

Appendix 5 – PC26 Recommended Provisions

Part A – Proposed Plan Change 26

Independent Hearing Panel Recommendation Tracked Changes to Waipā District Plan

The amendments to the District Plan as recommended by the Independent Hearing Panel are set out below.

Under section 80H of the Resource Management Act 1991, the Council is required to show which provisions incorporate the objectives and policies of clause 6 and the density standards in clauses 10-18 of Schedule 3A of the Resource Management Act 1991. These are identified by a footnote.

Definitions

Key

Text additions proposed by Council, the s42A authors or submitters that the Panel has accepted are shown underlined.

Text deletions proposed by Council, the s.42A authors or submitters that the Panel has accepted are shown ~~struck through~~.

Further text additions or deletions that the Panel has made following the hearing of evidence and submissions are identified with grey shading.

Text that is not underlined or struck through is original PC26 text as notified.

'Act'

means the Resource Management Act 1991.

Infill Housing

~~means the further residential SUBDIVISION/DEVELOPMENT of land within the urban limits where SUBDIVISION and LAND USE consents are jointly lodged.~~

'Infrastructure Capacity Assessment'

means an assessment of the capacity of an existing water supply (including fire water supply), wastewater, or stormwater network to determine if there is enough capacity for a proposed development, or to define the requirements for network upgrades that would need to be implemented for the development to be approved. The exact requirements for an Infrastructure Capacity Assessment should be discussed and agreed with WDC on a case-by-case basis.

'Intensification Planning Instrument'

As defined in section 80E(1) of the ACT. Also known as the IPI.

'Intensification Streamlined Planning Process'

Also known as the ISPP and refers to the planning process set out in subpart 5, Part 5 and Part 6 of Schedule 1 of the ACT.

'Medium Density Residential Standards' means the standards set out in Schedule 3A 'MDRS to be incorporated by specified territorial authorities' of the ACT.

'Qualifying Matter' As defined in section 771 or section 770 of the ACT.

'Relevant Residential Zone' Is defined in section 2 of the ACT and

- means all residential zones; but
- does not include—
 - a large lot residential zone;
 - an area predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000, unless a local authority intends the area to become part of an urban environment;
 - an offshore island;
 - to avoid doubt, a settlement zone

'Site Coverage' Also means 'building coverage' as that term is used in Schedule 3A of the ACT.

A 'Suitably Qualified and Experienced Person to prepare an Infrastructure Capacity Assessment' means a Chartered Engineer (or equivalent) experienced in the planning and design of three waters networks who is competent to carry out the assessment of development impacts on three waters networks. It should be noted that Council may require the use of a nominated Consultant to carry out hydraulic modelling on behalf of Council for the purpose of a capacity assessment, but developers may wish to engage their own Engineer to assess on their own behalf.

'Transport Network / Transportation Network' means all public rail, public roads, public pedestrian and cycling facilities, public transport, and associated public infrastructure. It includes train stations; bus stops; bus shelters; and park and ride areas serving train stations.

'Te Ture Whaimana' means Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River as set out in Schedule 2 to the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and contained in the Waikato Regional Policy Statement and Appendix O1 to the operative Waipā District Plan, and includes the Waikato River, the Waipā River and the catchments of the Waikato and Waipā Rivers.

Section 1 – Strategic Policy Framework

Key

Text additions proposed by Council, the s42A authors or submitters that the Panel has accepted are shown underlined.

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1.1 Introduction

Key trends and future challenges

1.1.1 The Waipā district is in the Waikato region amidst a lush rural environment with towns and villages dispersed throughout. The main towns of Cambridge and Te Awamutu are located close to Hamilton City which provides additional employment opportunities and services.

1.1.1.2 The Waipā district has a population of around 53,000 as at 2021. Most of these people live in Cambridge and Te Awamutu. It is predicted that Waipā District's population will grow quickly and by 2050 an additional 27,000 people will be calling Waipā District home. It is also predicted the population of the district will be ageing with more than 30% of the population over the age of 65 by the year 2050. Similar rates of growth are anticipated in Waikato District and Hamilton City, with a near doubling of the population in these three areas over the next 50 years. Where and how the District's growing population is accommodated is a key issue for this District Plan.

1.1.1.3 Tāngata whenua are a key partner in establishing the strategic direction of the District. The relationship that tāngata whenua have with the environment is unique and is reflected within the Resource Management Act 1991. Key perspectives that tāngata whenua have for the future were recorded at the time of the Waipā District Growth Strategy (the Growth Strategy) and include:

- (a) Te Tiriti o Waitangi obligations between the Crown and hapū will continue to guide the manner in which tāngata whenua, regional and district councils, and other government agencies exercise their roles and responsibilities.
- (b) The outcomes from the settlement of grievances from breaches of Te Tiriti, coupled with ongoing capability and capacity building initiatives at individual, whānau, marae, hapū and iwi level will further influence the part that tāngata whenua play in the district's growth and development. In some cases, such as for the Waikato River and its catchment, this ~~will include statutory co-management with Waipā's iwi partners. new forms of management.~~
- (c) Tāngata whenua will continue to strengthen the retention of Te Reo and its use along with a desire to be able to choose to live, work and play within the context of tikanga and traditional practices.

- 1.1.4 5 Over the past few decades ~~the following land use trends have occurred.~~ High class soils have been subdivided for housing and industrial use while agricultural land use has also intensified. Access to mineral resources has become increasingly difficult as development intensity increases. Risk of soil compaction and contamination and enrichment of water bodies both from urban and rural areas has increased. The landscapes of the District and remnant areas of indigenous vegetation are highly valued but are under significant threat with a large proportion of these areas being unprotected and on private land. Developments have occurred which are inconsistent with the existing character, and some heritage buildings have not been maintained which has resulted in ‘demolition by neglect’. These key changes and trends coupled with a community desire to maintain and enhance the special natural and built values of the District is challenging. Direction on how these challenges are to be managed is provided at a national, regional and local level (refer Statutory and Planning Framework diagram).

Te Ture Whaimana o Te Awa o Waikato - Vision and Strategy for the Waikato River

- 1.1.6 ~~Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River (Te Ture Whaimana)~~ arises from the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010, ~~and the Ngāti Tūwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Acts) and the Nga Wai o Maniapoto (Waipā River) Act 2012 (the Settlement Acts).~~ These Acts establish Te Ture Whaimana ~~the Vision and Strategy~~ as the primary direction-setting document for the Waikato and Waipā Rivers and activities within its their catchments affecting the Waikato River. This includes the lower Waipā River to where it meets its confluence with the Pūniu River. Section 11(1) of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 requires that the vision and strategy in its entirety is deemed to be part of the Waikato Regional Policy Statement, and it is therefore included in the Waikato Regional Policy Statement. Te Ture Whaimana the Vision and Strategy should be interpreted to best serve the overarching purpose of the settlement legislation.
- 1.1.7 The overarching purposes of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010, and the Ngāti Tūwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 are slightly different. ~~however,~~ ~~the~~ The key focus of ~~both~~ the Acts is the restoration and protection of ~~restoring and protecting~~ the health and well-being of the Waikato River as well as. ~~The Acts have the following purposes have in common the following purposes:~~ recognising the significance of the Waikato River to the respective River Iwi; recognising Te Ture Whaimana – ~~the Vision and Strategy~~; establishing and granting functions to the Waikato River Authority; establishing the Waikato River Clean-up Trust; and providing co-management arrangements for the Waikato River. ~~Similarly they both~~ Both Acts identify that the Waikato River and its contributions to New Zealand’s cultural, social, environmental, and economic well-being is a matter of national importance.
- 1.1.8 This District Plan reflects the new era of co-management between Waipā District Council and iwi. The Settlement Acts require that a district plan shall give effect to Te Ture Whaimana.
- 1.1.9 Te Ture Whaimana responds to four fundamental issues:
- (a) The degradation of the Waikato River and the ability of Waikato River iwi to exercise kaitiakitanga or conduct their tikanga and kawa;
 - (b) The relationships and aspirations of communities with the Waikato River;
 - (c) The cumulative effects of physical intervention, land use and subsurface hydrological changes on the natural processes of the Waikato River; and

(d) The time and commitment required to restore and protect the health and well-being of the Waikato River.

1.1.10 Te Ture Whaimana is deemed in its entirety to be part of the Waikato Regional Policy Statement which district and regional plans must give effect to under Section 75 of the Act. It also prevails over any inconsistent provision in a National Policy Statement or National Environmental Standard issued under the Act.

1.1.13 The co-management framework established for the Waikato River represents a new era of environmental management. The regional policy statement, regional plans, district plans, and plans and policy documents prepared under other Acts form part of this framework. ~~As this Plan has been notified prior to the review of the Waikato Regional Plan it is acknowledged that a future plan change may be required to give full effect to the objectives and strategies within the Waikato River Vision and Strategy in the Waipā District.~~ This Plan supports the overall framework through requiring riparian setbacks, earthworks and landscape controls, protecting significant natural areas, encouraging the development of the Te Awa Cycleway, enabling customary activities, maintaining cultural landscapes and subdivision provisions which promote low impact design and encourage ecological preservation. ~~Te Ture Whaimana – the Vision and Strategy o Te Awa o Waikato – The Vision and Strategy for the Waikato River~~ The Waikato River Vision and Strategy will also be given effect to through a range of non-regulatory methods. Other parts of the framework provided for by legislation include integrated river management plans, joint management agreements, and provision for particular customary activities.

Waipā River Agreement (Maniapoto Deed)

1.1.14 The Nga Wai o Maniapoto (Waipā River) Act 2012 has as its purpose the restoration and maintenance of the quality and integrity of the waters that flow into and form part of the Waipā River, which is a principal tributary of the Waikato River. This Act contains mechanisms whereby the scope of Te Ture Whaimana ~~the Vision and Strategy~~ may be extended to apply to the entire Waipā River.

1.1.15 For Maniapoto, the Waipā River is a taonga; the relationship between Maniapoto and the Waipā River is historic, intellectual, physical, and spiritual; to Maniapoto, their relationship with the Waipā River and their respect for it lies at the heart of their spiritual and physical wellbeing, and their tribal identity and culture.

