
<b>MRZ2-R8</b>	Construction or alteration of a building for a sensitive land use								
<b>(1) Activity status: PER</b> <b>Activity specific standards:</b> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.								
26.	MRZ-R13	<table border="1" data-bbox="528 1167 1626 1314"> <tr> <td data-bbox="528 1167 765 1199"><b>MRZ-R13</b></td> <td data-bbox="765 1167 1626 1262"><u>Any building, structure, objects or vegetation that obscures the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).</u></td> </tr> <tr> <td colspan="2" data-bbox="528 1262 1626 1314"><b>Activity status: PR</b></td> </tr> </table>	<b>MRZ-R13</b>	<u>Any building, structure, objects or vegetation that obscures the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).</u>	<b>Activity status: PR</b>		Oppose	Consistent with the overall Kāinga Ora submission, deletion of the activity is opposed as it should apply to the single MRZ chapter as-sought in the Kāinga Ora submission, the provisions of which also apply to Raglan.	<ol style="list-style-type: none"> <li>1. Include the Rule as it is specific to Raglan where the MRZ applies.</li> <li>2. Any consequential amendments necessary to give effect to the relief sought in a manner consistent with the overall Kāinga Ora submission.</li> </ol>
<b>MRZ-R13</b>	<u>Any building, structure, objects or vegetation that obscures the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).</u>								
<b>Activity status: PR</b>									
27.	MRZ2-S1	<p data-bbox="528 1440 736 1472"><i>Land use – building</i></p> <table border="1" data-bbox="528 1503 1626 1535"> <tr> <td data-bbox="528 1503 706 1535"><b>MRZ2-S1</b></td> <td data-bbox="706 1503 1626 1535">Residential unit <u>– including papakaainga</u></td> </tr> </table>	<b>MRZ2-S1</b>	Residential unit <u>– including papakaainga</u>	Support in part	<p data-bbox="1857 1440 2303 1608">Kāinga Ora supports the standard and notification provisions, as they are consistent with the notification requirements under Schedule 3A of the Housing Supply Act.</p> <p data-bbox="1857 1640 2303 1894">Consistent with the Kāinga Ora submission on papakaainga, the activity status for residential units within the MDRZ should be extended to include papakaainga and be more enabling of this form of development in accordance with clause 80E(1)(b)(ii) of the Resource</p>	<ol style="list-style-type: none"> <li>1. Remove reference to the MRZ2 chapter, to reflect a single 'Medium Density Residential zone' chapter.</li> <li>2. Include papakaainga in the activity status to enable more papakaainga housing.</li> <li>3. Any consequential amendments necessary to give effect to the relief sought in a manner consistent with the overall Kāinga Ora submission.</li> </ol>		
<b>MRZ2-S1</b>	Residential unit <u>– including papakaainga</u>								

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		<p><b>(1) Activity status: PER</b> <b>Where:</b> (a) Up to three residential units per site.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Intensity of the development; and</li> <li>(b) Design, scale and layout of buildings and outdoor living spaces in relation to the planned urban character of the zone;</li> <li>(c) The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; and</li> <li>(d) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms and outdoor living spaces; and</li> <li>(e) Provision of 3-waters infrastructure to individual units; and</li> <li>(f) The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces; and</li> <li>(g) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.</li> </ul> <p><b>Notification</b> <u>Any application for resource consent for four or more dwellings per site that comply with all of the standards in (MRZ2-S2 to MRSZ-S9) will be considered without public or limited notification.</u></p>		Management Act.	
28.	MRZ-S2	<del>MRZ-S2</del>	<u>Minimum residential unit size</u>	Oppose	Kāinga Ora opposes the proposed deletion of the minimum residential unit size standard. Such a standard ensures that residential units achieve a minimum internal floor area which	<ol style="list-style-type: none"> <li>1. Include the standard in the MRZ as-sought in the overall Kāinga Ora submission.</li> <li>2. Any consequential amendments necessary to give effect to the</li> </ol>

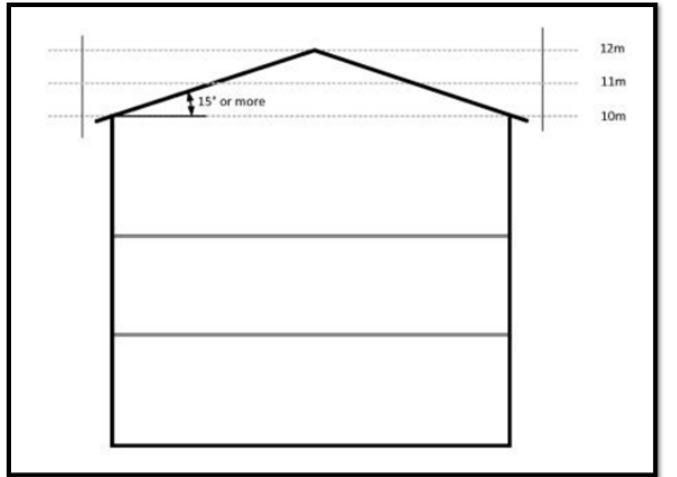
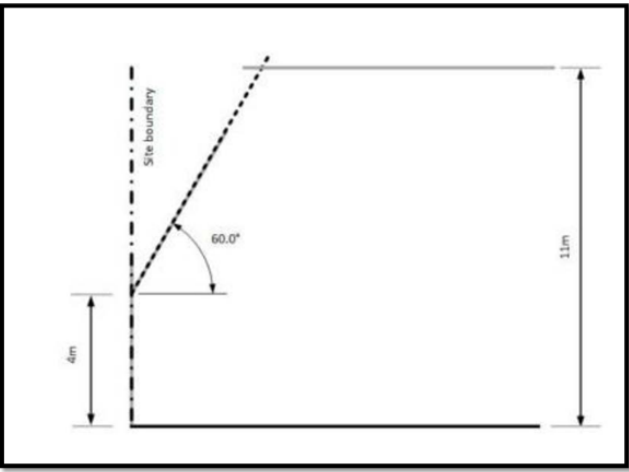


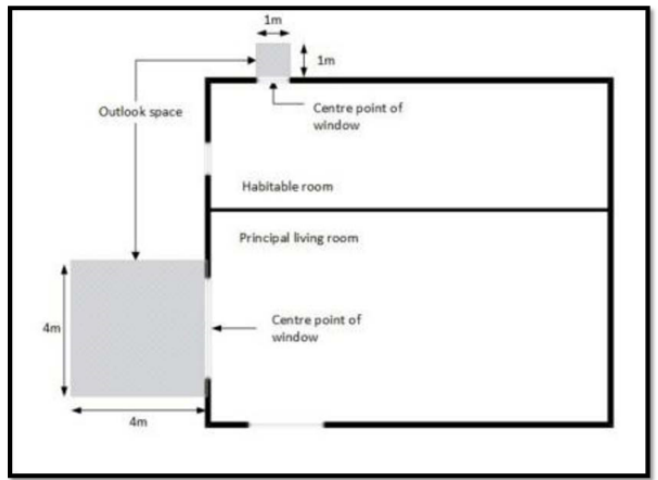
ID	Section of Plan	Specific Provision		Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <u>strikethrough</u> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
		<p><b>(3) Activity status: PER Where:</b>            (a) <u>Residential units must have a minimum net internal floor area of:</u>            (i) <u>35m<sup>2</sup> for studio dwellings; and</u>            (ii) <u>45m<sup>2</sup> for one or more bedroom dwellings.</u></p>	<p><b>(4) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b>            (a) <u>The functionality of the residential unit; and</u>  <u>Internal residential amenity.</u></p>		ensures liveability and a well-functioning environment in accordance with the NPS-UD.	relief sought in a manner consistent with the overall Kāinga Ora submission.
29.	MRZ2-S10	<p><b>MRZ2-S10</b>   Impervious surfaces  <b>(1) Activity status: PER</b>  <b>Where:</b>            (a) The impervious surfaces of a site must not exceed 70%.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b>            (a) Site design, layout and amenity; and            (b) The risk of flooding, nuisance or damage to the site or other buildings and sites.</p>	Support in part	Kāinga Ora supports the provision as-notified and the need to manage overall impervious surfaces within the MRZ2.	<ol style="list-style-type: none"> <li>1. Remove reference to the MRZ2 chapter, to reflect a single 'Medium Density Residential zone' chapter.</li> <li>2. Any consequential amendments necessary to give effect to the relief sought in a manner consistent with the overall Kāinga Ora submission.</li> </ol>
30.	MRZ2-S11	<p><b>MRZ2-S11</b>   Ground floor internal habitable space  <b>(1) Activity status: PER</b>  <b>Where:</b>            (a) Garages shall occupy less than 50% of the ground floor space internal to buildings on the site.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council's discretion is restricted to the following matters:</b>            (a) The visual dominance of garaging, parking, and vehicle manoeuvring areas and the balance across the site of internal habitable space, outdoor living courts, and landscaping at ground level; and            (b) The design and location of garaging as viewed from streets or public open spaces.</p>	Support	Kāinga Ora supports the standard as-notified.	<ol style="list-style-type: none"> <li>1. Remove reference to the MRZ2 chapter, to reflect a single 'Medium Density Residential zone' chapter.</li> <li>2. Any consequential amendments necessary to give effect to the relief sought in a manner consistent with the overall Kāinga Ora submission.</li> </ol>
31.	MRZ2-S12	<p><b>MRZ2-S12</b>   Fences or walls</p>		Support	Kāinga Ora supports the standard as-notified.	<ol style="list-style-type: none"> <li>1. Remove reference to the MRZ2 chapter, to reflect a single 'Medium Density Residential zone' chapter.</li> <li>2. Any consequential amendments necessary to give effect to the relief sought in a manner</li> </ol>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <u>strikethrough</u> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
		<p><b>(1) Activity status: PER</b> <b>Where:</b></p> <p>(a) Boundary fences and walls between properties and any road boundaries, must comply with all of the following standards:</p> <p>(i) Be no higher than 1.5m if solid;</p> <p>(ii) Be no higher than 1.8m if:</p> <p>(1) Visually permeable for the full 1.8m height of the fence or wall; or</p> <p>(2) Solid up to 1.5m and visually permeable between 1.5 and 1.8m.</p>			consistent with the overall Kāinga Ora submission.
32.	MRZ2-S13	<p><b>MRZ2-S13</b> Building setbacks – water bodies</p> <p><b>(1) Activity status: PER</b> <b>Where:</b></p> <p>(a) A building must be set back a minimum of:</p> <p>(i) 20m from the margin of any lake;</p> <p>(ii) 20m from the margin of any wetland;</p> <p>(iii) <del>20m</del> <u>21.5m</u> <del>23m</del> from the bank of any river (other than the Waikato River and Waipā River);</p> <p>(iv) <del>20m</del> <u>25.5m</u> <del>38m</del> from the margin of either the Waikato River and the Waipā River</p> <p>(b) A public amenity of up to 25m<sup>2</sup> or pump shed within any building setback identified in MRZ2-S13(1)(a);</p> <p>(c) This standard does not apply to a structure which is not a building.</p> <p><b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</p> <p>(b) Adequacy of erosion and sediment control measures;</p> <p>(c) The functional or operational need for the building to be located close to the waterbody;</p> <p>(d) Effects on public access to the waterbody;</p> <p>(e) Effects on the amenity of the locality; and</p> <p>(f) Effects on natural character values.</p>	Support in part	<p>Kāinga Ora generally supports the standard as-notified, but seek to understand why metrics have been applied that are not overly-dissimilar to the standard esplanade reserve requirement that would apply in situations where subdivision is proposed adjoining a River.</p> <p>In the s32 analysis and qualifying matter assessment, there are conflicting set back metrics and little justification on why the particular proposed setback distances have been proposed.</p>	<ol style="list-style-type: none"> <li>Amend the standard to apply setbacks consistent with the 20m esplanade requirement under s230 of the RMA.</li> <li>Undertake an appropriate site by site analysis under ss77J-77L of the Housing Supply Act if the increase is to be over and above what the RMA anticipates.</li> <li>Remove reference to the MRZ2 chapter, to reflect a single 'Medium Density Residential zone' chapter.</li> <li>Any consequential amendments necessary to give effect to the relief sought in a manner consistent with the overall Kāinga Ora submission.</li> </ol>
33.	MRZ2-S14	<p><b>MRZ2-S14</b> <u>Building setback – sensitive land use</u></p>	Oppose in part	Kāinga Ora generally opposes any rule for building setback for sensitive land use in relation to railway corridors, national route/regional arterial and the	Delete setback requirements (a)(i)-(iii) and matter of discretion (2)(a)