1.1.16 The Maniapoto ~~D~~eed provides for the development of objectives for the Waipā River which must be consistent with the overarching purpose. The Maniapoto objectives are to be treated as an expression by Maniapoto of the relationship of Maniapoto and their culture and traditions with the Waipā River from its source at the Pekepeke Spring to its junction with the Waikato River at Ngaruawahia. ~~The Waipā River as a whole is a taonga to Maniapoto. The Nga Wai o Maniapoto (Waipā River) Act 2012 has also been enacted.~~

National Directions

1.1.5 17 National directions

National Environmental Standards

1.1.16 18 National Environmental Standards are regulations issued under sections 43 and 44 of the Act and apply nationally. This means that each regional, city or district council must enforce the same standard. In some circumstances, councils can impose stricter standards. The National Environmental Standards that have been developed to date are:

- (a) National Environmental Standards for Air Quality standards (200411); and
- (b) National Environmental Standard for Sources of human-dDrinking-wWater standard (2009); and
- (c) National Environmental Standards for Telecommunications fFacilities (2008); and
- (d) National Environmental Standards for Electricity tTransmission (2010); and
- (e) National Environment Standard for Assessing and mManaging eContaminants in sSoil to pProtect hHuman hHealth (20112); and
- (f) Resource Management (National Environmental Standards for Plantation Forestry)-Regulations (2017); and
- (g) Resource Management (National Environmental Standards for Freshwater)-Regulations (2020); and
- (h) National Environmental Standard for Marine Aquaculture (2020); and
- (i) National Environmental Standard for Storing Tyres Outdoors (2021).

National Policy Statement on Urban Development

1.1.6 The housing bottom lines for feasible, reasonably expected to be realised development capacity for housing in the Future Proof area are met, in accordance with the requirements of the National Policy Statement on Urban Development (NPS-UD) 2020.

Area	Housing bottom lines (number of dwellings)		
	Short to Medium term 2020-2030	Long term 2030-2050	Total
Waipā District	4,100	6,800	10,900

National Policy Statements

1.1.15 19 Section 75(3)(a) of the Act requires District Plans to give effect to National Policy Statements. Relevant National Policy Statements that have been developed to date are:

- (a)
- (d) The National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 is focused on ensuring that New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. It seeks to ensure that planning decisions improve housing affordability and that integrated decision making occurs.

1.1.6 The housing bottom lines for feasible, reasonably expected to be realised development

capacity for housing in the Future Proof area are met, in accordance with the requirements of the National Policy Statement on Urban Development.

Table 1: Housing Bottom Lines

Area	Housing bottom lines (number of dwellings)		
	Short to Medium term 2020- 2030	Long term 2030-2050	Total
Waipā District	4,100	6,800	10,900

(e) The National Policy Statement for Indigenous Biodiversity 2023

The National Policy Statement for Indigenous Biodiversity provides direction to councils to protect, maintain and restore indigenous biodiversity requiring at least no further reduction nationally. It is limited to terrestrial ecosystems and some aspects of wetlands and will apply across all land types/tenures in Aotearoa New Zealand, both public and private.

Regional Direction

Waikato Regional Policy Statement

1.1.17 20 District Plans are required to give effect to any Regional Policy Statement. The current Waikato Regional Policy Statement - Te Tauākī Kaupapahere Te-Rohe O Waikato became operative on 20 May 2016. ~~in October 2000. The Waikato Regional Council released the Proposed Waikato Regional Policy Statement in 2010, with hearings of submissions carried out during 2012. At the date of notifying this version the Regional Policy Statement was subject to appeals. In preparing this Plan, Council is also required to have regard to the Proposed Regional Policy Statement under Section 74 of the Resource Management Act.~~

1.1.18 21 The ~~Proposed~~ Waikato Regional Policy Statement provides direction for the management of the resources of the region as a whole. It is a mandatory document that provides an overview of the resource management issues in the Waikato region, and the ways in which integrated management of the region’s natural and physical resources will be achieved. Six key issues are identified and a range of methods are proposed to address these issues. District Plans are a key method for implementing the directions within Regional Policy Statements. ~~The Proposed Waikato Regional Policy Statement became operative on 20 May 2016.~~

1.1.19 22 This Plan gives effect to these policy directions as they apply within the Waipā District ~~by,~~ through (amongst other things):

- (a)
- (f) The health and well-being of the Waikato and Waipā Rivers including the restoration and protection of the relationship of the community with ~~and~~ the Waikato and Waipā Rivers.

Waikato Regional Land Transport Plan Strategy - Mahere Waka ā-Rohe o Waikato 2021-2051

1.1.20 23 The Waikato Regional Land Transport Strategy Plan (2011-2041-2021-2051) is a statutory document prepared under the Land Transport Management Act (2003) to contribute to the aim of achieving an affordable, integrated, safe, responsive and sustainable land transport system. The 2021 Regional Land Transport Plan sets out how it is intended to develop the region’s land transport system over the next 30 years. The Plan contains two key components which are:

- (a) A regional policy framework that sets out the Waikato's land transport priorities and corresponding suite of objectives, policies and implementation measures that will direct the region's transport investment; and
- (b) The programme of transport activities the region has identified and prioritised for inclusion in the National Land Transport Programme and investment over the next three years.

~~It has been developed by the Waikato Regional Transport Committee in parallel with the Proposed Waikato Regional Policy Statement to achieve an integrated approach to land use, transportation planning and investment across the Waikato Region. The Strategy has adopted a balanced strategic approach for developing and protecting the Region's land transport system that focuses on three core areas:~~

- ~~(a) — Prioritising investment in a defined set of strategic transport corridors including corridors of regional significance.~~
- ~~(b) — Targeting road safety improvement under a safe system approach.~~
- ~~(c) — Focusing travel demand management and alternative mode interventions (public transport and walking and cycling) based on specific local needs.~~

1.1.24 The vision for land transport in the Waikato region is for an integrated, safe and resilient transport system that delivers on the well-beings of the diverse Waikato communities. It is underpinned by the following strategic objectives:

- (a) **Strategic corridors and economic development** – an efficient and resilient land transport system that advances regional economic wellbeing and supports liveable urban areas now, and in the future;
- (b) **Road safety** – no-one is killed or seriously injured on Waikato's regional transport system; and
- (c) **Access and mobility** – Waikato's land transport system provides an inclusive range of integrated and safe travel choices for people to meet their various needs.

1.1.25 The strategic objectives are supported by underlying objectives and regional direction from the Waikato RPS that inform decision-making in all areas. These are **climate change and environmental sustainability** – ensuring that transport plays its role in delivering an energy efficient, resilient, and low carbon sustainable future; ~~and~~ **integrated land use and transport planning** – ensuring that collaborative spatial-based approaches to decision-making continue to drive the best outcomes for Waikato's communities; and **low carbon transport system** – investment decisions to transform to a low carbon transport system that support urban form that facilitates the transition.

1.1.26 The Plan focuses on the region's key transport problems and priorities over the next three years and how we will position the region to contribute to national objectives for a land transport system that is effective, efficient, safe and in the public interest.

1.1.24 27 Examples of

Future Proof

1.1.22 28 The Future Proof project is a joint growth management initiative between Ngā Karu Atua o te Waka (Tangata Whenua), Waikato-Tainui, Tainui Waka Alliance, ~~Waipā~~ Waipā District Council, Waikato District Council, Hamilton City Council, Matamata Piako District Council, Waikato Regional Council, Waka Kotahi (New Zealand Transport Agency) and the Waikato District Health Board. For matters concerning the Hamilton-Auckland corridor, the Future Proof partnership is expanded to include the Government, the Mana Whenua Kaitiaki Forum and the

Proposed Plan Change 26: Residential Zone Intensification

Auckland Council. Ngā Karu Atua o te Waka (Tāngata Whenua). The Future Proof Strategy and Implementation Plan 2009 defines a future land use and settlement pattern that crosses administrative boundaries and is based on integrated planning principles. The land use and settlement pattern has been incorporated within the Waikato Regional Policy Statement. This Plan gives effect to this settlement pattern through adopting policy direction, rules, and a zoning pattern for the District that is consistent with the Waikato Regional Policy Statement and Future Proof.

1.1.29 An updated Future Proof Strategy was released in July 2022. The updated Strategy retains the core elements of the 2009 and 2017 Strategies and addresses key national documents such as the National Policy Statement for Urban Development 2020. The updated Strategy identifies future development areas across the sub-region and within the Waipā district and contains the implementation plan for the next 30 years including matters for inclusion in the Waikato Regional Policy Statement plan change being prepared by the Waikato Regional Council Waikato Regional Policy Statement Proposed Change 1 which will include future land use and settlement patterns.

1.1.30 The updated Strategy has defined seven elements for change being:

- (a) Iwi aspirations: enhancing the health and wellbeing of the Waikato River in accordance with Te Ture Whaimana, and iwi place-based aspirations;
- (b) Putting the Waikato River at the heart of planning;
- (c) A radical transport shift to a multi-modal transport network shaped around where and how communities will grow;
- (d) A vibrant metro core and lively metropolitan centres
- (e) A strong and productive economic corridor at the heart of the metro area;
- (f) Thriving communities and neighbourhoods including quality, denser housing options that allow natural and built environments to co-exist and increase housing affordability and choice; and
- (g) Growing and fostering water-wise communities through a radical shift in urban water planning, ensuring urban water management is sensitive to natural hydrological and ecological processes.

Iwi Management Plans

1.1.22 31 Planning documents

....

1.1.23 32 A number of Iwi Management Plans are in the process of being prepared. These documents once prepared and lodged with Council will provide both Council and the community with a greater understanding of the environmental issues that are of concern to tāngata whenua. An iwi management plan is a document that has been developed and approved by an iwi authority to address resource management issues in their rohe (region). The plans can contain information relating to specific cultural values, historical accounts, descriptions of areas of interest and consultation and engagement protocols for resource consents and plan changes.

1.1.33 The iwi management plans for the Waipā District are:

- (a) Hingakākā-Ngāroto Iwi Management Plan;
- (b) Ko Tā Maniapoto Mahere Taiao - Maniapoto Environmental Management Plan;

- (c) Te Rautaki Taiao a Raukawa - Raukawa Environmental Management Plan;
- (d) Te Rautaki Tāmata Ao Turoa o Hauā - Ngāti Hauā Iwi Environmental Management Plan;
and
- (e) Tai Tūmu, Tai Pari, Taiao Ao - Waikato-Tainui Environmental Management Plan.

Local Direction

~~Waipa~~ Waipā 2050 Project

- 1.1.25 34 The District has adopted a growth management direction and vision in the Waipā District Growth Strategy [~~Growth Strategy~~] that implements Future Proof. The Environment Strategy 2009 [~~Environment Strategy 2009~~], Town and Village Concept Plans 2010 [~~Town Concept Plans 2010~~] and this District Plan provide further direction on how the agreed growth management direction can be achieved.

Waipā Growth Strategy

- 1.1.26 35 The Waipā Growth Strategy imagines a more sustainable future that will change the way that the urban and rural environments of the District are managed. This vision is:

“Uniting the People of ~~Waipa~~ Waipā for Progress while Sustaining the Environment”

“Te Whakakotahitanga o te Iwi o Waipā kia anga whakamua, kia hāpai i te taiao”

- 1.1.36 The Growth Strategy is about taking an integrated approach to managing growth through recognising, protecting and enhancing the features of Waipā that make the district a special place; setting a pattern for the future growth of settlements; and integrating growth with infrastructure provision for a more cost effective approach to development. It has a timeframe to 2050. As at August 2022, the preparation of a replacement to the Waipā 2050 growth strategy was underway. The replacement strategy is Ahu Ake and will be the Community Spatial Plan for the Waipā District. It is intended that Ahu Ake will replace the existing Growth Strategy in late 2022/2023.

- 1.1.27 37 ~~Cascading from the vision, the Growth Strategy prescribes a land use and settlement pattern for the District until 2050. The strategy identifies future growth areas, their sequencing and timing, and infrastructure requirements necessary to enable new and more intensive development. The future settlement pattern allocates population growth targets to settlements. Large proportions of the projected population are directed to Cambridge (~40%), Te Awamutu and Kihikihi (~30%) and to the rural villages (~18%). The overall aim is to encourage 80% of future growth to be in urban areas.~~

- 1.1.28 ~~The table below provides the proposed distribution of growth across the District to 2025. Based on the growth projections and the key strategic directions, land has been zoned in this District Plan to reflect the key strategic directions for this time period. The figures below assume a constant rate of growth as proposed in the District Growth Strategy. It is noted that the initial 2013 Census figures indicate that the District Growth is tracking just above the low annual population growth predictions, however Cambridge is currently exceeding the high annual population growth predictions.~~

Proposed distribution of population growth to 2025

Area-approximate	Current population (2006 Census)	Predicted Annual Population Growth (as per District Growth Strategy)		Estimated population growth by 2025		Estimated total population by 2025	
		Low	High	Low	High	Low	High
Cambridge	13,000	252	283	4,787	5,380	17,787	18,380
Te Awamutu and Kihikihi	12,700	188	212	3,578	4,033	16,278	16,733
Pirongia	1,200	16	18	311	345	1,511	1,545
Ōhaupo	420	6	7	121	138	541	558
Ngāhinapouri	200	8	9	155	173	355	373
Te Pahu	100	3	3	58	65	158	165
Rukuhia	100	3	3	58	65	158	165
Karāpiro	200	10	11	192	216	392	416
Te Miro	100	2	2	30	35	130	135
Pukeātua	50	2	2	30	35	80	85
Rural Area (including rural residential outside of the rural villages but including potential growth at Te Mawhai)	14,630	61	123	1,166	2,332	15,796	16,962
Total	42,700	552	675	10,486	12,817	53,186	55,517

Town Concept Plans

1.1.29 38 The Town Concept Plans 2010 provide a spatial plan for the communities of Te Awamutu and Kihikihi, Cambridge, Pirongia, and Ōhaupo. The Town Concept Plans are based on the direction and information contained in the Growth Strategy and community feedback. They define key elements of existing character and building on this character, provide a framework and direction for future private and public sector development. Each plan contains information on land use and zoning; views and vistas; history and heritage; buildings and streetscape character as well as a profile of the town's or village's character and issues and opportunities specific to that area. From this information a vision for the town or village is formed.

1.1.39 As of September 2022, there are currently town plans for Cambridge, Kihikihi, Ngāhinapouri, Ōhaupo, Pirongia Village, Karāpiro Village, and Te Awamutu.

Environment Strategy

1.1.42 The Environment Strategy is being reviewed in 2022.

Strategic Outcomes

1.1.33 44 A strategic approach has been identified as being necessary to manage predicted trends and future challenges and implement national, regional and local directions in a sustainable manner. A planned and strategic approach to future subdivision and development in the District will also assist in giving effect to the Te Ture Whaimana Strategy. These directions have been incorporated into this Plan in the following ways: ...

1.2 Resource Management Issues

Planned and integrated development

1.2.8 The settlement pattern in the Future Proof 2009 Strategy and the Waipā District Growth Strategy 2050 (and any subsequent replacement) will only be achieved if there is a coordinated

approach and a commitment to its outcomes.

Implementation of ~~Waikato River Vision and Strategy~~ Te Ture Whaimana

- 1.2.15 The current degraded state of the Waikato River has been recognised as an issue of the highest importance. 80% percent of the District's land area falls within the Waikato and Waipā River catchments. How this Plan supports the restoration and protection of the Waikato River is a key issue.

1.3 Objectives and Policies

Please also refer to the objectives and policies of Parts D, Part E and Part F, as relevant.

Objective - Implementation of ~~the Te Ture Whaimana Waikato River Vision and Strategy~~

- 1.3.5 1 The health and well-being of the Waikato River is restored and protected and Te Ture Whaimana ~~o Te Awa o Waikato - the Vision and Strategy for the Waikato River~~ is realised.

Policy - Health and well-being of the Waikato and Waipā Rivers

- 1.3.1.5 1 To achieve the ~~directions and outcomes~~ Objectives and Strategies of the Te Ture Whaimana Waikato River Vision and Strategy within the catchment area identified on the Planning Maps by District Plan provisions relating to:

(a)

Advice Note: Te Ture Whaimana The Waikato River Vision and Strategy relates to the entire catchment of the Waikato River and is relevant to most of the District.

Policy - Maintaining and enhancing public views and public access

- 1.3.5.1.2 To maintain and, where appropriate, enhance public views and public access by development actively facing and providing access to the Waikato and Waipā Rivers.

Objective - Settlement pattern

- 1.3.1.2
~~1.3.1.1 2.1~~

Policy - Settlement pattern

- 1.3.1.1 2.1 To ensure that all future development and subdivision in the District contributes towards achieving the anticipated settlement pattern in the Future Proof Growth Strategy and Implementation Plan ~~2009~~ 2022 and the District Growth Strategy (or any subsequent replacement).

Policy - Towns

- 1.3.1.2 2.2 To provide for a consolidated settlement pattern by ensuring that new urban activities are focused within the urban limits of the towns of the District and in particular:

(a)

- (b) To provide for medium density residential development in relevant residential zones located within the urban environs of Cambridge, Kihikihi and Te Awamutu, except where qualifying matters require modification of the medium density residential standards.

- (c) A range of accommodation facilities and services to support the long term accommodation and care requirements for the existing and future elderly population, some of which may need to occur on the periphery of towns outside of the current urban limits as well as within the Residential Zone and Medium Density Residential Zone.

Objective - Planned and integrated development

1.3.2 ~~3~~

Policy - Implement ~~Proposed~~ Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato, Future Proof ~~Strategy~~ 2009 and Waipā District Growth Strategy

~~1.3.2.1~~ 3.1 To allow subdivision and development that will give effect to the settlement pattern and directions of the ~~Proposed~~ Waikato Regional Policy Statement and that is consistent with the settlement pattern and directions in the Future Proof Growth Strategy ~~and Implementation Plan 2009~~ and the District Growth Strategy (or any subsequent replacement), and avoid unplanned developments which are inconsistent with these directions.

Policy – Out of sequence and out of zone plan changes

1.3.3.2 To have regard to potential plan changes that are otherwise not enabled or not in sequence with the planned release of land where that plan change would:

- (a) Contribute to a well-functioning urban environment; and
- (b) Provide the necessary infrastructure required for the proposed development; and
- (c) Be well connected to public transport and transport corridors; and
- (d) Provide significant development capacity.

Policy - Implement Environment Strategy 2010

~~1.3.4.6~~ 5.6 To enable activities that are consistent with the outcomes and probable actions in the Environment Strategy ~~2010~~ subject to the appropriate management of site specific adverse effects.

~~Objective – Implementation of the Waikato River Vision and Strategy~~

~~1.3.5~~ The health and well being of the Waikato River is restored and protected and Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) is achieved.

Policy – Health and well being of the Waikato and Waipā Rivers

~~1.3.5.1~~ To achieve the directions and outcomes of the ~~Waikato River Vision and Strategy~~ within the catchment area identified on the Planning Maps by District Plan provisions relating to:

- (a) ~~Building setbacks and earthworks; and~~
- (b) ~~Activities on the surface of water; and~~
- (c) ~~Peat lake catchments; and~~
- (d) ~~Esplanade reserves; and~~
- (e) ~~Landscapes; and~~
- (f) ~~Environmental Benefit Lot provisions for significant natural areas and in some circumstances riparian areas; and~~
- (g) ~~Significant natural areas and indigenous biodiversity generally; and~~
- (h) ~~Intensive farming activities; and~~
- (i) ~~Public access; and~~

- ~~(j) Customary activities; and~~
- ~~(k) Marae and papakāinga; and~~
- ~~(l) Cultural sites and cultural landscapes.~~

~~Advice Note: The Waikato River Vision and Strategy relates to the entire catchment of the Waikato River and is relevant to most of the District.~~

~~**Policy – Maintaining and enhancing public views and public access**~~

- ~~1.3.5.2 To maintain and enhance public views and public access by development actively facing and providing access to the Waikato River.~~

1.4 Cross Boundary Issues

1.4.4 The general cross boundary issues that could affect neighbouring authorities are:

- (a) Giving effect to the objectives and strategies of Te Ture Whaimana for the restoration and protection of the Waikato and Waipā Rivers and their catchments; and
- (b) Consistency of policy direction, rules and resource management processes; and
- ~~(b)~~ (c) National infrastructure – network utilities including State Highways, gas and electricity; and
- ~~(c)~~ (d) Local infrastructure – network utilities that cross territorial boundaries; and
- ~~(d)~~ (e) Resource consent applications where effects extend beyond territorial boundaries or where an application for consent straddles a common territorial boundary.

1.4.5 The specific cross boundary issues that could affect neighbouring authorities are management of:

- (a) Programmes to implement the objectives and strategies of Te Ture Whaimana; and
- ~~(a)~~ (b) Urban growth in Hamilton City; and
- ~~(b)~~ (c) Rural residential development surrounding Hamilton City; and
- ~~(c)~~ (d) Land transport issues; and
- ~~(d)~~ (e) Hamilton International Airport; and
- ~~(e)~~ (f) ~~Management of a~~Activities at Mystery Creek; and
- ~~(f)~~ (g) Discharge of contaminants to land, water and air; and
- ~~(g)~~ (h) Riparian margins, water quality and aquatic habitat in water bodies; and
- ~~(h)~~ (i) Availability of aggregate and sand resources in greater Waikato; and
- ~~(i)~~ (j) ~~Management of t~~The Mount Pirongia landscape; and
- ~~(j)~~ (k) Indigenous biodiversity.

Section 2 – Residential Zone

Key

Text additions proposed by Council, the s42A authors or submitters that the Panel has accepted are shown underlined.

Text deletions proposed by Council, the s.42A authors or submitters that the Panel has accepted are shown ~~strikethrough~~.

Further text additions or deletions that the Panel has made following the hearing of evidence and submissions are identified with **grey shading**.

Text that is not underlined or struck through is original PC26 text as notified.