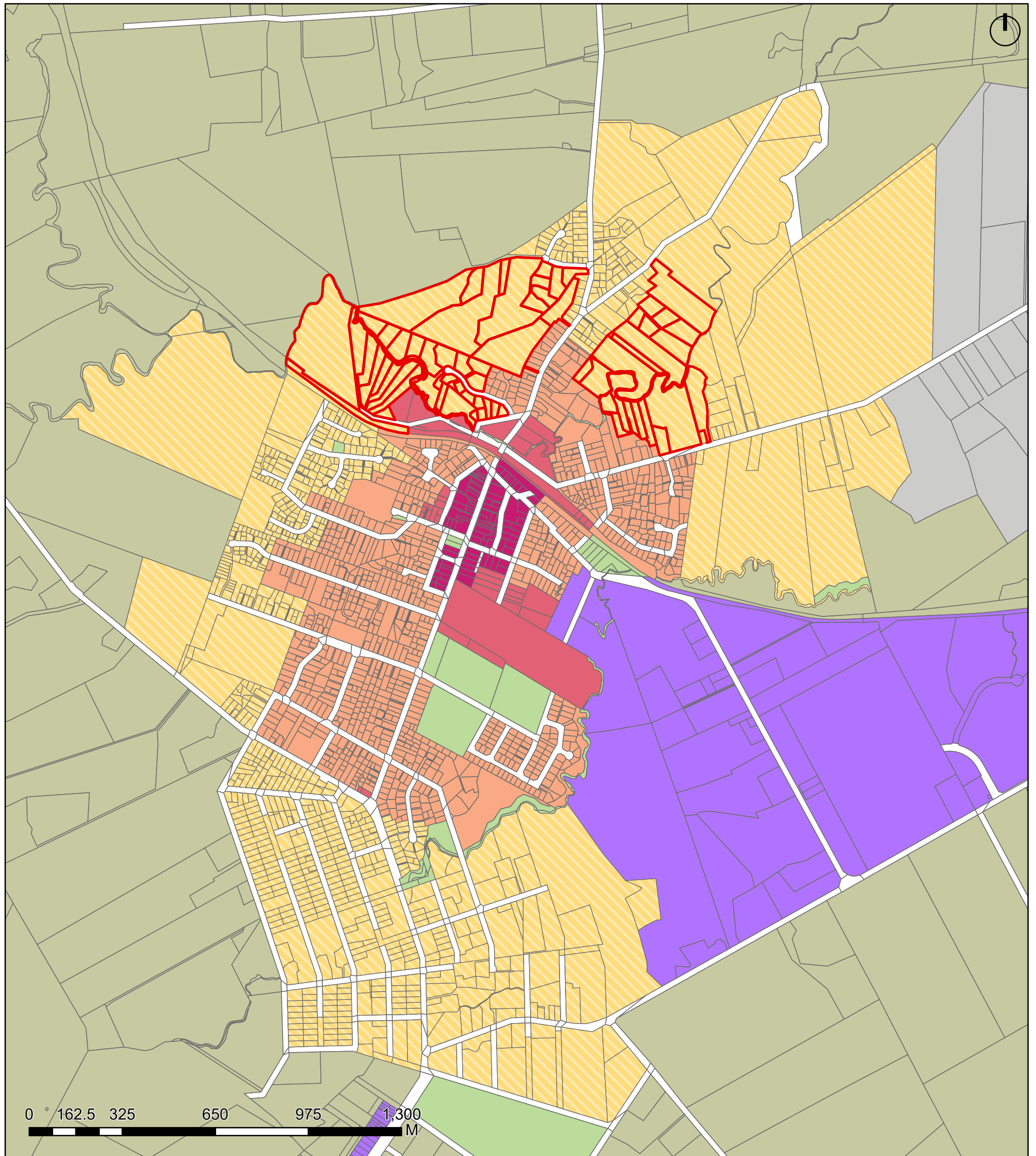
ID	Section of Plan	Specific Provision		Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
		<p><b>(1) Activity status: PER</b> <u>Where:</u></p> <p>(a) <u>Any new building or alteration to an existing building for a sensitive land use shall be set back a minimum of:</u></p> <ul style="list-style-type: none"> <li><del>(i) 5m from the designated boundary of the railway corridor;</del></li> <li><del>(ii) 15m from the boundary of a national route or regional arterial;</del></li> <li><del>(iii) 25m from the designated boundary of the Waikato Expressway;</del></li> <li>(iv) <u>300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;</u></li> <li>(v) <u>30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</u></li> <li>(vi) <u>300m from the boundary of the Alstra Poultry intensive farming activities located on River Road and Great South Road, Ngaaruwaahia.</u></li> <li>(vii) <u>6m from the centre of a gas transmission line identified on the planning maps</u></li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b> <u>Council's discretion is restricted to the following matters:</u></p> <ul style="list-style-type: none"> <li><del>(a) Road network safety and efficiency;</del></li> <li>(b) <u>On-site amenity values;</u></li> <li>(c) <u>Odour, dust and noise levels received at the notional boundary of the building;</u></li> <li>(d) <u>Mitigation measures; and</u></li> <li>(e) <u>Potential for reverse sensitivity effects.</u></li> </ul>		<p>Waikato Expressway and seeks the deletion of these standards.</p>	

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
34.		<p data-bbox="483 533 1115 558"><b>Medium Density Residential Standard Figures</b></p>  <p data-bbox="483 1045 744 1066">Figure 1: Building Height (refer to MRZ2-S2)</p>	Support	Kāinga Ora supports the standard figures, as they are consistent with the notification requirements under Schedule 3A of the Housing Supply Act.	<ol data-bbox="2318 520 2772 835" style="list-style-type: none"> <li>1. Remove reference to the MRZ2 chapter, to reflect a single 'Medium Density Residential zone' chapter.</li> <li>2. Any consequential amendments necessary to give effect to the relief sought in a manner consistent with the overall Kāinga Ora submission.</li> </ol>
35.		 <p data-bbox="448 1619 789 1640">Figure 2: Height in relation to boundary (refer to MRZ2-S3)</p>	Support	Kāinga Ora supports the standard figures, as they are consistent with the notification requirements under Schedule 3A of the Housing Supply Act.	<ol data-bbox="2318 1159 2772 1474" style="list-style-type: none"> <li>1. Remove reference to the MRZ2 chapter, to reflect a single 'Medium Density Residential zone' chapter.</li> <li>2. Any consequential amendments necessary to give effect to the relief sought in a manner consistent with the overall Kāinga Ora submission.</li> </ol>
36.			Support	Kāinga Ora supports the standard figures, as they are consistent with the notification requirements under Schedule 3A of the Housing Supply Act.	<ol data-bbox="2318 1654 2772 1892" style="list-style-type: none"> <li>1. Remove reference to the MRZ2 chapter, to reflect a single 'Medium Density Residential zone' chapter.</li> <li>2. Any consequential amendments necessary to give effect to the relief sought in a manner</li> </ol>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
		 <p>Figure 3: Outlook space per unit (refer to MRZ2-S7)</p>			consistent with the overall Kāinga Ora submission.
37.	High Density Residential Zone	<p><u>NEW</u> <b>Proposed Section HRZ – High Density Residential Zone</b></p>	NEW	<p>Kāinga Ora seeks that a new High Density Residential Zone (“HRZ”) is introduced in the District Plan and applied within 400m walkable catchment of the town centres of Huntly and Ngāruawāhia. Locating higher density residential development in proximity to town centres is consistent with the NPS-UD.</p> <p>Both of these town centres are in locations where there is a high demand for housing and more people want to live in, and more businesses and community services want to be located in, relative to the Waikato district and the Waikato region.</p> <p>The HRZ will enable up to 6 storeys for residential intensification in the Waikato district and will give effect to Policy 3(d) of the NPSUD, in providing for building heights and densities of</p>	<ol style="list-style-type: none"> <li>1. Accept and include a new High Density Residential Zone in the District Plan.</li> <li>2. Adopt the proposed provisions of the new High Density Residential Zone as set out in <b>Appendix 4</b> into the PDP.</li> <li>3. Rezone parts of Huntly to ‘high density residential zone’ typically within a 400m walkable catchment of the town centre as per the proposed area set out in <b>Appendix 2</b> of this submission.</li> <li>4. Rezone parts of Ngāruawāhia to ‘high density residential zone’ typically within a 400m walking catchment of the town centre as per the proposed area set out in <b>Appendix 2</b> of this submission.</li> </ol>

ID	Section of Plan	Specific Provision	Support/ Support in Part/ Oppose	Reasons	Relief Sought  <i>Where Kāinga Ora seeks specific amendments to text, these are shown as <del>strikethrough</del> for deletion and <u>underlined</u> for proposed addition in the 'Specific Provision and Section of Plan' column of this table, in addition to the relief sought below.</i>
				urban form commensurate with the level of commercial activity and community services in these centres.	5. Consequential amendments will be required to the rest of the District Plan in giving effect to the relief sought and submission points.
<b>Part 3: Area-specific matters / Zones / Commercial and mixed use zones / TCZ – Town centre zone</b>					
38.	Chapter wide	All proposed amendments and notified provisions.	Support in part	<p>Kāinga Ora supports the proposed amendments to the TCZ provisions, which largely seek to cross-reference the proposed MRZ2 Chapter.</p> <p>As per the submission on the Planning Maps, Kāinga Ora seeks that an additional height overlay applies to the TCZ in Huntly, Ngāruawāhia, Pōkeno and Tuakau, to reflect the increased building heights sought within the proposed HDZ zone by Kāinga Ora.</p>	<ol style="list-style-type: none"> <li>1. Retain as notified, with any consequential amendments as-required to give effect to the proposed additional height overlay sought by Kāinga Ora.</li> <li>2. Any other alternative relief that gives effect to the Kāinga Ora submission (i.e., amendments to the height standard to reflect the additional heights sought).</li> </ol>

## Appendix 2 – Kāinga Ora Mapping Changes



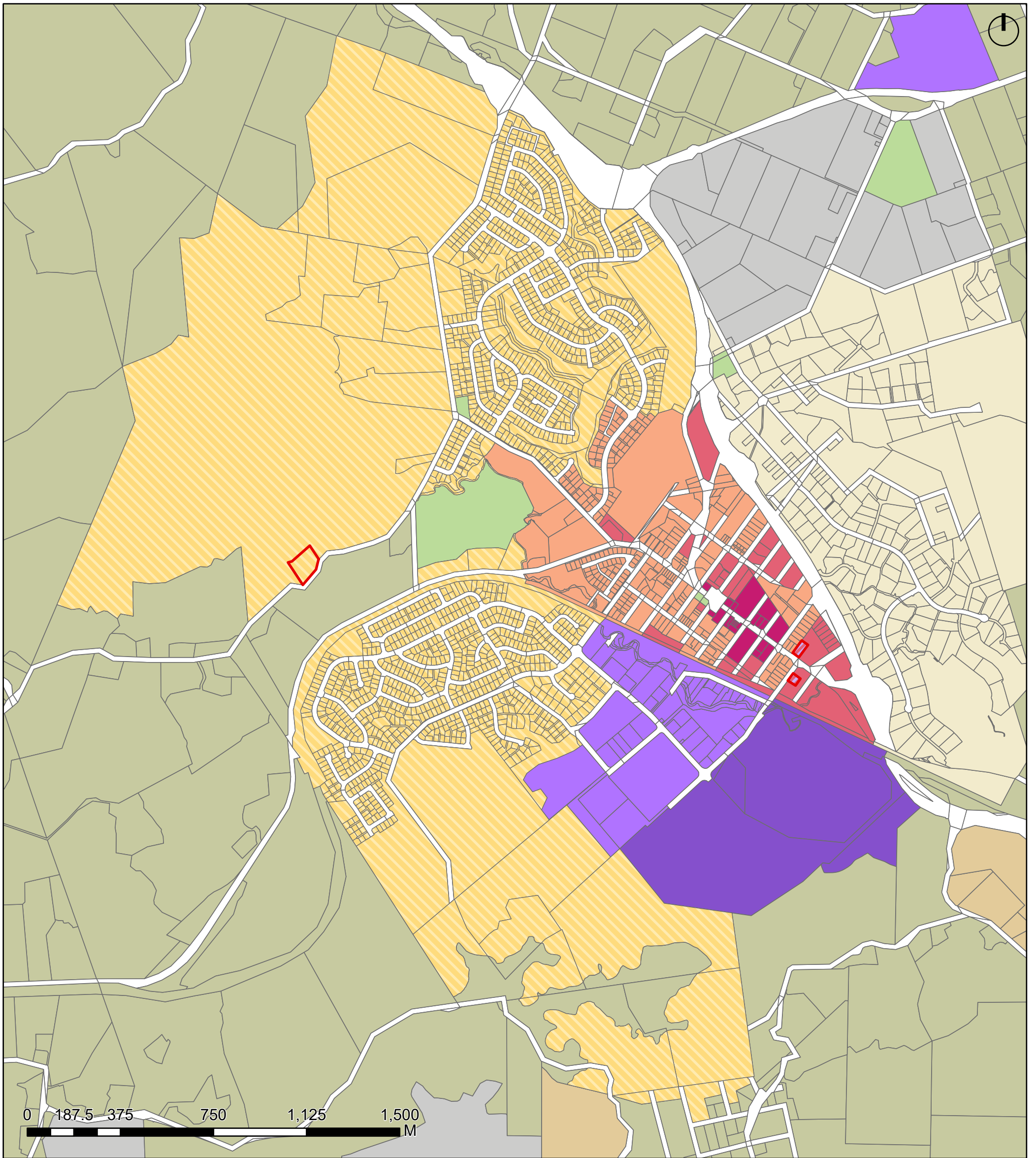
## Kāinga Ora Proposed Changes Sought

- High Density Residential Zone
- Medium Density Residential Zone
- Commercial Zone
- Town Centre Zone
- Business Height Variation Overlay
- Zone Extensions