2.1 Introduction

2.1.1 The Residential Zone of the District is in the villages and settlements of the Waipā District such as Karāpiro. The zoning provisions also apply to any future residential zones that may be created. ~~most people in Waipā live. It is principally located in the two main towns of Cambridge and Te Awamutu with a small existing area located at Karāpiro. Over the lifetime of this Plan most of the new residential growth will be directed to Cambridge and Te Awamutu and by 2050 it is anticipated that these two towns will have nearly doubled in size.~~ Development within the residential zone is anticipated to be consistent with the Strategic Policy Framework including Te Ture Whaimana ~~the Waikato River Vision and Strategy~~. The projected increase in population is due to:

- (a) ~~Changing demographics (an ageing population and greater demand for single occupancy households); and~~
- (b) ~~The high levels of amenity and services available in Cambridge and Te Awamutu; and~~
- (c) ~~The central location of the District which makes it an attractive place to live.~~

~~In order to meet future demand, this Plan provides for new growth areas (refer to Section 1 Strategic Policy Framework) and also greater redevelopment within the existing Residential Zone in identified locations.~~

2.1.2 Providing for changing housing demands while maintaining existing character and amenity expectations will be challenging. There are Town Concept Plans 2010 prepared for Ngāhinapōuri, Ōhaupo and Pirongia. ~~Cambridge, Te Awamutu and Kihikihi~~ The Town Concepts Plans provide guidance on how these competing demands can be managed. Policy direction and rules have been included in this Plan which support the key elements and outcomes in the Town Concept Plans ~~2010~~. These Plans highlight that a change in the current density and form of residential development will need to occur if future housing demands are to be met in a sustainable manner. The aim of this Plan is to manage this change carefully so that the distinguishing characteristics of each place are maintained. For example there are groups of dwellings within the zone that have special character, this Plan seeks to maintain this character through provisions relating to character clusters in this section, and in Section 22 - Heritage and Archaeology as they relate to the Karāpiro Hydro-Electric Village. In addition, there are also some streets that have high existing character because of the built form and/or because of the presence of existing mature street trees and the road boundary setback rules seek to maintain this character.

2.1.3 There is a need to make future provision for more sustainable forms of living. Sustainable forms of living are required in order to manage resources such as land that have a limited supply ~~(such~~

as land) as well as to reduce the overall 'footprint' on the environment. In the Residential Zone this outcome is achieved by enabling the establishment of secondary dwellings, and providing for infill development, retirement village accommodation where appropriate, and compact housing development options (such as may include semidetached dwellings, duplexes, terrace housing or low rise apartments). These development options are required to be comprehensively designed, co-ordinated with infrastructure provision, take into account key elements of character, and address effects on neighbouring properties. In some locations, the need to protect existing character will potentially outweigh the benefits obtained from providing for a range of housing options. Sustainable living is also supported through rules that require dwellings to be positioned for passive solar gain and by ensuring enough open space is provided on site for a range of activities such as the establishment of vegetable gardens. In addition to a range of living options, working from home is provided for through the home occupation provisions. Other sections of the Plan are also relevant and will need to be referred to for particular developments, including Section 15 - Infrastructure, Hazards, Development and Subdivision and Section 16 - Transportation.

2.1.5 A number of National Grid transmission lines traverse the Residential Zone of Waipā District. The subdivision, use and development of land is controlled within a defined National Grid Corridor to ensure potential adverse effects are appropriately addressed. The greatest level of restriction on landowners is within the National Grid Yard (particularly the support structures) which is the area that is closest to the transmission line and where there is the greatest potential for adverse effects to occur. The restrictions recognise that the greatest potential effects are generated by sensitive activities and intensive development. ~~Notwithstanding such restrictions,~~ Any lawfully established activities within the National Grid Corridor can be able to continue as long as they meet the criteria for existing use rights in the Resource Management Act 1991 or are a permitted activity.

~~2.1.7 There are specific provisions that apply to the St Kilda Residential Area, the Cambridge Park Residential area, and the C1 and C2/C3 Structure Plan areas. These areas have particular design outcomes that were developed through a structure planning processes and are integral to the overall development of the area. In addition to these areas, there are new growth areas such as the Te Awamutu South residential area.~~

2.2 Resource Management Issues

Health and well-being of the Waikato and Waipā Rivers

2.2.1 Development within the Residential Zone has the potential to adversely affect the health and well-being of the Waikato and Waipā Rivers. Careful consideration should be given to the following; (but not limited to) potential impacts of increased ~~impervious~~ impermeable surfaces, vegetation clearance, earthworks and residential intensification within the Waikato and Waipā Rivers catchments.

2.2.7 There is the potential for reverse sensitivity effects when noise sensitive activities locate close to some existing activities such as ~~the Te Awamutu Dairy Manufacturing site,~~ roads with high traffic volumes, and railway lines.

2.2.9 Signs are not consistent with the character of residential neighbourhoods. Signs can also detract from the character and values associated with identified heritage items and character clusters.

~~Non-residential activities~~

~~2.2.20 Within the Residential Zone, in Te Awamutu, there are existing out of zone activities where~~

significant investment has been made. It is important that these activities are recognised.

Objective - Key elements of residential character

- 2.3.1 To maintain and enhance the existing elements of the Residential Zone that give each town, village or settlement its own character.

Policy – Cambridge

- 2.3.1.1 To maintain and enhance Cambridge's character by:

- (a) Maintaining the grid layout that provides long vistas down roads; and
- (b) Providing for wide grassed road verges that enable sufficient space for mature trees; and
- (c) Maximising opportunities to provide public access to the town belt; and
- (d) Maintaining and enhancing public views to the Waikato River and Karāpiro Stream Valley with development actively facing and providing access to the River and the Stream; and
- (e) Providing for development that is of a low density, one to two storeys, and set back from road frontages to enable sufficient open space for the planting of trees and private gardens; and
- (f) Maintaining the mix of villa, cottage and bungalow type housing within the identified character clusters.

Policy – Te Awamutu

- 2.3.1.2 To maintain and enhance Te Awamutu's character by:

- (a) Maintaining a road pattern that follows the natural contour of the landform and which provides for the occasional view to the rural hinterland; and
- (b) Providing for wide grassed road verges that enable sufficient space for mature trees; and
- (c) Providing for development that is of a low density, one to two storeys, and set back from road frontages to enable sufficient open space for the planting of trees and private gardens; and
- (d) Providing linkages to the Mangapiko Stream with development actively facing and providing access to the stream; and
- (e) Recognising the mix of villas, bungalows and art deco housing in parts of Te Awamutu.

Policy – Kihikihi

- 2.3.1.3 To maintain and enhance Kihikihi's character by:

- (a) Retaining a grid layout with wide grassed verges; and
- (b) Maintaining a road pattern that provides for the occasional view to the rural hinterland.

Objective - Neighbourhood amenity and safety

- 2.3.2

Policy - Building setback: road boundary

- 2.3.2.1 All buildings shall be designed and setback from roads in a manner which:

- (a) Maintains the predominant building setback within the neighbourhood ~~except in relation to compact housing areas and Neighbourhood and Local Centres;~~
- (b) ...

2.3.2.4 A reduced setback from a side boundary may be acceptable where it:

(a) ...

Provided that there is no loss of privacy, sunlight or daylight on adjoining properties, and where sufficient area is maintained on site for outdoor living, and the building does not excessively unduly dominate outdoor living areas on adjoining sites.

~~For compact housing and retirement village developments Policies 2.3.2.3 and 2.3.2.4 are to be assessed at the boundary of the site only.~~

Advice Note: In some cases affected parties consents will not be sufficient to address the matters raised in these policies.

Policy - Height of buildings

2.3.2.5 The height of new buildings shall not be out of character with the Residential Zone. ~~For developments within the compact housing area identified on the Planning Maps this policy applies at the boundary of the site.~~

Policies - Site coverage and permeable surfaces

2.3.2.7 Maintain a proportion of each site in permeable surfaces such as lawn and gardens, in order to ensure there is sufficient capacity to enable the on-site disposal of stormwater. ~~In the Cambridge North Structure Plan Area, increased standards apply because of the difficulty of disposing of stormwater in this location. In the C1 and C2/C3 Structure Plan areas on-site disposal of stormwater may not be required where regional and/or district consents for the overall structure plan stormwater system provide for alternative means of stormwater management and disposal. Furthermore, on-site soakage within the C3 cell is not anticipated due to the risk of exacerbating slope stability issues. Alternative methods of stormwater management will need to be demonstrated for the C3 cell.~~

~~*Policy - Residential development in the vicinity of the Te Awamutu Dairy Manufacturing site*~~

~~2.3.2.11 To maintain anticipated levels of residential amenity and to reduce the potential for reverse sensitivity effects on the Te Awamutu Dairy Manufacturing site by requiring new dwellings or bedroom additions to be acoustically treated.~~

Objective - Providing housing options

2.3.4 To enable a wide range of housing options in Cambridge, Te Awamutu, Kihikihi, and Karāpiro and in other residential zones in a way that is consistent with the key elements of the character of each place each of the zoned areas and areas that may be zoned residential in the future.

~~*Policy - Compact housing*~~

~~2.3.4.5 To enable compact housing in the following locations:~~

- ~~(a) Areas identified for compact housing on the Planning Maps or on an approved structure plan; or~~
- ~~(b) Where the intensive use is off set by adjoining an area zoned for reserve purposes on the Planning Maps that is greater than 1000m², including the Cambridge town belt; or~~
- ~~(c) Within a 400m radius of a Commercial Zone.~~
- ~~(d) Compact Housing will be supported where it is consistent with compact housing provided on neighbouring land.~~

Provided that:

Proposed Plan Change 26: Residential Zone Intensification

- ~~(i) In all cases compact housing shall be comprehensively designed and shall incorporate the sustainable design and layout principles (refer to Section 21 – Assessment Criteria and Information Requirements); and~~
- ~~(ii) At the boundaries of the site, compact housing shall be consistent with the predominant height and bulk of development in the neighbourhood; and~~
- ~~(iii) Sites which adjoin a cul de sac should be avoided.~~

Objective - Comprehensive design and development

2.3.5

Policy - Comprehensive design of in-fill housing, compact housing, retirement village accommodation and associated care facilities, rest homes, and visitor accommodation

2.3.5.1 To ensure that in-fill housing, compact housing, retirement village accommodation and associated care facilities, rest homes and visitor accommodation are comprehensively designed by:

- (a) Ensuring that developments effectively relate to the street, existing buildings, and adjoining developments in the neighbourhood; and
- ~~(b) Ensuring that in the Cambridge Residential Character Area new dwellings between existing dwellings on the site and the road shall be avoided; and~~
- (eb)

Policies – Cambridge Park and C1 and C2/C3 Structure Plan Area

~~2.3.5.2 To encourage creative and innovative approaches to urban design and development within the Cambridge Park Residential Zone and the C1 and C2/C3 Structure Plan Area.~~

~~2.3.5.3 To confer a strong, coherent urban identity to the neighbourhood within the Cambridge Park Residential Zone.~~

Objective - Non-residential activities

2.3.6

Policy – Non-residential activities in structure plan areas

~~2.3.6.4 To recognise the potential for new local shops within structure plan areas, that service the needs of the surrounding community, such as the Commercial Hub Overlay within the St Kilda Structure Plan Area. Retail activities or services provided within these locations shall provide for the daily needs of people and be located within a walkable catchment.~~

Advice Note: The Town Concept Plans 2010 indicate potential locations for new local shops.

Policy - Visitor accommodation in limited circumstances

2.3.6.6 ...

Advice Note: In the Te Awamutu and Kihikihi Town Concept Plans 2010 an area for visitor accommodation has been identified that adjoins the Mangaohoi Stream; within the C1 and C2/C3 Structure Plan areas, visitor accommodation overlays have been identified to encourage appropriately designed visitor accommodation in suitable areas.

Objective - National Grid transmission networks

2.3.7 ...

Policies - Management of activities within National Grid Corridors

2.3.7.5 To not ~~exclude~~ ~~foreclose~~ ~~compromise~~ operation or maintenance options or, ~~to the extent practicable,~~ the carrying out of routine and planned upgrade works.

2.4 Rules

2.4.1 Activity Status Tables

2.4.1.1	<p>Permitted activities</p> <p>The following activities shall comply with the performance standards of this zone</p>
(a)	...
(b)	...
(c)	One principal dwelling per 500m ² of net site area, (except for dwellings existing as of 31 May 2012, where the minimum net site area containing the existing dwelling is 400m ²), provided that this rule does not apply to the St Kilda Residential Area, Cambridge Park Residential Area, or Picquet Hill Residential Area.
(m)	<p>The following activities located within the Commercial Hub Overlay of the St Kilda Residential Area identified in Appendix S4:</p> <ul style="list-style-type: none"> (i) Retail activities (ii) Cafés (iii) Takeaway food outlets (iv) An information centre for the Maungatautari Ecological Island Trust (v) Meeting and conference facilities (vi) Pre-school and childcare facilities (vii) Playground equipment
(n)	<p>The following activities within Character Area 4 of the Cambridge Park Residential Zone:</p> <ul style="list-style-type: none"> (i) Food and beverages and convenience goods (ii) Cafés <p>Providing that the GFA does not exceed 150m².</p>

2.4.1.2	<p>Controlled activities</p> <p>The following activities shall comply with the performance standards of this zone</p>
(a)	<p>Construction, alteration and addition to buildings, including dwellings in Character Areas 1 and 4 of the Cambridge Park Residential Area.</p> <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> Building design and layout; and Solar access; and Parking (excluding the number of parking spaces for cars) and movement of vehicles; and Signs; and Landscaping; and Glare; and Privacy; and CPTED. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>

2.4.1.3	<p>Restricted discretionary activities</p> <p>The following activities shall comply with the performance standards of this zone</p>
(a)	...
(b)	<p>Compact housing seven or more dwellings per site located within the compact housing overlay identified on the Planning Maps, or as provided for in Rule 2.4.1.3(c), or within the following areas of the C1 and C2/C3 Structure Plan areas:</p> <p>Within 200m of an active recreation open space, the Town Belt, a neighbourhood centre or a school; or</p> <p>Within 100m of a local centre or local open space; or</p> <p>Within a 'compact housing' overlay identified within the structure plan maps.</p> <p>For compact housing within the C1 and C2/C3 Structure Plan areas, non-compliance with any of the performance standards in Section 2.4.2 shall retain Restricted Discretionary Activity status (and this rule prevails over any rule to the contrary).</p> <p>Assessment will be restricted to the following matters:</p> <p>Building location, bulk and design; and</p> <p>Landscaping; and</p> <p>Location of parking areas and vehicle manoeuvring; and</p> <p>CPTED; and</p> <p>Traffic generation and connectivity; and</p> <p>Noise; and</p> <p>Stormwater disposal; and</p> <p>Alignment with any relevant Urban Design Guidelines approved by Council.</p> <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(c)	<p>On Lot 2 DPS 74868 Laurent Road Cambridge, in the event that the indicative reserve is provided within the compact housing overlay, the corresponding area of compact housing can be provided for on land adjoining the compact housing overlay identified on the Planning Maps.</p>
(d)
(e)	<p>Retirement village accommodation and associated care facilities and rest homes within or outside the compact housing overlay identified on the Planning Maps.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Building location, bulk and design; and ▪ Landscaping; and ▪ <u>Where provided, the location</u> of parking areas and vehicle manoeuvring; and ▪ CPTED; and ▪ Traffic generation and connectivity; and ▪ Benefits provided to residents from onsite communal facilities; and ▪ Noise; and ▪ Stormwater disposal. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(f)	<p>In-fill housing comprising three to six principal dwellings per site with a minimum net site area for each dwelling of 350m², provided that the site is not located within the Cambridge Residential Character Area, compact housing development overlay or within a character cluster identified on the Planning Maps. To be eligible for infill housing a subdivision application must be submitted at the same time. (Refer Rule 15.4.1.1(m)).</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Low impact design, including the disposal of stormwater; and ▪ Access and manoeuvring; and ▪ Solar access; and ▪ Outdoor living; and <p>Location, form, and materials of the proposed buildings and their relationship</p>

	<p>to existing buildings in the neighbourhood; and</p> <ul style="list-style-type: none"> ▪ Visual effects from adjoining properties and the road; and ▪ Landscaping; and ▪ CPTED; and ▪ Reverse sensitivity effects. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(g)	<p>Visitor accommodation in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas.</p> <p>For Visitor accommodation in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas, non-compliance with any of the performance standards in Section 2.4.2 shall retain Restricted Discretionary Activity status (and this rule prevails over any rule to the contrary).</p> <p>Assessment will be restricted to the following matters:</p> <p>Building design; and</p> <p>Whether the design, scale and appearance maintains or enhances the amenity and character of the area; and</p> <p>Landscaping; and</p> <p>Location of parking areas and vehicle manoeuvring; and</p> <p>CPTED; and</p> <p>The potential for reverse sensitivity effects on the strategic transport network;</p> <p>Infrastructure effects; and</p> <p>Alignment with any relevant Urban Design Guidelines approved by Council.</p> <p>These matters will be considered in accordance with the assessment criteria in Section 21 relevant to the above matters.</p>
(h)	<p>Local Centres within the C2/C3 Structure Plan area, located in general accordance with the C1 and C2/C3 Structure Plans and limited to the following activities:</p> <p>(a) Café, dining and ancillary activities.</p> <p>(b) Commercial retail and service activities.</p> <p>(c) Commercial offices or residential activities, limited to above ground floor.</p> <p>(d) Within the C2 growth cell, a sports centre and/or art and cultural centre, no greater than 500m² GFA in total.</p> <p>For local centres within the C1 and C2/C3 Structure Plan areas, non-compliance with any of the performance standards in Section 2.4.2 shall retain Restricted Discretionary Activity status (and this rule prevails over any rule to the contrary).</p> <p>Assessment will be restricted to the following matters:</p> <p>Building location, bulk and design; and</p> <p>Visual and amenity effects on surrounding properties; and</p> <p>Location of parking areas and vehicle manoeuvring; and</p> <p>Impacts on surrounding open space amenity and pedestrian safety; and</p> <p>Location, colour, size and content of signs; and</p> <p>Infrastructure effects; and</p> <p>Alignment with any relevant Urban Design Guidelines approved by Council.</p> <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(i)	<p>Neighbourhood Centre within the T11 Growth Cell Structure Plan Area, located in general accordance with the T11 Growth Cell Structure Plan and limited to the following activities:</p> <p>(a) Café, dining and ancillary activities.</p> <p>(b) Commercial retail and service activities.</p> <p>(c) Commercial offices or residential activities, limited to above ground floor.</p> <p>(d) Early childcare education facilities.</p>

Assessment will be restricted to the following matters:
 Building location, bulk and design; and
 Visual and amenity effects on surrounding properties; and
 Location of parking areas and vehicle manoeuvring; and
 Impacts on surrounding open space amenity and pedestrian safety; and
 Location, colour, size and content of signs; and
 Infrastructure effects; and
 Alignment with any relevant Urban Design Guidelines approved by Council.
 These matters will be considered in accordance with the assessment criteria in Section 21.

2.4.1.4	Discretionary activities
(a)	<p>Any permitted, controlled or restricted discretionary activity that fails to comply with:</p> <ul style="list-style-type: none"> (i) Rule 2.4.2.7 - Dwellings adjoining marae (ii) Rule 2.4.2.9 - Cambridge Park Structure Plan - building setback from escarpment (ii) (iii) Rule 2.4.2.10 - Maximum Height (iii) (iv) Rule 2.4.2.12 - Maximum site coverage (v) Rules 2.4.2.14 and 2.4.2.15 - Maximum site coverage and permeable surfaces St Kilda Structure Plan Area (vi) Rule 2.4.2.16 and 2.4.2.17 - Cambridge North and C1 and C2 Structure Plan Area: on-site soakage (vii) Rule 2.4.2.18 - Cambridge North Structure Plan Area: flood risk (iv) (viii) Rule 2.4.2.25 17 25 - Design and layout of development adjoining water bodies and reserves (v) (ix) Rule 2.4.2.26 18 26 - Noise (vi) (x) Rule 2.4.2.29 21 29 to and 2.4.2.31 22 30 - Noise insulation: noise sensitive activities (vii) (xi) Rules 2.4.2.33 24 33 and 2.4.2.34 25 34 - Signs (viii) (xii) Rule 2.4.2.35 26 35 - Earthworks (ix) (xiii) Rules 2.4.2.39 30 39 to 2.4.2.41 32 41 - Housing and keeping of animals (x) (xiv) Rule 2.4.2.43 34 43 - Secondary dwelling (xv) Rule 2.4.2.44 - Compact housing (xi) (xvi) Rule 2.4.2.45 35 45 (d) to (g) - Home occupation (xii) (xvii) Rule 2.4.2.46 36 46 - Show homes (xviii) Rule 2.4.2.47 - St Kilda Structure Plan Area: Commercial Hub Overlay (xiii) (xix) Rules 2.4.2.49 37 49 and 2.4.2.50 38 50 - Temporary construction buildings

(b)	...
(c)	In-fill housing within the Cambridge Residential Character Area comprising two to six principal dwellings per site with a minimum net site area for each dwelling of 400m², provided that the site is not located within the compact housing development overlay or within a character cluster identified on the Planning Maps.
(g)	Compact housing seven or more dwellings per site, except where located within the compact housing overlay identified on the Planning Maps refer Rule 2.4.1.3(b).
(i)	Medical centres (including overnight care) adjacent to Cambridge Road within the C2/C3 Growth Cell.
(m)	The use of shipping containers for any activity, including a dwelling, or a sleep out, or as an accessory building for the day to day storage needs of domestic goods, or for the storage of home occupation equipment, provided that the use of a shipping container for a temporary construction building project is exempt from this rule, refer to Rules 2.4.2.48 and 2.4.2.49 and 2.4.2.50 – Temporary Construction Buildings.