## Proposed Variation 3

- TCZ - Town Centre zone
- COMZ - Commercial zone
- GIZ - General industrial zone
- LLRZ - Large lot residential zone
- GRZ - General residential zone
- MRZ - Medium density residential zone
- OSZ - Open space zone
- GRUZ - General rural zone
- FUZ - Future urban zone
- Road



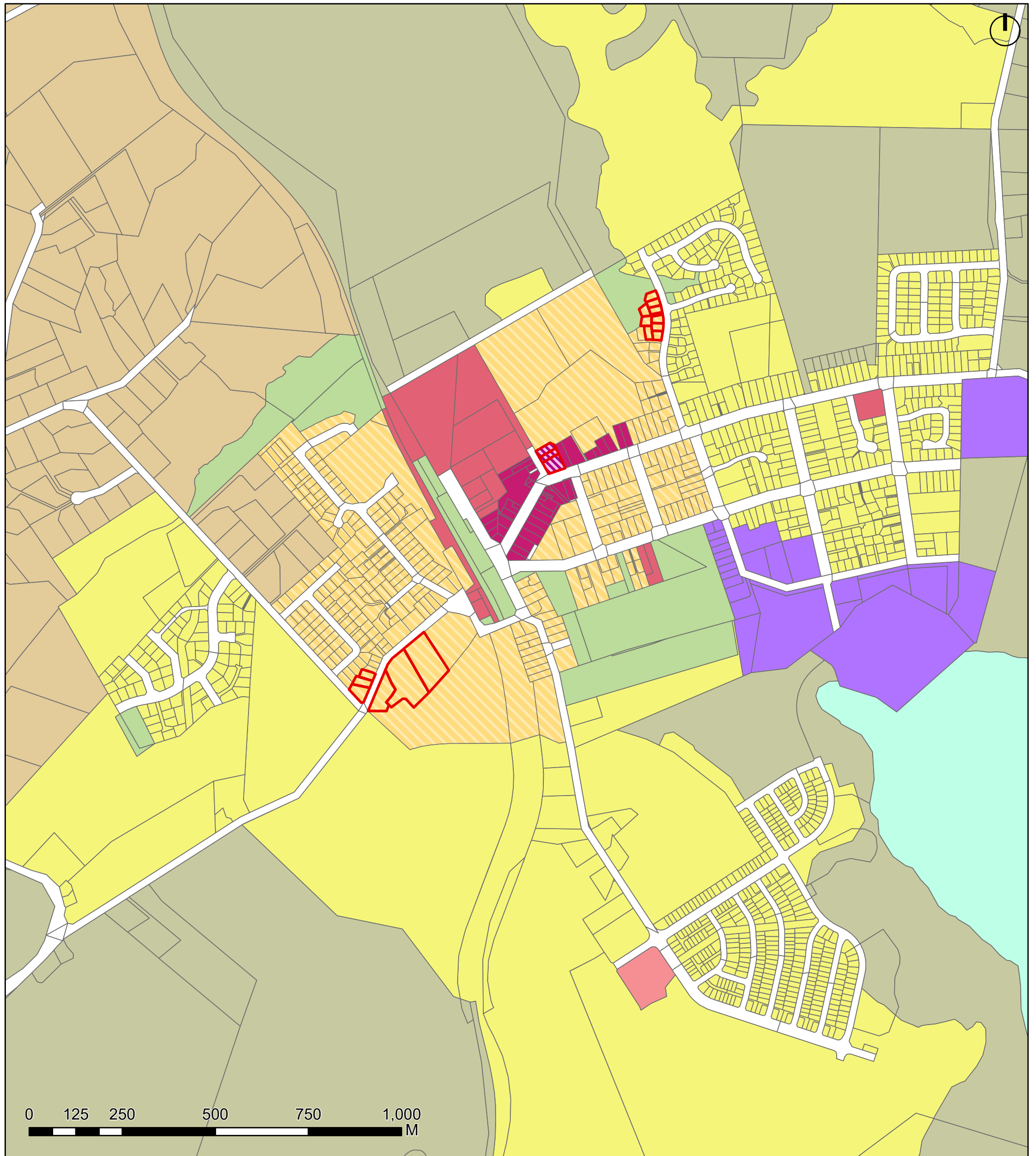


## Kāinga Ora Proposed Changes Sought

- High Density Residential Zone
- Medium Density Residential Zone
- Commercial Zone
- Town Centre Zone
- Business Height Variation Overlay
- Zone Extensions

## Proposed Variation 3

- TCZ - Town Centre zone
- COMZ - Commercial zone
- GIZ - General industrial zone
- HIZ - Heavy industrial zone
- LLRZ - Large lot residential zone
- GRZ - General residential zone
- MRZ - Medium density residential zone
- OSZ - Open space zone
- RLZ - Rural lifestyle zone
- GRUZ - General rural zone
- FUZ - Future urban zone
- TTZ - TaTa Valley zone
- Road



## Kāinga Ora Proposed Changes Sought

- High Density Residential Zone
- Medium Density Residential Zone
- Commercial Zone
- Town Centre Zone
- Business Height Variation Overlay
- Zone Extensions

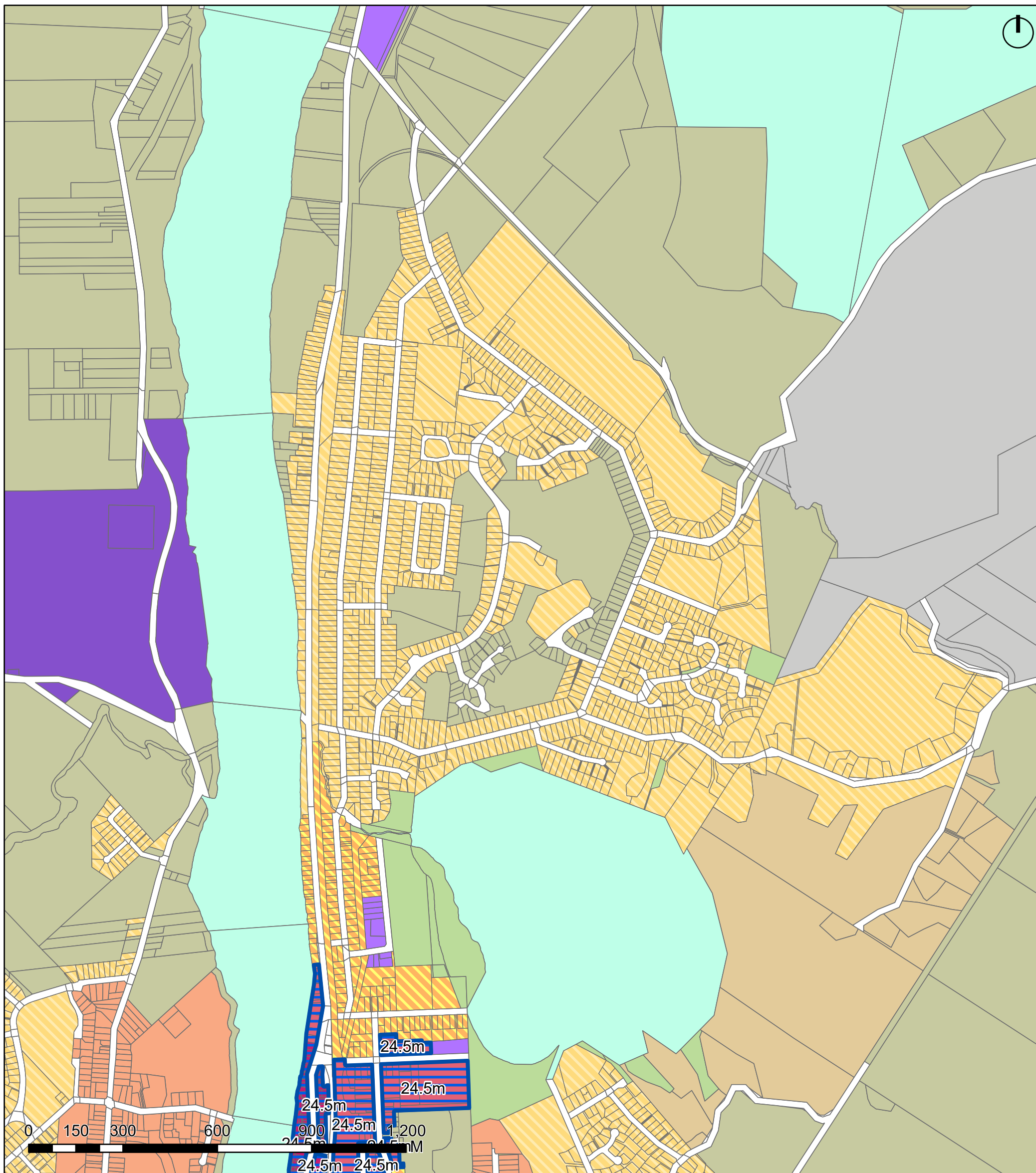
## Proposed Variation 3

- TCZ - Town Centre zone
- LCZ - Local Centre zone
- COMZ - Commercial zone
- GIZ - General industrial zone
- GRZ - General residential zone
- MRZ - Medium density residential zone
- OSZ - Open space zone
- RLZ - Rural lifestyle zone
- GRUZ - General rural zone
- Road
- Water



# Huntly North

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## Kāinga Ora Proposed Changes Sought