2.4.1.5	Non-complying activities
(a)	...
(b)	Any building or activity that fails to comply with the building set back from the escarpment for Cambridge Park Structure Plan Area.
(g)	Retail activities, excluding additions to local retail shops listed in Rule 2.4.1.4(j) (h) (k).

2.4.2 Performance Standards

Rules - Minimum building setback from road boundaries

2.4.2.1 The minimum building setback from road boundaries shall be 4m, provided that where a garage is attached to a dwelling, and forms part of the front façade of that dwelling, or is detached from a dwelling, the minimum setback for the garage shall be 5m, provided that this rule does not apply to the locations specified in Rule 2.4.2.2

2.4.2.2 The minimum building setback from road boundaries in the following locations are:

(a)	Along State Highways	7.5m
(b)	Along Hall Street, Cambridge	7.5m
(c)	Along roads within Character Areas 1 and 4 in the Cambridge Park Residential Area	3m
(d)	Along all roads marked as character streets on the Planning Maps	6m
(e)	Along roads located within the St Kilda Residential Area	5m
(f)	Compact housing and visitor accommodation within the C1 and C2/C3 Structure Plan areas	3m

Activities that fail to comply with Rules 2.4.2.1 and 2.4.2.2 will require a resource consent for a non-complying activity, with the exception of the Compact Housing Overlay where resource consent for a discretionary activity will be required.

Rule - Minimum building setback from internal site boundaries

2.4.2.5 The minimum building setback from internal site boundaries shall be 2m, except in the following locations where the setback from all internal site boundaries shall be:

- (a) ~~Along Mc Nair Road on rear boundaries that adjoin~~

- lots to the north east of Lots 24-29,
DPS 4416 and Lot 1 DPS 15918 5m
- (a) In the Residential Zone at Karāpiro, the minimum rear boundary for dwellings adjoining the Karāpiro and Arapuni Hydro Power Zone 10m
- (c) In the St Kilda Structure Plan Area
- (i) From a side boundary 3m
- (ii) From a rear boundary 5m
- (d) Along T2 Growth Cell Structure Plan Area boundaries which are directly adjoining the Rural Zone, the minimum building setback shall be 4m. This rule shall not apply to retirement village accommodation and associated care facilities.

Provided that:

- (i) Other than in the locations listed above in 2.4.2.5(a) to (d), one internal setback per site may be reduced from 2m to 1.5m, provided that where an existing building on the site has an internal setback of 1.5m or less, the setback from the remaining internal site boundaries shall be at least 2m.
- (ii) ...

Activities that fail to comply ...

Rule - Cambridge Park Structure Plan: building setback from escarpment

2.4.2.9 Within the Cambridge Park Structure Plan Area shown on the Planning Maps, buildings shall not be located closer than 12m from the Indicative Top of the Bank as shown on the structure plan in Appendix S3.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - Maximum height

2.4.2.10 Buildings shall not exceed 9m in height and shall be no more than two storeys, provided that in the following locations the maximum height shall be:

- (a) Cambridge Park Residential Character Area 1 13m
- (a) Cambridge Park Residential Character Areas 2 and 3 10m
- (b) Cambridge Park Residential Character Area 4 5m
- (i) Provided that a chimney or similar architectural element or the peak of a roof structure, may project beyond this plane but by no more than 2m vertical
- (c) St Kilda Structure Plan Area 10m
- (d) Compact Housing Area 10m
- (f) Compact Housing Areas located within C1 and C2/C3 Structure Plan areas and a maximum of 3 storeys 13m
- (g) In the T2 Growth Cell Structure Plan Area buildings on lots adjoining the Frontier Road boundary or Pirongia Road boundary 5m'. For all other lots within the T2 Growth Cell Structure Plan Area, the maximum building height specified in Rule 2.4.2.10 applies.

Activities that fail to comply ...

Rule - Maximum site coverage

- 2.4.2.12 Site coverage must not exceed 40% of the net site area. ~~except that this rule does not apply to the St Kilda Structure Plan Area (refer to Rules 2.4.2.14 and 2.4.2.15) and compact housing (refer to Rule 2.4.2.44).~~

Activities that fail to comply ...

Rule - Impermeable surfaces

- 2.4.2.13 Impermeable surfaces must not exceed:-
- (a) 45% of the net site area in the Cambridge North Structure Plan Area; or
 - (b) 60% of the net site area in the remainder of the Zone (except St Kilda Structure Plan Area).

Activities that fail to comply ...

~~Rules - Maximum site coverage and permeable surfaces: St Kilda Structure Plan Area~~

- ~~2.4.2.14 Site coverage and impermeable surfaces of residential lots shall not exceed 700m².-~~
- ~~2.4.2.15 The balance of the net area of each lot, once site coverage and impermeable surfaces have been taken into account, shall be grassed, planted in trees and or shrubs or otherwise landscaped in a manner that retains the permeable nature of the surface.~~

~~Activities that fail to comply with Rules 2.4.2.14 and 2.4.2.15 will require a resource consent for a discretionary activity.~~

~~Rules - Cambridge North and C1 and C2 Structure Plan Area: on site soakage~~

- ~~2.4.2.16 On site soakage shall be provided for every building in the Cambridge North Structure Plan Area to take all runoff from a two year annual recurrence interval (ARI) rainfall event.~~
- ~~2.4.2.17 On site soakage shall be provided for every lot in the C1 and C2 Structure Plan Areas to dispose of all runoff from a two year average recurrence interval (ARI) 24 hour duration rainfall event, except where regional and/or district resource consents for the structure plan stormwater system allow alternative stormwater management provisions and these consents are complied with.~~

~~Activities that fail to comply with Rule 2.4.2.16 and 2.4.2.17 will require a resource consent for a discretionary activity.~~

~~Rule - Cambridge North Structure Plan Area: flood risk~~

- ~~2.4.2.18 Principal and secondary dwellings within the Cambridge North Structure Plan Area shall be sited and constructed to avoid or manage flood risk.~~

~~Advice Note: Technical reports associated with the Cambridge North Structure Plan will provide guidance on minimum floor levels.~~

~~Activities that fail to comply with this rule will require a resource consent for a discretionary activity.~~

Rule - Outdoor living area

2.4.2.19 Each dwelling shall have an outdoor living area which:

(a) ...

~~Provided that this rule does not apply to compact housing developments, refer to Rule 2.4.2.44, or Rule 2.4.1.3(e) Retirement village accommodation and associated care facilities and rest homes within or outside the compact housing overlay identified on the Planning Maps.~~

Rules - Neighbourhood amenity and safety

2.4.2.21 Fences between buildings ...

Except:

(a) ~~In the T2 Growth Cell Structure Plan Area all fences within the building setback from Frontier Road or Pirongia Road shall be no more than 1.2m in height, whether or not they are visually permeable. For the avoidance of doubt, this rule does not apply to fences constructed within the building setback from Pirongia Road where construction has been undertaken to ensure design integration in accordance with S23.4 of Appendix S23.~~

~~2.4.2.22 Within the C1 and C2/C3 Structure Plan areas, fences between buildings on the site and any road, public walkway or reserve shall be no higher than 1.2m in height; fence design and materials shall retain a level of transparency (visually permeable) so as not to provide a blank façade adjacent to the street edge, public walkway or reserve. To be deemed transparent any fence must meet the following requirements:~~

~~(a) Uses materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility; or~~

~~(b) Uses any materials for the lower half of the fence, wall or hedge, and materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility on the upper half.~~

2.4.2.23 Landscape planting between buildings on the site and any public place shall allow visibility between the dwelling and the public place.

~~2.4.2.24 Within the C1 and C2/C3 Structure Plan areas, the roof form of a residential dwelling shall be a gable or hip roof of not less than 30 degrees in pitch. Mono-pitch lean-to, verandas and other ancillary roof forms are anticipated.~~

Activities that fail to comply with Rules 2.4.2.20 to 2.4.2.24 ~~23~~ will ...

Rule - Noise

2.4.2.26 Activities shall be conducted and buildings located, designed and used to ensure that they do not exceed the following noise limits at the boundary of the site:

(a) Monday to Saturday - 7.00am to 10.00pm 50dBA (Leq)

(b) Sundays & Public Holidays - 8.00am to 6.00pm 40dBA (Leq)

~~(c) Sundays and Public Holidays - 8.00am to 8.00pm 40dBA (Leq)~~
in Character Area 4 in the Cambridge Park Residential Zone

(~~d~~ c) At all other times 40dBA (Leq)

(e d) Night time 10.00pm to 7.00am single noise event 70dBA (Lmax)

~~Provided that t~~ This rule ~~shall~~ does not apply to the use or testing of station and vehicle sirens or alarms used by emergency services.

All noise...

Rules - Noise insulation: noise sensitive activities

2.4.2.29

....

2.4.2.30

Where a noise sensitive activity is proposed to be located within:

- (a) 40m of any State Highways ~~1, 1B, 3, 21 and 39~~ (as measured from the edge of the carriageway) where the posted speed limit is less than 70km/hour; or
- (b) 80m of any State Highways ~~1, 1B, 3, 21 and 39~~ (as measured from the edge of the carriageway) where the posted speed limit is equal to or greater than 70km/hour; or
- (c) 100m of the Waikato Expressway section of State Highway 1 or any other designated State Highway (as measured from the edge of the carriageway or the edge of the designation if the carriageway location has not been confirmed in writing by the Requiring Authority);
~~or~~
- (d) ~~The Cambridge North Road Noise Effects Area as identified on the Planning Maps;~~

then the building shall be insulated so that, inside habitable rooms (including bedrooms), it achieves the following noise level - 40dB LAeq (24hr) s:

- (i) ~~Inside habitable rooms (including bedrooms)~~ 40dB LAeq (24hr)

~~Provided that this rule does not apply to the St Kilda Structure Plan Area.~~

Advice Note: A report from an acoustic consultant is required to be submitted at the time of building consent application to demonstrate compliance with Rules 2.4.2.29 and 2.4.2.30.

~~2.4.2.31~~

~~Where a noise sensitive activity is proposed within the 55 dBA Ldn noise contour of the Te Awamutu Dairy Manufacturing Site shown on the Planning Maps it shall be designed to achieve 35dB LAeq inside habitable rooms of new dwellings or new habitable rooms to existing dwellings whether attached or detached.~~

Activities that fail to comply with Rules 2.4.2.29 21 29 and ~~to~~ 2.4.2.31 22 30 will require a resource consent for a discretionary activity.

Rules - Signs

2.4.2.33

The following signs are permitted: ...