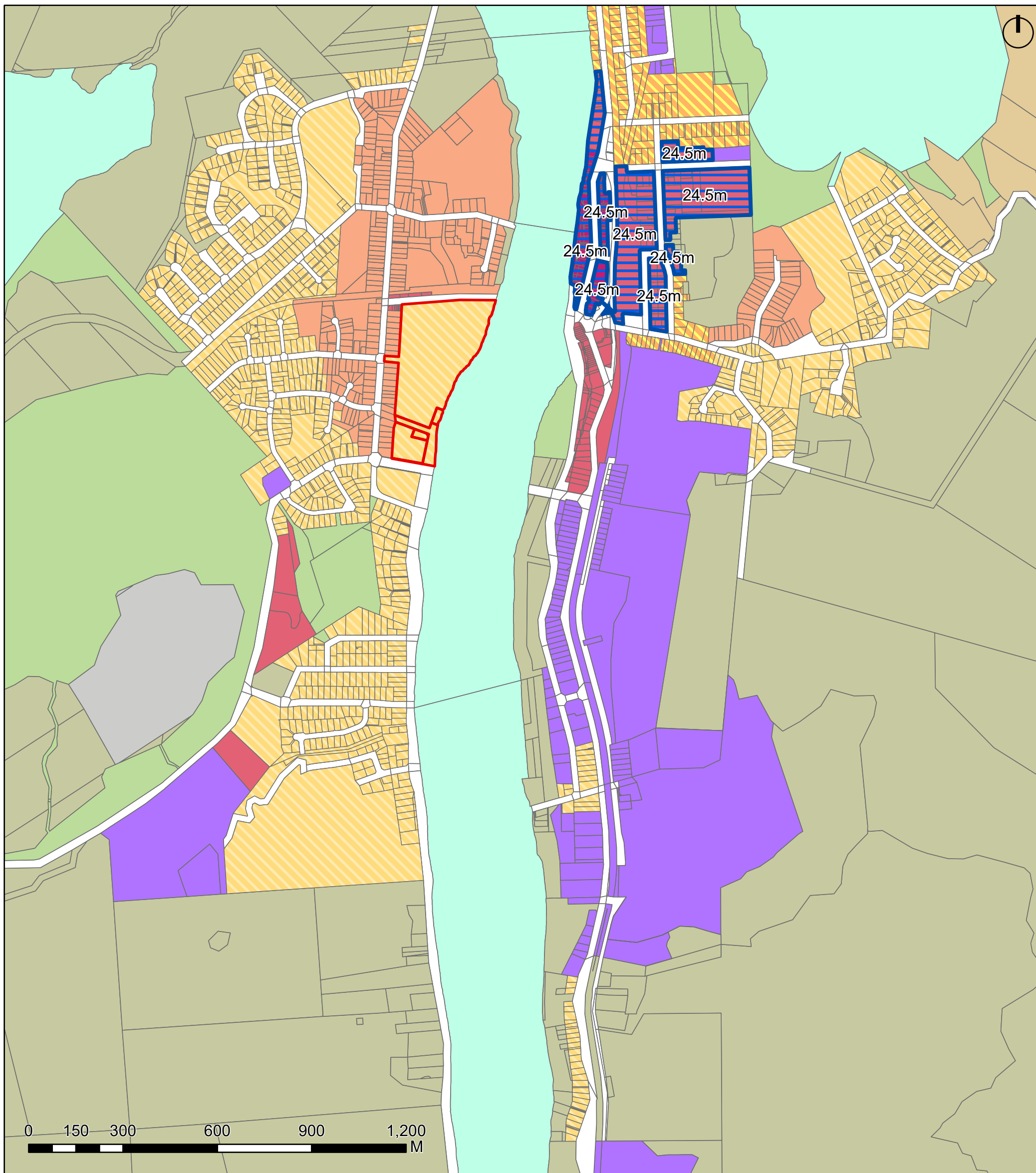
- High Density Residential Zone
- Medium Density Residential Zone
- Commercial Zone
- Town Centre Zone
- Business Height Variation Overlay
- Zone Extensions

## Proposed Variation 3

- TCZ - Town centre zone
- COMZ - Commercial zone
- GIZ - General industrial zone
- HIZ - Heavy industrial zone
- GRZ - General residential zone
- MRZ - Medium density residential zone
- OSZ - Open space zone
- RLZ - Rural lifestyle zone
- GRUZ - General rural zone
- KLZ - Kimihia lakes zone
- Road
- Water

# Huntly South

Scale: 1:12,000@A3 | Date: 27/10/2022 | Page 5 of 7



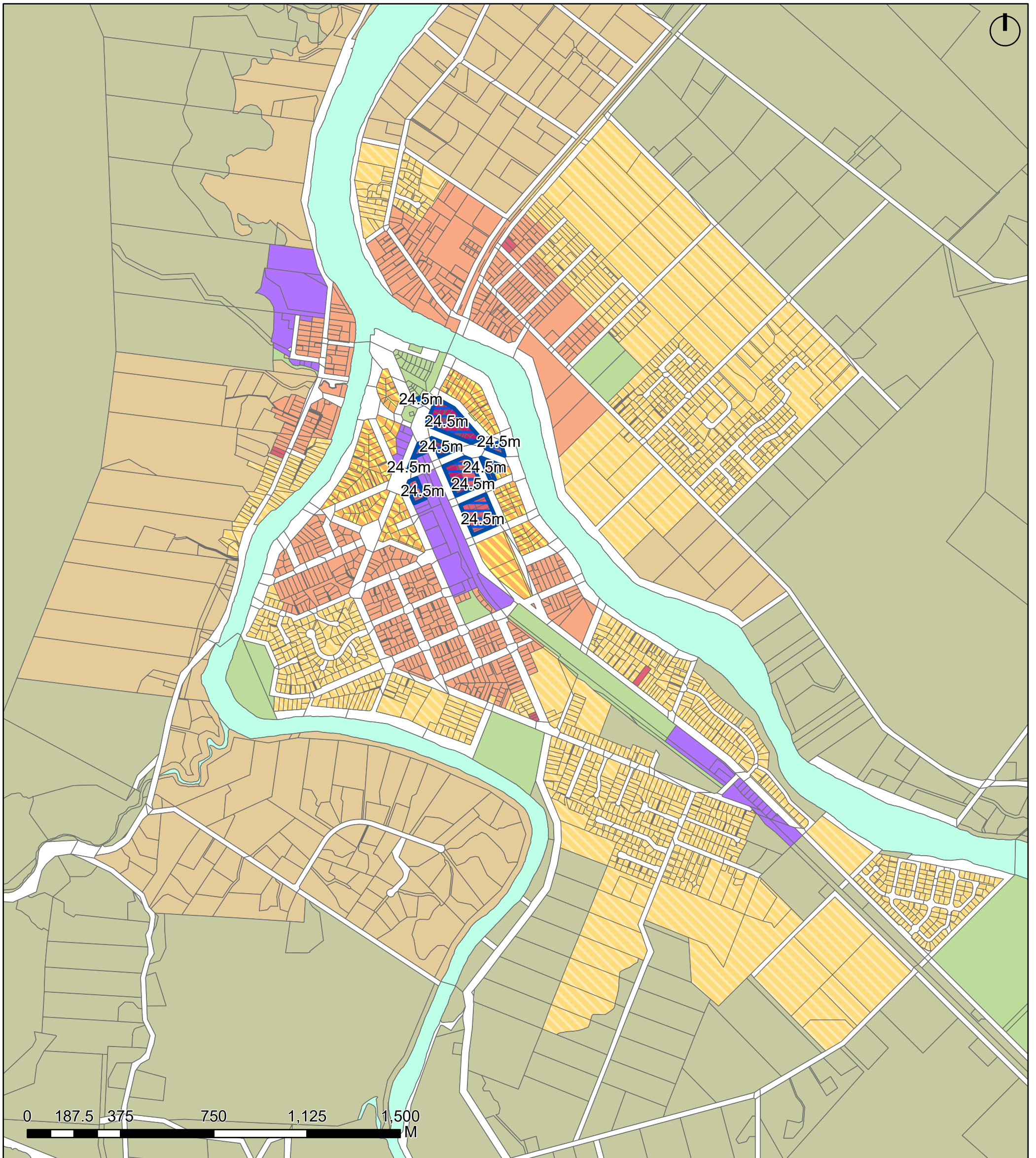
## Kāinga Ora Proposed Changes Sought

- High Density Residential Zone
- Medium Density Residential Zone
- Commercial Zone
- Town Centre Zone
- Business Height Variation Overlay
- Zone Extensions

## Proposed Variation 3

- TCZ - Town centre zone
- COMZ - Commercial zone
- GIZ - General industrial zone
- GRZ - General residential zone
- MRZ - Medium density residential zone
- OSZ - Open space zone
- RLZ - Rural lifestyle zone
- GRUZ - General rural zone
- FUZ - Future urban zone
- Road
- Water



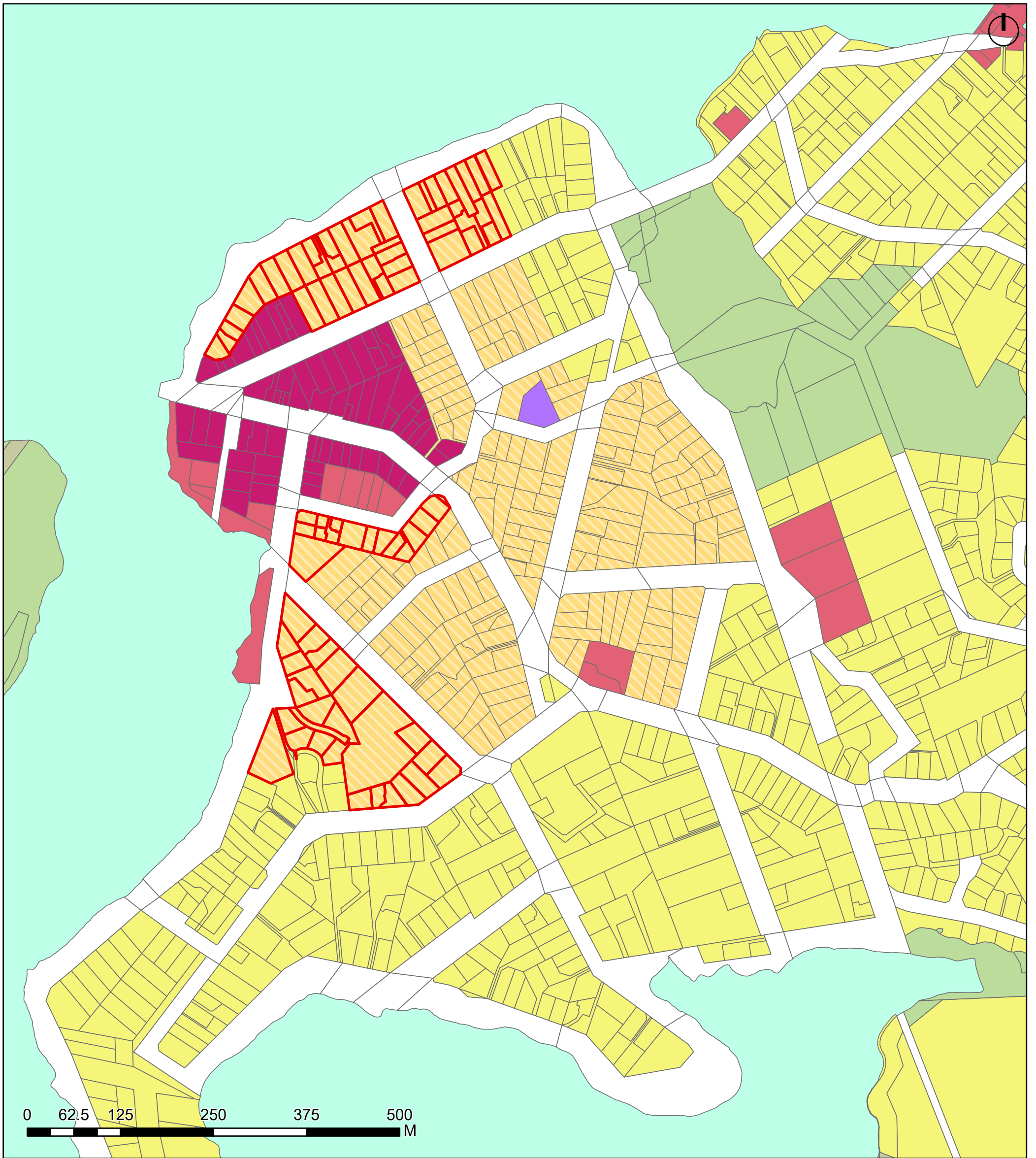


## Kāinga Ora Proposed Changes Sought

- High Density Residential Zone
- Medium Density Residential Zone
- Commercial Zone
- Town Centre Zone
- Business Height Variation Overlay
- Zone Extensions

## Proposed Variation 3

- TCZ - Town centre zone
- COMZ - Commercial zone
- GIZ - General industrial zone
- GRZ - General residential zone
- MRZ - Medium density residential zone OSZ -
- Open space zone
- RLZ - Rural lifestyle zone
- GRUZ - General rural zone
- Road
- Water



## Kāinga Ora Proposed Changes Sought

-  High Density Residential Zone
-  Medium Density Residential Zone
-  Commercial Zone
-  Town Centre Zone
-  Business Height Variation Overlay
-  Zone Extensions

## Proposed Variation 3

-  TCZ - Town centre zone
-  COMZ - Commercial zone
-  GIZ - General industrial zone
-  GRZ - General residential zone
-  MRZ - Medium density residential zone
-  OSZ - Open space zone
-  GRUZ - General rural zone

 Road

## Appendix 3 – Kāinga Ora Consolidated MRZ



## Appendix 3 – Kāinga Ora Amendments to MDRZ

### MRZ - Medium density residential zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

#### **Purpose**

The purpose of the MRZ~~2~~ – Medium density residential zone ~~2~~ is to enable the most efficient use of residentially zoned land and infrastructure within the suite of Waikato District Plan residential zones. The MRZ~~2~~ – Medium density residential zone ~~2~~ provides for this form of development within ~~a walkable catchment of the town centres of~~ Huntly, Ngaaruawaahia, Pookeno and Tuakau ~~and within a walkable catchment of the town centres of Raglan and Te Kauwhata.~~ The zone will:

- Provide housing at increased densities with three residential units per lot and buildings up to three storeys in height being permitted;
- Provide for the development of more than three residential units per lot, ~~albeit~~ subject to a more intensive design assessment process with matters of discretion to provide for appropriate design outcomes;
- Encourage a variety of housing types and sizes that respond to housing needs and demands of the district and its planned urban built character;
- ~~Accommodate the highest level of residential growth within the district;~~
- ~~Reduce pressure for residential development on the urban fringe and beyond;~~
- Relieve anticipated pressures on the road transport network (which are exacerbated by adopting sprawl to accommodate urban growth) by enabling greater development capacity in town centres where the use of both public and active modes of transport to access places of employment, retail and entertainment is readily achievable and/or viable;
- Provide the highest capacity, diversity and choice of housing; and
- ~~Coordinate delivery of infrastructure and services.~~

#### **Objectives**

##### MRZ~~2~~-01- Housing typology.

Provide for a variety of housing types and sizes that respond to:

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

##### MRZ~~+~~-02 Efficient use of land and infrastructure.

Land and infrastructure near the TCZ – Town Centre Zone, LCZ – Local centre zone and COMZ – Commercial zone and close to public transport networks, strategic transport corridors and community facilities is efficiently used for medium density residential living, resulting in a compact urban settlement pattern.

##### MRZ~~+~~-03 Residential amenity.

Achieve a level of residential amenity commensurate with a medium density environment comprised of primarily three-storey buildings, including semi-detached and terraced housing, townhouses and low-rise apartments.

MRZ1-O4 Activities.

An appropriate mix of complementary and compatible activities is enabled to support residential growth.

MRZ2-O5 Qualifying matters.

The capacity to accommodate medium density residential development may be limited to recognise and/or protect one or more qualifying matters.

MRZ2-O6 Reverse sensitivity.

- (1) Avoid **where practical** or **otherwise** minimise the potential for reverse sensitivity by managing the location and design of sensitive activities through:
- (a) The use of building setbacks; and
  - (b) The design of subdivisions and development.

## Policies

MRZ2-P1 Housing Typology.

Enable a variety of housing typologies with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.

MRZ2-P2 Residential Amenity.

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

MRZ2-P3 Housing Design.

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

MRZ2-P4 Enabling Housing Development.

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

MRZ2-P5 Streetscape, yards and outdoor living spaces.

- (1) Enable residential development that contributes to attractive and safe streets and public open spaces by:
- (a) Providing for passive surveillance to public open spaces and streets through the siting of dwellings and rooms, façade design and fencing / landscaping;
  - (b) Incorporating front yard landscaping that will enhance streetscape amenity; and
  - (c) Minimising the prevalence of garage doors, carparking and driveways fronting the street.
- (2) Require development to have sufficient side yard setbacks to provide for:
- (a) Landscaping and permeable surfaces;
  - (b) Privacy to adjoining sites;
  - (c) Sunlight and daylight; and
  - (d) Driveways and accessways.
- (3) Require the provision of outdoor living spaces that:
- (a) Are attractive, functional and accessible; and

- (b) Provide a reasonable standard of privacy for residents and to adjoining sites.
- (4) Enable flexibility and innovation in the provision of outdoor living spaces by recognising the varying means by which suitable spaces can be provided for a particular form of development; including shared outdoor spaces, roof terraces or other communal outdoor living spaces.

**MRZ2-P6** Qualifying Matters

Restrict residential development to an appropriate level to provide for and protect any relevant qualifying matters.

**MRZ2-P7** Efficient use of land and infrastructure.

- (1) Enable land to be used for higher intensity residential living where such land is:
  - (a) Adjacent to the TCZ – Town centre zone, LCZ – Local centre zone, COMZ – Commercial zone and within a walkable catchment of transport networks; or
  - (b) Integrated into master-planned growth areas in close proximity to neighbourhood centres or publicly accessible open space.
- (2) Recognise the social, economic and environmental benefits arising from higher density development being situated closer to community facilities and the TCZ – Town centre zone, LCZ – Local centre zone and COMZ – Commercial zone when considering development proposals.
- (3) Recognise the economic and environmental benefits of higher density development that efficiently utilises existing, and planned, investment in both transport and three waters infrastructure.

**MRZ2-P8** Changes to amenity values.

Recognise that the planned urban built form may result in changes to the amenity values and characteristics of the urban character over time.

**MRZ2-P9** Home businesses.

- (1) Provide for home businesses to allow flexibility for people to work from their homes.
- (2) Manage adverse effects on residential amenity through limiting home occupations to a scale that is compatible with the primary residential purpose of the zone.

**MRZ2-P10** Non-residential activities.

- (1) Maintain the zone primarily for residential activities while also:
  - (a) Ensuring community facilities:
    - (i) Are suitably located;
    - (ii) Are of a limited scale and intensity that is compatible with the zone;
    - (iii) Contribute to the amenity of the neighbourhood; and
    - (iv) Support the social and economic well-being of the residential community.
  - (b) Avoiding the establishment of new non-residential activities (except home occupations) on rear sites, or sites located on cul-de-sacs; and



- (c) Ensuring that the design and scale of non-residential activities and associated buildings mitigates adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill.
- (2) Enabling existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse effect on character and amenity.

**MRZ2-P11** Reverse Sensitivity.

Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that may result in reverse sensitivity effects.

## Rules

### Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>MRZ2-RI</b>	Residential activity, <u>– including papakaainga</u> unless specified below  This includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.	<b>(2) Activity status where compliance not achieved: n/a</b>	
<b>MRZ2-R2</b>	A new retirement village or alterations to an existing retirement village	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The site is connected to public water and wastewater infrastructure; (b) The minimum living space or balcony area and dimensions are: (i) Apartment – 10m <sup>2</sup> area with a minimum dimension horizontal and vertical of 2.5m; (ii) Studio unit or 1 bedroom unit – 12.5m <sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m; or (iii) 2 or more bedroomed unit – 15m <sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m. (c) The minimum service court is either: (i) Apartment – Communal outdoor space (i.e. no individual service courts required); or (ii) All other units – 10m <sup>2</sup> for each unit. (d) The following land use – effects standard does not apply: (i) SIGN-R1, SIGN-R8 – SIGN-R10 (Signs).	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council’s discretion is restricted to the following matters:</b> (a) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; and (c) Cumulative effects.	

<p>(e) The following Land Use – Building standards do not apply:</p> <ul style="list-style-type: none"> <li>(i) MRZ2-S1 (Residential unit (per unit));</li> <li>(ii) MRZ2-S6 (Outdoor living space); and</li> </ul> <p>(f) The following infrastructure and energy rule does not apply:</p> <ul style="list-style-type: none"> <li>(i) Rule TRPT-R4(1)(a) (Traffic generation).</li> </ul>	
<b>MRZ2-R3</b>	Home business
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) The home business is wholly contained within a building;</li> <li>(b) The storage of materials or machinery associated with the home business are wholly contained within a building or are screened so as not to be visible from a public road or neighbouring residential property;</li> <li>(c) No more than 2 people who are not permanent residents of the site are employed at any one time;</li> <li>(d) Unloading and loading of vehicles, the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day; and</li> <li>(e) Machinery may only be operated between 7:30am and 9pm on any day.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> <li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li> <li>(c) Cumulative effects.</li> </ul>
<b>MRZ2-R4</b>	Community facilities
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) No more than 200m<sup>2</sup> GFA.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> <li>(b) Measures to avoid, remedy or mitigate adverse effects; and</li> <li>(c) Cumulative effects.</li> </ul>
<b>MRZ2-R5</b>	Neighbourhood park
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<b>MRZ2-R6</b>	Home stay
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <ul style="list-style-type: none"> <li>(a) No more than 4 temporary residents.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Consideration of the effects of the activity-specific standard not met;</li> </ul>

		(b) Measures to avoid, remedy or mitigate adverse effects; and (c) Cumulative effects.
<b>MRZ2-R7</b>	Boarding houses/boarding establishments	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) No more than 10 people per site inclusive of staff and residents.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Consideration of the effects of the activity-specific standard not met; (b) Measures to avoid, remedy or mitigate adverse effects; and (c) Cumulative effects.
<b>MRZ2-R8</b>	Construction or alteration of a building for a sensitive land use	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
<b>MRZ2-R9</b>	Construction, demolition, addition, and alteration of a building or structure	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> <b>Nil.</b>		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>MRZ2-R10</b>	<u>Buildings, structures and sensitive land uses within the National Grid Yard in sites existing as of 18 July 2018</u>	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) <u>Within the National Grid Yard:</u> (i) <u>Building alterations and additions to an existing building or structure for a sensitive land use that does not involve an increase in the building height or footprint</u> (ii) <u>New, or additions to existing buildings or structures that are not for a sensitive land use;</u> (iii) <u>Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a</u>		<b>(2) Activity status where compliance not achieved: NC</b>

<p><u>network utility operator as defined in the Resource Management Act 1991</u></p> <p>(iv) <u>Fences less than 2.5m in height, measured from the natural ground level immediately below.</u></p> <p>(b) <u>All buildings or structures permitted by Rule GRZ2-R10(1)(a) must:</u></p> <p>(i) <u>Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</u></p> <p>(ii) <u>Locate a minimum of 12m from the outer visible foundation of any National Grid support structure and associated stay wire, unless it is one of the following:</u></p> <p>(c) <u>A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP34:2001 ISSN 0114-0663;</u></p> <p>(d) <u>Fences less than 2.5m in height, measured from the natural ground level immediately below, and located a minimum of 5m from the nearest National Grid support structure foundation;</u></p> <p>(e) <u>Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</u></p> <p>(f) <u>Not permanently physically impede existing vehicular access to a National Grid support structure.</u></p>	
<b>MRZ2-R11</b>	<u>The establishment of any new sensitive land use within the National Grid Yard</u>
<b>Activity status: NC</b>	
<b>MRZ2-R12</b>	Any activity that is not listed as permitted, restricted discretionary or prohibited,
<b>Activity status: DIS</b>	
<b>MRZ-R13</b>	<u>Any building, structure, objects or vegetation that obscures the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (APP8 – Raglan navigation beacon).</u>
<b>Activity status: PR</b>	

Land use – building

<b>MRZ2-S1</b>	Residential unit <u>– including papakainga</u>
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**(1) Activity status: PER**

**Where:**

- (a) Up to three residential units per site.



**(2) Activity status where compliance not achieved: RDIS**

**Council’s discretion is restricted to the following matters:**

- (a) Intensity of the development; and
- (b) Design, scale and layout of buildings and outdoor living spaces in relation to the planned urban character of the zone;
- (c) The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; and
- (d) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms and outdoor living spaces; and
- (e) Provision of 3-waters infrastructure to individual units; and
- (f) The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces; and
- (g) Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.

**Notification**

Any application for resource consent for four or more dwellings per site that comply with all of the standards in (MRZ2-S2 to MR\$Z-S9) will be considered without public or limited notification.

**MRZ2-S2** | Height – building general

**(1) Activity status: PER**

**Where:**

- (a) Buildings must not exceed 11 metres in height, except that 50% of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown on the following diagram (enlarged as Figure 1 at the conclusion of this Chapter).



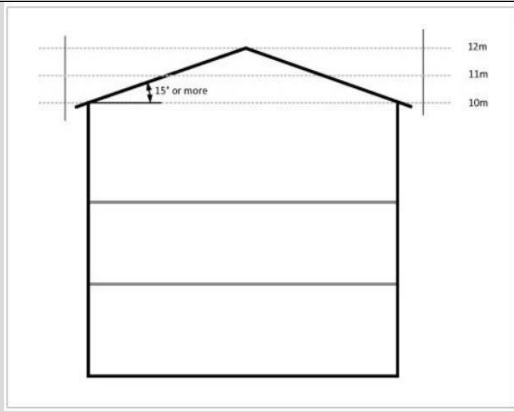
**(2) Activity status where compliance not achieved: RDIS**

**Council’s discretion is restricted to the following matters:**

- (a) Height of the building or structure;
- (b) Design, scale and location of the building;
- (c) Extent of shading on adjacent sites; and
- (d) Privacy and overlooking on adjoining sites.