~~Provided that t~~ In all cases:

- (i) Signs shall relate to activities authorised under the District Plan and shall be located on the site to which they relate; ...

2.4.2.34

Signs ...

~~Provided that t~~ In all cases:

- (a) Signs ...

~~Provided that t~~ The relevant zone based or district wide rules shall apply where they are more

restrictive. Refer to Section 22 - Heritage and Archaeology and Section 25 - Landscapes and Viewshafts.

Activities that fail to comply with Rules 2.4.2.33~~24~~ 33 and 2.4.2.34~~25~~ 34 will require a resource consent for a discretionary activity.

Rules - Earthworks

- 2.4.2.35 Earthworks shall not exceed a total volume of 25m³ or a total area of 250m² in a single activity or in cumulative activities in any calendar year. ~~provided that~~ This rule shall not apply to earthworks incidental to an approved resource consent or building consent.

Advice Notes:

1. All works must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001.
2. Earthworks complying with permitted activity standards or subject to resource consent requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011, are exempt from additional resource consent requirements.
3. Earthworks within 23m of lakes or water bodies require resource consent. Refer Section 26 - Lakes and Water bodies.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

- 2.4.2.36 Any earthworks within a National Grid Yard must:

(a) Around ...

~~Provided that~~ Vertical holes not exceeding 500mm in diameter beyond 1.5m from the outer edge of pole support structure or stay wire are exempt from Rule 2.4.2.36 (a) above.

(b) Around ...

~~Provided that~~ The following are exempt from Rule 2.4.2.36 (a) and (b) above:

- (i) Earthworks undertaken by a network utility operator; or
- (ii) Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track.

Activities that fail to comply with this rule will require a resource consent for a non-complying activity.

~~Rule~~ Compact housing

- ~~2.4.2.44~~ Compact housing within the compact housing area overlay shall have a minimum area of 2,000m² and shall meet the following requirements:

~~a. The maximum length of unbroken building line parallel to all site boundaries including internal site boundaries shall be 20m. Building lines in excess of this standard shall be broken or stepped to a minimum depth of 2.4m and a minimum length of 3m at least once every 20m in length. This rule shall apply to each level of a multi-level building inclusive of the roof; and~~

~~b. Where there is more than one building on a site, it shall be separated from other buildings on the site by at least 3.5m; and~~

~~c. Where any dwelling is to be sited within 10m of another dwelling on the same site or parent title prior to subdivision by way of unit title, cross lease or strata title, there shall be no direct line of sight from the main living areas of the dwelling into the main living areas of another dwelling. If a direct line of sight between main living areas cannot be avoided, visual screening~~

shall be constructed or planted to prevent a direct line of sight; and

d. Dwellings shall have a dual aspect with windows being placed so that outlook is obtained to the front and rear of the dwelling, with window sills no more than 1m from floor level; and

e. The following minimum gross floor areas and outdoor living areas shall apply:

Dwelling	Minimum floor area of dwelling	Minimum outdoor living area for ground level dwellings	Minimum outdoor living area dimensions for ground level dwellings	Minimum outdoor living area for above ground level dwellings	Minimum outdoor living area dimensions for above ground level dwellings
6Studio units and 1 bedroom unit	50m ²	20m ²	4m	10m ²	2m
2 bedroom unit	70m ²	30m ²	4m	12m ²	2m
3 bedroom unit	95m ²	30m ²	4m	14m ²	2m

f. Landscaping and permeable surfaces: At least 30% of the net site area of any site or unit site area shall be grassed, planted in trees and/or shrubs or otherwise landscaped in a manner that retains the permeable nature of the surface.

g. A communal outdoor service area or storage court shall be provided that does not exceed 10m² of site area and it shall be screened so that it is not visible from the front boundary of the site.

h. Outdoor living areas shall:

i. Be located and/or screened so that at least 50% of the outdoor living area has complete visual privacy from the living rooms and outdoor living areas of other dwellings on the same site and shall be screened from adjoining sites; and

ii. Be oriented to the north, east or west of the dwelling, but not the south of east or west measured from the southernmost part of the dwelling; and

i. Any communal outdoor living area provided shall be in addition to, not in substitution of, the required outdoor living area for each dwelling; and

j. An area for letterboxes at the front of the property; and

k. A place for refuse and recycling material that is accessible to a two-axled truck shall be provided; and

l. Dwellings that are parallel to, or adjoin the road boundary of the site shall have a front door that faces the road.

Advice Notes: Prior to a decision being issued by Council an independent review of the urban design report may be requested by Council at the applicant's expense.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - Home occupations

2.4.2.45

Exclusive of permanent residents who refer to the site as their home and permanent address, no more than one person shall be engaged in a home occupation except in Character Area 1 of Cambridge Park where not more than two persons can be engaged in a home occupation, in a dwelling including any additional building accessory thereto, provided that:

- (a) The principal operator of the home occupation shall be a permanent resident on the site to which the home occupation relates; and
- (b) The activity shall be carried out either within a dwelling, an accessory building, or in an outdoor area, or a combination of these areas. The maximum total gross floor area including any outdoor area used for the home occupation shall be no more than 50m² provided that in Character Area 1 of Cambridge Park it can be 30% of GFA; and
- (c) ...

Activities that fail to comply with Rules 2.4.2.45.a. to 2.4.2.45.c. will require a resource consent for a non-complying activity.

Activities that fail to comply with Rules 2.4.2.45.d. to 2.4.2.45.g. will require a resource consent for a discretionary activity.

Rule — ~~St Kilda Structure Plan Area: commercial hub overlay~~

~~2.4.2.47~~ Activities undertaken within the Commercial Hub Overlay Area identified on the St Kilda Structure Plan shall comply with the following:

- ~~(a)~~ The maximum hours of operation shall be 7.00am to 10.00pm, seven days a week; and
- ~~(b)~~ Sites shall not exceed 150 person occupancy; and
- ~~(c)~~ The minimum building setback from boundaries shall be as follows:

Road boundary _____ 0m

Internal site boundaries where the

lot adjoins a residential lot _____ 5m

- ~~(d)~~ The maximum height of buildings shall be 12m; and
- ~~(e)~~ Buildings shall cover no more than 80% of the net area of the Commercial Hub Overlay. Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule — Local Centres within the C2/C3 Structure Plan area

~~2.4.2.48~~ Local Centres within the C2/C3 Structure Plan area (in accordance with Rule 2.4.1.3(h)) shall comply with the following:

- ~~(a)~~ Be located in general accordance with the C1 and C2/C3 Structure Plans; and
- ~~(b)~~ The maximum hours of operation shall be 7.00am to 10.00pm, seven days a week; and
- ~~(c)~~ Overall ground floor building footprint of any commercial, café, dining and ancillary activities shall not be greater than 550m² GFA (excluding any sports centre and/or art and cultural centre within the C2 growth cell); and
- ~~(d)~~ The minimum building setback from boundaries shall be as follows:

~~(i)~~ Road boundary _____ 0m

~~(ii)~~ Internal site boundaries where the
lot adjoins a residential lot _____ 5m

- ~~(e)~~ The maximum height of buildings shall be 9m.

Activities that fail to comply with this rule will require a resource consent for a restricted

discretionary activity with discretion limited to the effects of any non-compliance with the performance standards.

Rule - Relocated buildings

2.4.2.51 A relocated building over 40m² GFA shall meet the following requirements:

- (a) ...
- (b) If the Building Relocation Inspection Report has been prepared by a person other than a Waipā District Council Building Compliance Officer (or equivalent position), the accuracy and completeness of the Building Relocation Inspection Report must be confirmed by a Waipā District Council Building Compliance Officer (or equivalent position). This shall be done by undertaking an on-site inspection of the relocated building once it has been relocated. ~~;~~ ~~and should~~ If the Waipā District Council Building Compliance Officer determines that the relocated building requires external repair works in addition to that identified in the submitted Building Relocation Inspection Report in order to achieve a tidy and workmanlike external appearance, then:
 - (i) The owner ...

~~Provided that t~~ This rule ~~does~~ ~~shall~~ not apply to new buildings which are designed for or intended to be used on a site which are erected off the site either in whole or in parts and transported to the site.

~~Rule – Neighbourhood Centre within the T11 Growth Cell Structure Plan Area~~

~~2.4.2.55~~ The neighbourhood centre within the T11 Growth Cell Structure Plan Area shall comply with the following:

- ~~(a) Be located in general accordance as shown on the T11 Growth Cell Structure Plan.~~
- ~~(b) The maximum hours of operation shall be 7.00am to 10.00pm, seven days a week.~~
- ~~(c) The maximum height of buildings shall be 14m.~~
- ~~(d) Each individual retail and services tenancy should have a floor area of not more than 250m² Gross Floor Area (GFA) (excluding community amenities and facilities, administration offices, and professional offices).~~
- ~~(e) All new commercial buildings shall be constructed on the road boundary of the site.~~
- ~~(f) All street frontages shall have a minimum 3m wide continuous covered veranda to allow for weather protection.~~
- ~~(g) All commercial buildings shall have a minimum 3m setback from all adjoining residential zone, reserves and public open space boundaries.~~
- ~~(h) All buildings fronting a road or reserve, excluding those intended for used by a business established by 2.4.1.3(i)(d) for early childcare education services, shall have an active frontage, incorporating 70% permeable, glazed shop frontage at ground floor. Active frontages shall also include wide double doorways to allow for easy pedestrian access.~~
- ~~(i) Where a site adjoins the Residential Zone, no building or stored materials should penetrate a recession plane at right angles to the Residential Zone boundary inclined inwards at an angle of 45° from 2.7m above ground level.~~
- ~~(j) Any storage or service area (including mechanical, electrical and utility equipment, refuse, and recycling activities) not enclosed within a building or where a shipping container is being used for storage, shall be fully screened by landscaping or solid walls or fences not~~

less than 1.8m in height.

~~(k) Walls and fences over 1.8m in height shall be setback a minimum of 5m from the road boundary unless a landscaping strip of a minimum of 2m wide is provided on the external side of the fence.~~

~~(l) Walls and fences along any road or reserve shall not exceed 1.6m in height, except where at least 40% of the fence is visually permeable, in which case the fence may be constructed to a maximum height of 1.8m.~~

~~Activities that fail to comply with this rule will require a resource consent for a discretionary activity.~~

Section 2A – Medium Density Residential Zone

Key

Text additions proposed by Council, the s42A authors or submitters that the Panel has accepted are shown underlined.

Text deletions proposed by Council, the s.42A authors or submitters that the Panel has accepted are shown ~~strikethrough~~.

Further text additions or deletions that the Panel has made following the hearing of evidence and submissions are identified with **grey shading**.

Text that is not underlined or struck through is original PC26 text as notified.