**Notification**

Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S2 will be considered without public notification.



- (a) The permitted height of any building or structure is 11m measured from the natural ground level immediately below that part of the structure;
- (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 13m measured from the natural ground level immediately below the structure;

- ~~(a) The permitted height of any building or structure is 7.5m measured from the natural ground level immediately below that part of the structure.~~
- ~~(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 9.5m measured from the natural ground level immediately below the structure;~~

**MRZ2-S3** | Height in relation to boundary

**(1) Activity status: PER**

**Where:**

- (a) Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram (enlarged as Figure 2 at the conclusion of this Chapter). Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or



**(2) Activity status where compliance not achieved: RDIS**

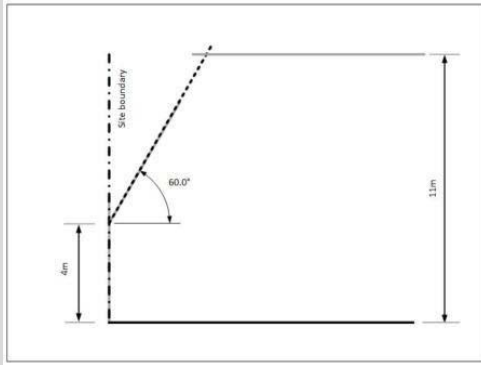
**Council's discretion is restricted to the following matters:**

- (a) Height of the building;
- (b) Design and location of the building;
- (c) Extent of shading on adjacent sites; and
- (d) Privacy on adjoining sites.

**Notification**

Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S3 will be considered without public notification.

pedestrian access way.



- (b) Standard (a) above does not apply to:
- (i) a boundary with a road
  - (ii) existing or proposed internal boundaries within a site:
  - (iii) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.
- (a) Buildings and structures must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 3m above natural ground level at every point of the site boundary, except
- (i) Where the boundary forms part of a legal right of way, entrance strip or access site; the standard applies from the farthest boundary of that legal right of way, entrance strip or access site;
  - (ii) This standard does not apply to existing or proposed internal boundaries within a site;
  - (iii) Where a site in the MRZ — Medium density residential zone adjoins a site in the GRZ — General residential zone, LLRZ — Large lot residential or SETZ — Settlement zone, then buildings must not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above natural ground level at every point of the site boundary abutting that GRZ — General residential zone, LLRZ — Large lot residential zone or SETZ — Settlement zone;

<del>(iv) Where the boundary adjoins a legal road.</del>										
<b>MRZ2-S4</b>	Setbacks									
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5m</td> </tr> <tr> <td>Side</td> <td>1m</td> </tr> <tr> <td>Rear</td> <td>1m (excluded on corner sites)</td> </tr> </tbody> </table> <p>(b) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p> <p><del>(a) The finished external walls (excluding eaves) of a building must be set back a minimum of:</del></p> <p><del>(i) 3m from the road boundary;</del></p> <p><del>(ii) 3m from the edge of an indicative road (as demonstrated on a structure plan or planning maps);</del></p> <p><del>(iii) 1m from every boundary other than a road boundary; and</del></p> <p><del>(b) Balconies greater than 1.5m above ground level shall be set back a minimum of 4m from every boundary other than a boundary to a road or public open space;</del></p> <p><del>(c) MRZ-S10(1)(a) and (b) do not apply to structures that are not buildings.</del></p>		Yard	Minimum depth	Front	1.5m	Side	1m	Rear	1m (excluded on corner sites)	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Road network safety and efficiency;</p> <p>(b) Potential to mitigate adverse effects on the streetscape through use of other design features;</p> <p>(c) Daylight admission to adjoining properties; and</p> <p>(d) Privacy overlooking on adjoining sites.</p> <p><b>Notification</b>  Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S4 will be considered without public notification.</p>
Yard	Minimum depth									
Front	1.5m									
Side	1m									
Rear	1m (excluded on corner sites)									
<b>MRZ2-S5</b>	Building coverage									
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The maximum building coverage must not exceed 50% of the net site area.</p> <p><del>(b) The maximum building coverage must not exceed 45% of the net site area.</del></p> <p><del>(c) MRZ-S5(1)(a) and (b) does not apply:</del></p> <p><del>(i) To a structure that is not a building;</del></p> <p><del>or</del></p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Design, scale and location of the building;</p> <p>(b) Provision for outdoor living space and service courts; and</p> <p>(c) Effects on the planned urban built character of the surrounding residential area.</p> <p><b>Notification</b></p>								



<p>(i) <del>Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</del></p>	<p><u>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S5 will be considered without public notification.</u></p>
<p><b>MRZ2-S6</b> Outdoor living space (per unit)</p>	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) <u>A residential unit at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that meets all of the following standards:</u></p> <p>(i) <u>where located at ground level, has no dimension less than 3m; and</u></p> <p>(ii) <u>where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m; and</u></p> <p>(iii) <u>is accessible from the residential unit; and</u></p> <p>(iv) <u>may be—</u></p> <p style="padding-left: 20px;">(1) <u>grouped cumulatively by area in one communally accessible location; or</u></p> <p style="padding-left: 20px;">(2) <u>located directly adjacent to the unit; and</u></p> <p>(v) <u>is free of buildings, parking spaces, and servicing and manoeuvring areas.</u></p> <p>(b) <u>A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</u></p> <p>(i) <u>is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m; and</u></p> <p>(ii) <u>is accessible from the residential unit; and</u></p> <p>(iii) <u>may be—</u></p> <p style="padding-left: 20px;">(1) <u>grouped cumulatively by area in one communally accessible location, in which case it may be located at ground level; or</u></p> <p style="padding-left: 20px;">(2) <u>located directly adjacent to the unit.</u></p> <p><del>(a) An outdoor living space must be provided for each residential unit that meets all of the following standards:</del></p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Design and location of the building;</p> <p>(b) Provision for outdoor living space including access to sunlight and open space and the usability and accessibility of the outdoor living space proposed;</p> <p>(c) Privacy and overlooking on adjoining sites; and</p> <p>(d) The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.</p> <p><b>Notification</b></p> <p><u>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S6 will be considered without public notification.</u></p>

- (i) ~~It is for the exclusive use of the occupants of the residential unit;~~
- (ii) ~~It is readily accessible from a living area of the residential unit;~~
- (iii) ~~Where the residential unit contains an internal habitable space (excluding garages, bathrooms, laundries, and hall or stairways) on the ground floor, an outdoor living court shall be provided and shall have a minimum area of 20m<sup>2</sup> and a minimum dimension of 4m in any direction; and~~
- (iv) ~~Where the residential unit has its principal living area at first floor level or above, a balcony shall be provided and shall have a minimum area of 5m<sup>2</sup> for studio and one bedroom dwellings, or 8m<sup>2</sup> for two or more bedroom dwellings and a minimum dimension of 1.5m.~~

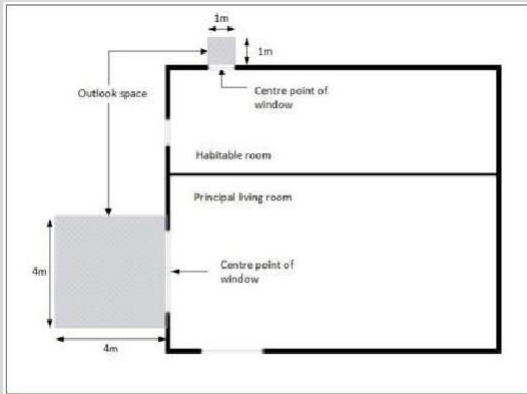
**MRZ2-S7**

Outlook space (per unit)

**(1) Activity status: PER**

**Where:**

- (a) An outlook space must be provided for each residential unit as outlined below.
- (b) An outlook space must be provided from habitable room windows as shown in the diagram below (enlarged as Figure 3 at the conclusion of this Chapter):



- (c) The minimum dimensions for a required outlook space are as follows:
  - (i) a principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and
  - (ii) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.



**(2) Activity status where compliance not achieved: RDIS**

**Council's discretion is restricted to the following matters:**

- (a) Measures to ensure that outlook spaces shall remain unobstructed, while providing an open outlook with access to daylight from the windows of habitable rooms;
- (b) The nature of the occupation of the room without the required outlook;
- (c) The effects on amenity of future occupants from a reduced outlook; and
- (d) Any privacy benefits from providing a reduced outlook.

**Notification**

Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S7 will be considered without public notification.

<p>(d) <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u></p> <p>(e) <u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u></p> <p>(f) <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u></p> <p>(g) <u>Outlook spaces may be under or over a balcony.</u></p> <p>(h) <u>Outlook spaces required from different rooms within the same building may overlap.</u></p> <p>(i) <u>Outlook spaces must—</u></p> <p style="padding-left: 20px;">(i) <u>be clear and unobstructed by buildings; and</u></p> <p style="padding-left: 20px;">(ii) <u>not extend over an outlook space or outdoor living space required by another dwelling.</u></p>	
<p><b>MRZ2-S8</b></p>	<p>Windows to the street</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) <u>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u></p> 	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) The extent to which front facing glazing is provided from ground floor living areas that is visible and prominent from the street;</p> <p>(b) Whether the majority of the glazing provided on the street facing façade of the unit is clear glazing to habitable spaces within the unit;</p> <p>(c) The level of passive surveillance from the residential unit to the street; and</p> <p>(d) Any other building features such as porches or gables that will add visual interest.</p> <p><b>Notification</b>  <u>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S8 will be considered without public notification.</u></p>
<p><b>MRZ2-S9</b></p>	<p>Landscaped area</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) <u>A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with</u></p> 	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p>

<p><u>grass or plants and can include the canopy of trees regardless of the ground treatment below them.</u></p> <p>(b) <u>The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u></p>	<p>(a) The on-site and/or neighbouring amenity provided by the proposed landscaping;</p> <p>(b) The extent of landscaping between the buildings and road boundary to soften and integrate the development into the surrounding area;</p> <p>(c) The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site;</p> <p>(d) The additional accessibility and safety benefits of providing less landscaped area; and</p> <p>(e) The effect of any reduction in landscaping on adjoining properties, including the street or other public open spaces.</p> <p><b>Notification</b>  <u>Any application for resource consent for one to three dwellings that does not meet the standard of MRZ2-S9 will be considered without public notification.</u></p>
<b>MRZ-SX</b>	Minimum residential unit size
<p><b>(3) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) <u>Residential units must have a minimum net internal floor area of:</u></p> <p>(i) <u>35m<sup>2</sup> for studio dwellings</u> _____</p> <p>(ii); <u>and</u> _____</p> <p>(iii) <u>45m<sup>2</sup> for one or more bedroom</u></p>	<p><b>(4) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) <u>The functionality of the residential unit;</u>  <u>and</u></p> <p>(b) <u>Internal residential amenity.</u></p>
<b>MRZ-S10</b>	Impervious surfaces
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The impervious surfaces of a site must not exceed 70%.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Site design, layout and amenity; and</p> <p>(b) The risk of flooding, nuisance or damage to the site or other buildings and sites.</p>
<b>MRZ-S11</b>	Ground floor internal habitable space
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Garages shall occupy less than 50% of the ground floor space internal to buildings on the site.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) The visual dominance of garaging, parking, and vehicle manoeuvring areas and the balance across the site of internal habitable space, outdoor living courts, and landscaping at ground level; and</p>

		(b) The design and location of garaging as viewed from streets or public open spaces.
<b>MRZ2-S12</b>	Fences or walls	
<b>(1) Activity status: PER</b> <b>Where:</b>	(a) Boundary fences and walls between properties and any road boundaries, must comply with all of the following standards: (i) Be no higher than 1.5m if solid; (ii) Be no higher than 1.8m if: (1) Visually permeable for the full 1.8m height of the fence or wall; or (2) Solid up to 1.5m and visually permeable between 1.5 and 1.8m.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Building materials and design; (b) Effects on streetscape amenity; and (c) Public space visibility.
<b>MRZ2-S13</b>	Building setbacks – water bodies	
<b>(1) Activity status: PER</b> <b>Where:</b>	(a) A building must be set back a minimum of: (i) 20m from the margin of any lake; (ii) 20m from the margin of any wetland; (iii) <del>20m</del> <del>21.5m</del> 23m from the bank of any river (other than the Waikato River and Waipa River); (iv) <del>20m</del> <del>25.5m</del> <del>38m</del> from the margin of either the Waikato River and the Waipa River (v) <del>23m</del> from mean high water springs (b) A public amenity of up to 25m <sup>2</sup> or pump shed within any building setback identified in MRZ2-S13(1)(a); (c) This standard does not apply to a structure which is not a building.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body; (b) Adequacy of erosion and sediment control measures; (c) The functional or operational need for the building to be located close to the waterbody; (d) Effects on public access to the waterbody; (e) Effects on the amenity of the locality; and (f) Effects on natural character values.
<b>MRZ2-S14</b>	<u>Building setback – sensitive land use</u>	
<b>(1) Activity status: PER</b> <b>Where:</b>	(a) <u>Any new building or alteration to an existing building for a sensitive land use shall be set back a minimum of:</u> <del>(i) 5m from the designated boundary of the railway corridor;</del> <del>(ii) 15m from the boundary of a national route or regional arterial;</del> <del>(iii) 25m from the designated boundary of the Waikato Expressway;</del>	<b>(2) Activity status where compliance not achieved: RDIS</b> <b><u>Council's discretion is restricted to the following matters:</u></b> (a) <del>Road network safety and efficiency;</del> (b) <u>On-site amenity values;</u> (c) <u>Odour, dust and noise levels received at the notional boundary of the building;</u> (d) <u>Mitigation measures; and</u> (e) <u>Potential for reverse sensitivity effects.</u>

- (iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;
- (v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and
- (vi) 300m from the boundary of the Alstra Poultry intensive farming activities located on River Road and Great South Road, Ngaaruawaahia.
- (vii) 6m from the centre of a gas transmission line identified on the planning maps

## Medium Density Residential Standard Figures

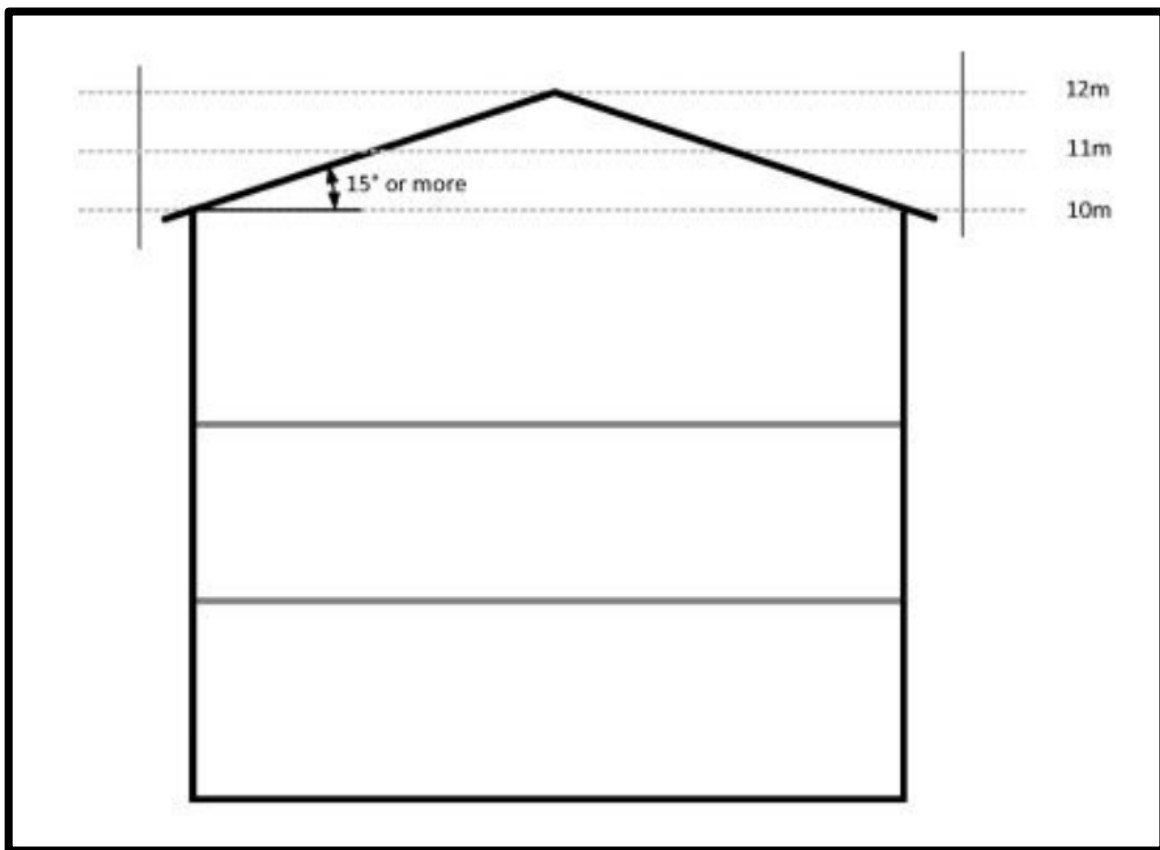


Figure 1: Building Height (refer to MRZ2-S2)

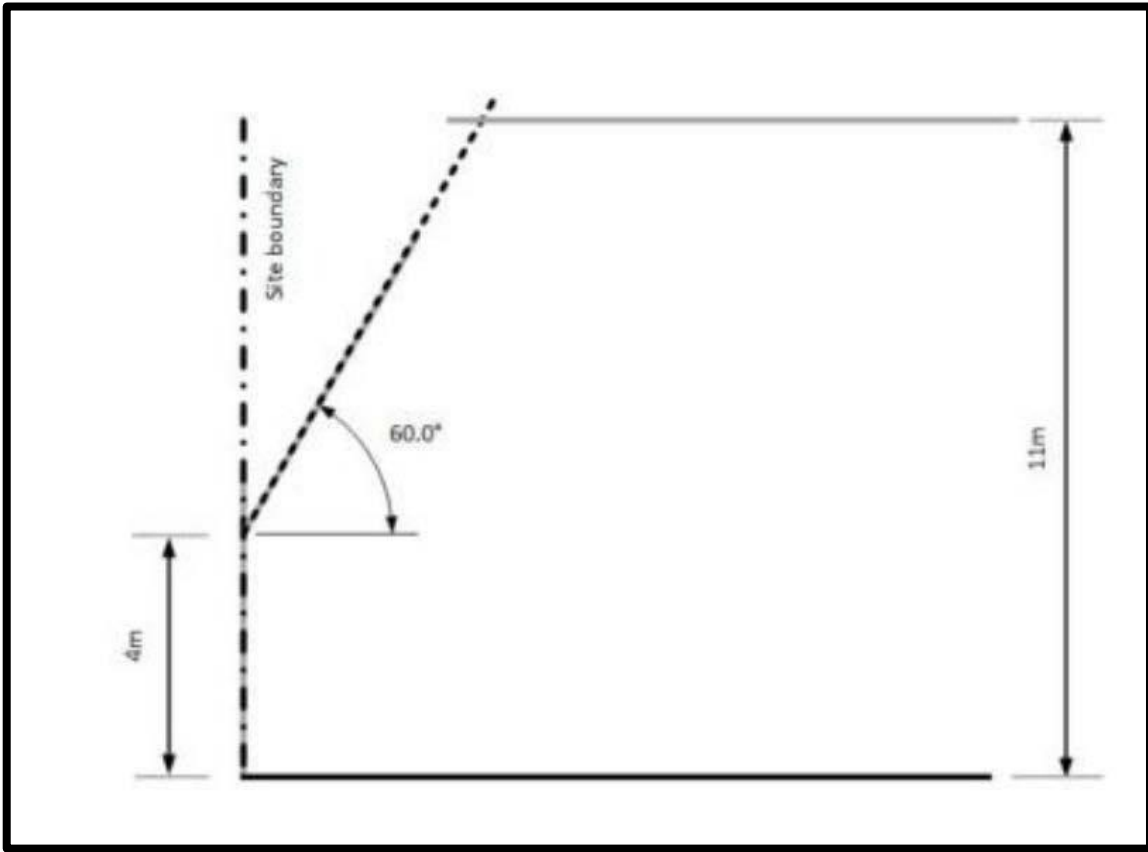


Figure 2: Height in relation to boundary (refer to MRZ2-S3)



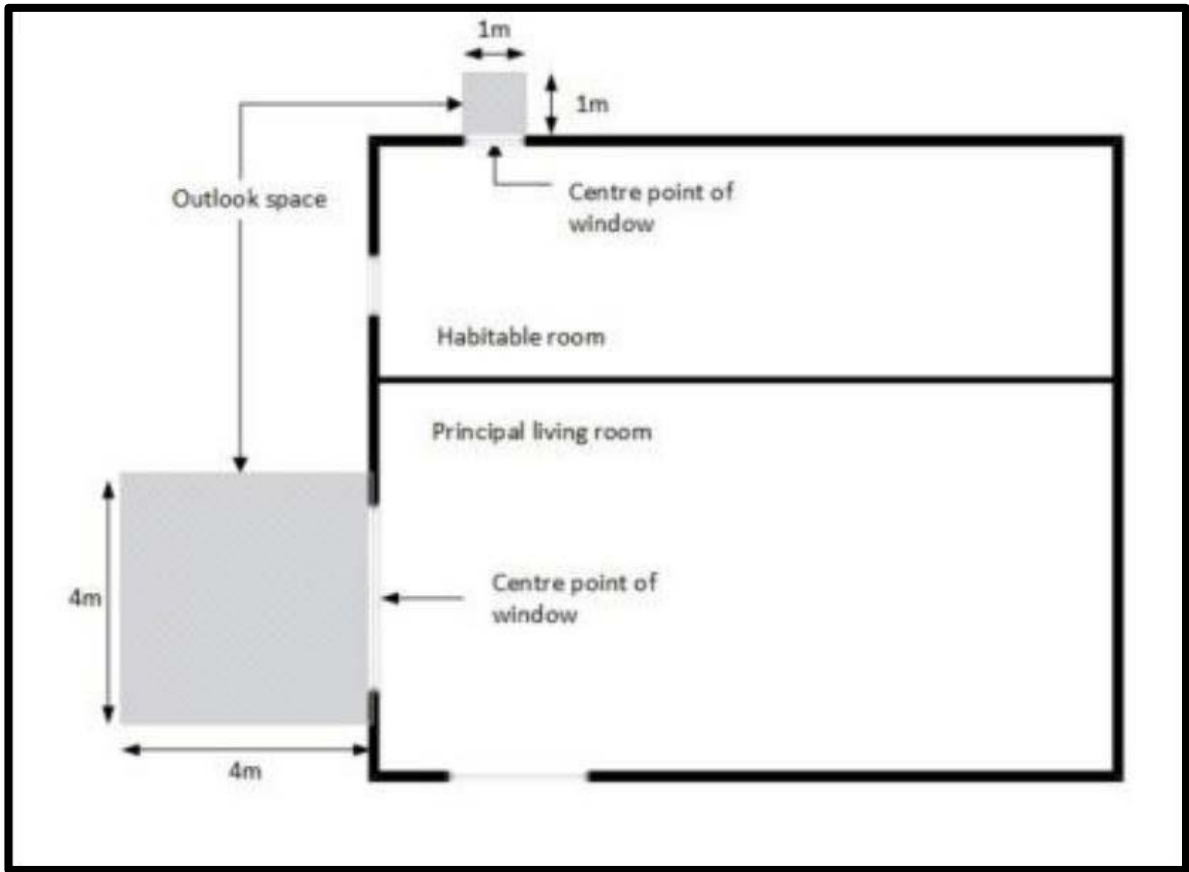


Figure 3: Outlook space per unit (refer to MRZ2-S7)

## **Appendix 4 – Kāinga Ora Proposed in Huntly and Ngaaruawaahia High Density Residential Zone**

## Kāinga Ora Proposed in Huntly and Ngaaruawaahia High Density Residential Zone

*Note: The purpose of this attachment is to demonstrate the desired objectives, policies and rules that Kāinga Ora request form the basis of the framework for a High Density Residential Zone in the Waikato District. The layout of this section does not follow the layout of the PDP rule framework and does not incorporate all existing matters contained within that zone, however is consistent with how other Councils within are providing for high density residential development in accordance with the MDRS.*

### HIGH DENSITY RESIDENTIAL ZONE

#### HRZ: PURPOSE

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

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

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

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

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

#### HRZ: OBJECTIVES

##### HRZ: O1

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

##### HRZ: O1 (MDRS Objective 2)

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

##### HRZ: O2

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

**HRZ: O3 (MDRS Objective 2)**

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

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

**HRZ: O4**

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

**HRZ: O5**

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

**HRZ: POLICIES**

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

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

**HRZ: P2 (MDRS Policy 2)**

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

**HRZ: P3 (MDRS Policy 3)**

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

**HRZ: P4 (MDRS Policy 4)**

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

**HRZ: P5 (MDRS Policy 5)**

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

**HRZ: P6**

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

**HRZ : P7**

Enable residential intensification on land close to and surrounding the Town Centres of Huntly and Ngaaruawaahia, and in doing so:

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

**HRZ: P8**

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

**HRZ: P9**

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

HRZ: RULES – ACTIVITY STATUS

Rule	Use/Activity	Activity Status	
HRZ : R1	Residential activities including Papakāinga	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER: 1 a. No more than six residential units occupy the site; and</p> <p>PER: 2 b. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> <li>i. building height -</li> <li>ii. HIRTB;</li> <li>iii. infringements to rear/side yard boundary setback;</li> <li>iv. building coverage</li> <li>v. outlook space.</li> </ul>	<p>HRZ : R2</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Where compliance with PER1 cannot be achieved.</li> </ul> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> <li>1. The scale, form, and appearance of the development is compatible with the planned urban built form of the neighbourhood;</li> <li>2. The development contributes to a safe and attractive public realm and streetscape;</li> <li>3. The extent and effects on the three waters infrastructure, achieved by demonstrating that at the point of connection the infrastructure has the capacity to service the development.</li> <li>4. The degree to which the development delivers quality on-site amenity and occupant privacy that is appropriate for its scale; and</li> <li>5. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</li> </ul> <p>Notification status:</p> <ul style="list-style-type: none"> <li>1. An application for resource consent which complies with PER1 but does not comply with PER2 is precluded from being <u>publicly notified</u>.</li> <li>2. An application for resource consent made which does not comply with PER1 but complies with PER2 is precluded from being either <u>publicly</u> or <u>limited notified</u>.</li> <li>3. An application for resource consent made which does not comply with PER1 and PER2 but complies with height and building coverage is</li> </ul>



Rule	Use/Activity	Activity Status	
			precluded from being <u>publicly notified</u> .
HRZ: R3	Supported Residential care facilities	<p>Activity Status: Permitted Where the following are complied with:</p> <p>PER-1 1. Standards 1-10.</p> <p>PER-2 2. No more than 10 people, including staff and their dependents reside on site.</p> <p>PER-3 3. Staff providing supervision for managed care facilities accommodating eight or more residents shall be present on site at all times that residents are in occupation.</p> <p>PER-4 4. No part of any site or premises used as a managed care facility shall contain a secure unit.</p>	<p>HRZ : R4 Activity Status where compliance is not achieved with PER-1-4: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard.</li> <li>2. The extent to which the intensity and scale of the activity adversely impacts on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</li> </ol> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>
HRZ: R5	Home Based Business	<p>Activity Status: Permitted Where the following are complied with:</p> <p>PER-1 1. For the avoidance of doubt, if an activity does not comply with all of the standards specified, it is not a home-based business. Home-</p>	<p>HRZ: R6 Activity Status where compliance not achieved with PER-1: Discretionary</p>

Rule	Use/Activity	Activity Status	
		<p>based businesses shall:</p> <ol style="list-style-type: none"> <li>2. Employ no more than 2 people, one of whom must reside on the site on a permanent basis.</li> <li>3. Not exceed 30% of the total gross floor area of buildings on the site.</li> <li>4. Not generate any trips by a heavy motor vehicle.</li> <li>5. Not generate vehicle trips or pedestrian traffic between 2000 to 0800 hours.</li> <li>6. Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs.</li> <li>7. Retail - only those goods which have been manufactured, repaired, renovated or otherwise produced on the site.</li> <li>8. Not create electrical interference with television and radio sets or other types of receivers in adjacent</li> </ol>	

Rule	Use/Activity	Activity Status	
		<p>residential units.</p> <p>9. Not generate nuisances, including smoke, noise, dust, vibration, glare, and other noxious or dangerous effects – these shall be measured at the boundaries of the site.</p> <p>10. Have only one sign with a maximum area of 0.6m<sup>2</sup>, a maximum dimension of 1m and having no part higher than 2m above the adjacent ground level. The sign must be attached to either a fence, wall or building.</p>	
HRZ: R7	Homestay	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <p>1. Standards 1-10.</p>	<p>HRZ: R8</p> <p>Activity Status where compliance is not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard.</p> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>
HRZ: R9	Demolition or removal of existing buildings	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p>	

Rule	Use/Activity	Activity Status	
	(except scheduled heritage buildings)		
HRZ: R10	Maintenance, repair and alterations and additions to existing buildings (except Scheduled heritage buildings)	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <ol style="list-style-type: none"> <li>1. Standards 1-10.</li> </ol>	<p>HRZ: R11</p> <p>Activity Status where compliance is not achieved with</p> <p>PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard.</li> </ol> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>
HRZ: R12	Childcare facility	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <ol style="list-style-type: none"> <li>1. Standards 1, 2, 3, 4, 6, 7, 8, 9.</li> <li>2. The Childcare Facility shall not be part of a multiunit residential development.</li> <li>3. The activity shall be located on a front, corner or through site.</li> <li>4. The activity shall have a maximum gross floor area for all buildings of 250m<sup>2</sup>.</li> <li>5. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</li> </ol> <p>Matters of discretion are</p>	<p>HRZ: R13</p> <p>Activity Status where compliance not achieved with RDIS-1: Discretionary</p>

Rule	Use/Activity	Activity Status	
		<p>restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard.</li> <li>2. The extent to which the intensity and scale of the activity may adversely impact on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</li> </ol> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	
HRZ: R14	Retirement village	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <ol style="list-style-type: none"> <li>1. Standards 1 - 10.</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the activity may adversely impact on the planned urban built form of nearby residential</li> </ol>	<p>HRZ: R15</p> <p>Activity Status where compliance not achieved with RDIS-1: Discretionary</p>



Rule	Use/Activity	Activity Status	
		<p>properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	
HRZ: R16	Visitor accommodation	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <ol style="list-style-type: none"> <li>1. Standard 1-10.</li> <li>2. The maximum occupancy for visitor accommodation shall be 12 guests.</li> <li>3. Visitor accommodation shall not provide for the sale of liquor through an ancillary facility such as a bar or a restaurant.</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the activity may adversely impact on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</li> </ol> <p>Notification status: An application for resource consent for a restricted discretionary activity under</p>	<p>HRZ: R17</p> <p>Activity Status where compliance not achieved with RDIS-1: Discretionary</p>

Rule	Use/Activity	Activity Status	
		this rule is precluded from being publicly notified.	
HRZ: R18	Emergency service facilities	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <ol style="list-style-type: none"> <li>1. Standard 1, 2, 3, 4, 7, 9.</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the activity may adversely impact on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</li> </ol> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	HRZ: R19 Activity Status where compliance not achieved with RDIS-1: Discretionary
HRZ: R20	Community centre, Education Facility, Healthcare Facility, Marae	<p>Activity Status: Restricted Discretionary</p> <p>Where the following are complied with:</p> <p>RDIS-1</p> <ol style="list-style-type: none"> <li>1. The standards listed in Standard 1, 2, 3, 4, 7, 9.</li> <li>2. The maximum gross floor area of all buildings on a site will not exceed 250m<sup>2</sup>.</li> <li>3. The hours of operation will be restricted to 0700-2200 hours</li> </ol>	HRZ: R21 Activity Status where compliance not achieved with RDIS-1: Discretionary

Rule	Use/Activity	Activity Status	
		<p>4. Once per calendar year a special event may operate from 0700-2200 hours</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the planned urban built form of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>	
HRZ: R22	Maintenance and repair of buildings and structures. and/or	Activity Status: Permitted	
HRZ: R23	Demolition or removal of buildings and structures	Activity Status: Permitted	
HRZ: R24	Addition or alteration of buildings and structures;	<p>Activity Status: Permitted</p> <p>Where the following are complied with:</p> <p>PER-1</p> <p>1. Standards 1-10.</p>	<p>HRZ: R25</p> <p>Activity Status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</p>

Rule	Use/Activity	Activity Status	
			<p>Notification status:</p> <p>An application for resource consent made in respect of rule HRZ-27 which results from non-compliance with Standard 1, 2, 3 or 4 is precluded from being publicly notified.</p> <p>An application for resource consent made in respect of rule HRZ-R27 which results from non-compliance with 5, 6, 7, or 8 is precluded from being either publicly or limited notified.</p>
HRZ: R26	School	Activity Status: Discretionary	
HRZ: R27	Show homes	Activity Status: Discretionary	
HRZ: R28	Office	Activity Status: Discretionary	
HRZ: R29	Retail	Activity Status: Discretionary	
HRZ: R30	Places of assembly	Activity Status: Discretionary	

## HRZ – DEVELOPMENT STANDARDS

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

buildings on adjacent sites or where a common wall is proposed.							
<p><b>HRZ – Standard 4</b></p> <p><b>Building coverage</b></p> <p>The maximum building coverage must not exceed 70% of the net site area.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Streetscape and visual amenity effects; and</li> <li>2. Dominance effects on adjoining properties.</li> <li>3. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>						
<p><b>HRZ – Standard 5</b></p> <p><b>Outdoor living space (per unit)</b></p> <ol style="list-style-type: none"> <li>1. Each residential unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</li> <li>2. Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> <li>a. For the exclusive use of residents;</li> <li>b. Directly accessible from a habitable room;</li> <li>c. A single contiguous space; and</li> <li>d. Of the minimum area and dimension specified in the table below; and</li> </ol> </li> <li>3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: <ol style="list-style-type: none"> <li>a. Accessible from the residential units it serves;</li> <li>b. Of the minimum area and dimension specified in the table below; and</li> <li>c. Free of buildings, parking spaces, and servicing and manoeuvring areas.</li> </ol> </li> </ol> <p><b>Table 1</b></p> <table border="1" data-bbox="204 1800 783 1935"> <thead> <tr> <th data-bbox="204 1800 400 1890">Living Space Type</th> <th data-bbox="400 1800 592 1890">Minimum Area</th> <th data-bbox="592 1800 783 1890">Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td data-bbox="204 1890 400 1935">Private</td> <td data-bbox="400 1890 592 1935"></td> <td data-bbox="592 1890 783 1935"></td> </tr> </tbody> </table>	Living Space Type	Minimum Area	Minimum Dimension	Private			<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> <li>1. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for;</li> <li>2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and</li> <li>3. The availability of public open space in proximity to the site.</li> </ol>
Living Space Type	Minimum Area	Minimum Dimension					
Private							



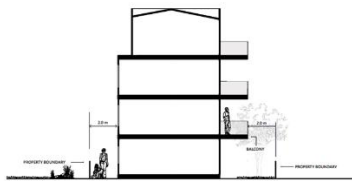
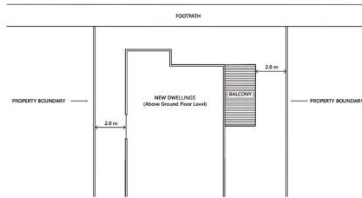
Studio unit and 1-bedroom unit	5m <sup>2</sup>	1.8m	
2+ bedroom unit	8m <sup>2</sup>	1.8m	
Communal			
For every 5 units	10m <sup>2</sup>	8m	
<b>HRZ – Standard 6</b> <b>Outlook Space (per unit)</b>  All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and <ol style="list-style-type: none"> <li>An outlook space must be provided from habitable room windows as shown in the diagram below: <div data-bbox="304 904 836 1294" data-label="Diagram"> </div> </li> <li>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</li> <li>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</li> <li>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</li> <li>Outlook spaces may be under or over a balcony.</li> <li>Outlook spaces required from different rooms within the same building may overlap.</li> <li>Outlook spaces must— <ol style="list-style-type: none"> <li>be clear and unobstructed by buildings; and</li> </ol> </li> </ol>			Assessment criteria where the standard is infringed:  The extent to which: <ol style="list-style-type: none"> <li>Acceptable levels of natural light are provided to habitable rooms; and</li> <li>The design of the proposed unit provides a healthy living environment.</li> </ol>

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

**HRZ – Standard 10**

**Minimum privacy separation to a boundary**

Any outdoor living space or habitable room window above ground floor level must be at least 2m from any boundary except a road or a railway boundary, as shown in the diagram below.



Assessment criteria where the standard is infringed:

1. Privacy effects on adjoining sites.