2A.1 Introduction

2A.1.1 The Medium Density Residential Zone of the District is where most people in Waipā live. It is principally located in Waipā's Urban Areas comprising the two main towns of Cambridge and Te Awamutu, together with Kihikihi as a functional part of the Te Awamutu Urban Area. Over time, the appearance of neighbourhoods within this zone will change, with development of typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This supports increasing the capacity and choice of housing. The density of this zone is expected to be a minimum of twenty-five to thirty-five dwellings per hectare (net once public spaces and infrastructure have been provided for).

2A.1.2 Over the lifetime of this Plan most of the new residential growth will be directed to Cambridge and Te Awamutu and by 2050 it is anticipated that these two towns will have nearly doubled in size. Development within the Medium Density Residential Zone is anticipated to be consistent with the Strategic Policy Framework and should uphold the objectives of Te Ture Whaimana. The projected increase in population is due to:

- (a) Changing demographics (an ageing population and greater demand for single occupancy households); and
- (b) The high levels of amenity and services available in Cambridge and Te Awamutu; and
- (c) The central location of the District which makes it an attractive place to live.

2A.1.3 In order to comply with national direction to provide for sufficient development opportunity to meet existing and future demand for residential development, this Plan provides for new growth areas (refer to Section 1 - Strategic Policy Framework) as well as greater density of development within the Medium Density Residential Zone.

2A.1.4 The Medium Density Residential Zone applies to land in Cambridge, Te Awamutu and Kihikihi. The Medium Density Residential Standards set out in Schedule 3A of the Act have been incorporated in this zone, with modifications where necessary to accommodate qualifying matters.

2A.1.5 The Waipā District is identified as a tier one urban environment in the National Policy Statement on Urban Development 2020. In line with the objectives and policies of the National Policy Statement, development within the Medium Density Residential Zone is intended to allow the District's main townships to grow as well-functioning urban environments that:

- (a) Enable a variety of homes to meet the needs of different households;
- (b) Provide sufficient development capacity to meet demand in the short, medium and long term;
- (c) Support reductions in greenhouse gas emissions; and
- (d) Are resilient to the likely current and future effects of climate change.

2A.1.6 In addition to a range of living options, working from home is provided for through the home occupation provisions. Other sections of the Plan are also relevant and will need to be referred to for particular developments, including Section 15 - Infrastructure, Hazards, Development and Subdivision and Section 16 - Transportation.

2A.1.7 The maintenance of the social and community function of the Medium Density Residential Zone is important. This function can be undermined by the location of non-residential activities in Residential Zones. This Plan makes clear provision for commercial and industrial activities within their respective zones. The only exception in this zone is for some activities within listed heritage buildings. This exception has been specifically provided as an incentive to enable the adaptive re-use of listed Heritage Items.

2A.1.8 There are specific provisions that apply to structure plan areas, including Cambridge Park, C1 and C2/C3 and T11 structure plan areas. These areas have design outcomes that were developed through a structure planning processes and are integral to the overall development of the area.

2A.1.8B9 The biodiversity corridors along the Waikato River and its tributaries are defining ecological features of Waipā. They are critical to Council, mana whenua, key stakeholder and community aspirations to protect and restore Waipā's biodiversity. They improve the integrity, connectivity and resilience of ecosystems within Cambridge and Te Awamutu. They also contribute to urban form and place making and support the public use and enjoyment of esplanade areas. Section 24 of the District Plan includes objectives, policies and methods for the maintenance and enhancement of indigenous vegetation within these biodiversity corridors. The MDRS have been modified to the extent necessary to accommodate the protection of the biodiversity corridors along the Waikato River (Cambridge town), Karāpiro Stream (Cambridge, Carter's Flat), Mangapiko Stream (Te Awamutu town) and the Mangaohoi Stream (Te Awamutu South-East).

Qualifying Matters - Introduction

2A.1.910 The Medium Density Residential Standards have been modified to accommodate qualifying matters in the Waipā District in the following circumstances:

- (a) Where there are existing constraints on infrastructure capacity meaning that increased density of development could lead to adverse effects on the Waikato and Waipā Rivers and their catchment which is in conflict with the Vision, Objectives and Strategies of Te Ture Whaimana the Infrastructure Constraint Qualifying Matter Overlay will apply;
- (b) Where there is a risk that degradation of freshwater bodies could occur and that the fundamental concept of Te Mana o te Wai as set out in the National Policy Statement for Freshwater Management 2020 would not be able to be achieved the Stormwater Constraint Qualifying Matter Overlay and Infrastructure Constraint Qualifying Matter Overlay will apply;
- (c) Where cultural, historic or special character related values are present and could be lost through uncontrolled development;

- (d) Where outstanding natural features and landscapes are present and may be adversely affected by inappropriate subdivision, use and development;
- (e) Where it is necessary to protect public open spaces and significant natural areas to ensure that there are public and open green spaces available for use by communities to meet their needs;
- (ee f) Where it is necessary to protect significant natural areas and public open spaces that provide significant habitats of indigenous fauna and include areas of significant indigenous vegetation;
- (f-g) Where it is necessary to maintain and enhance public access to and along lakes and rivers;
- (g h) Where it is necessary to control subdivision and development to manage significant risks from natural hazards, in the case of flooding hazards the Stormwater Constraint Qualifying Matter Overlay will apply;
- (h i) Where sites are located proximate to nationally significant infrastructure, such as the National Grid transmission lines, state highways and the North Island Main Truck railway line; and
- (i j) Where there are specific matters which make higher density inappropriate such as protected trees, character clusters, managing the potential for reverse sensitivity and specific requirements applying within Structure Plans.

Qualifying Matters – Te Ture Whaimana and the National Policy Statement for Freshwater 2022

- 2A.1.1011 Te Ture Whaimana envisages a future where a healthy Waikato and Waipā Rivers sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato and Waipā Rivers, and all it embraces, for generations to come. The Waipā townships of Cambridge and Te Awamutu are in catchments that either directly or indirectly discharge to the Waikato or Waipā Rivers. Development within these catchments directly affect the way Waipā District Council gives effect to Te Ture Whaimana.
- 2A.1.1112 In order to ensure development in the District does not undermine Te Ture Whaimana, mapping has been undertaken to identify known capacity constraints in the District’s water supply, wastewater discharge and stormwater discharge networks which are not identified as being upgraded in the foreseeable future. Council’s infrastructure network is the primary means of managing effects on the rivers and giving effect to Te Ture Whaimana. This includes both discharges through the Council's stormwater and wastewater networks and water takes via its water supply.
- 2A.1.1213 Enabling development to the extent provided for by the Medium Density Residential Standards without further investigation and control over design would result in potential overflows or exceedances beyond the capacity of the public network and resulting in downstream effects. Accordingly, land identified as having known capacity constraints are considered to have a the Infrastructure Constraint aQualifying mMatter Overlay applying to it.
- 2A.1.12A 14 Land within known flood hazards have the Stormwater Constraint Qualifying Matter Overlay applying to it to minimise impacts on known flood plains beyond current building-site coverage limits and lessen contaminant loading impacts in these locations.
- 2A.1.1315 Central to Te Ture Whaimana is the concept of Te Mana o Te Wai. Te Mana o te Wai is the

essential concept that underpins the National Policy Statement for Freshwater Management 2020. It refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai.

2A.1.1416 Te Mana o te Wai is about the restoration and preservation of the balance between the water, the wider environment, and the community. It is relevant to all freshwater management and applies outside of the specific aspects of freshwater management referred to in the National Policy Statement.

2A.1.1517 Te Mana o te Wai encompasses six principles relating to the roles of tangata whenua and other New Zealanders in the management of freshwater. These principles are:

- (a) *Mana whakahaere*: the power, authority, and obligations of tangata whenua to make decisions that maintain, protect, and sustain the health and well-being of, and their relationship with, freshwater.
- (b) *Kaitiakitanga*: the obligation of tangata whenua to preserve, restore, enhance, and sustainably use freshwater for the benefit of present and future generations.
- (c) *Manaakitanga*: the process by which tangata whenua show respect, generosity, and care for freshwater and for others.
- (d) *Governance*: the responsibility of those with authority for making decisions about freshwater to do so in a way that prioritises the health and well-being of freshwater now and into the future.
- (e) *Stewardship*: the obligation of all New Zealanders to manage freshwater in a way that ensures it sustains present and future generations.
- (f) *Care and respect*: the responsibility of all New Zealanders to care for freshwater in providing for the health of the nation.

Qualifying Matters – Preservation of the natural character of rivers and their margins, open space for public use, maintenance and enhancement of public access to and along rivers

2A.1.1618 The open space networks within Cambridge, Te Awamutu and Kihikihi are defining features for these towns. They cater for residents' sport, recreation, play and well-being needs as well as providing critical habitats and biodiversity corridors and riparian margins along the Waikato and Waipā Rivers and other significant waterways. They also provide increasingly important ecosystem services such as carbon sequestration and water purification and protect iconic and culturally and historically significant sites.

2A.1.1819 Numerous reserves contain archaeological sites and hold an important place in the historical, spiritual, ancestral and cultural identity of the iwi and hapū that are mana whenua of Waipā. Mana whenua's iwi management plans and documents such as Te Ture Whaimana provide project-specific cultural impact assessments that set out the importance of the open space network to mana whenua and their aspirations for the network. Priorities include protecting the mana and the mauri of open spaces; valuing Te Ao Māori and enabling mana whenua involvement in planning and decisions; acknowledging, protecting and restoring sites of significance; ensuring physical and visual access to ancestral lands; cultural landscapes and taonga, and enabling iwi and hapū to have a living and enduring presence of our public open spaces through for example the practice of customary activities.

2A.1.18A20 Protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna. Section 24 of the District Plan includes objectives, policies and methods for the protection

of indigenous vegetation and significant habitats of indigenous fauna, and such protection is a matter of national importance under s 6(c) of the Act. The objective to maintain and enhance the existing level of biodiversity within the District is given effect to by methods that include the identification of significant natural areas (SNA). Reserves Zones are also used, in some cases, for the purpose of protecting and preserving indigenous flora and fauna, the intrinsic worth, and for scientific study and ecological associations. The MDRS have been modified to the extent necessary to accommodate the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

2A.1.18B21 The biodiversity corridors along the Waikato River and its tributaries are defining ecological features of Waipā. They are critical to Council, mana whenua, key stakeholder and community aspirations to protect and restore Waipā’s biodiversity. They improve the integrity, connectivity and resilience of ecosystems within Cambridge and Te Awamutu. They also contribute to urban form and place making and support the public use and enjoyment of esplanade areas. Section 24 of the District Plan includes objectives, policies and methods for the maintenance and enhancement of indigenous vegetation within these biodiversity corridors. The MDRS have been modified to the extent necessary to accommodate the protection of the biodiversity corridors along the Waikato River (Cambridge town), Karāpiro Stream (Cambridge, Carter’s Flat), Mangapiko Stream (Te Awamutu town) and the Mangaohoi Stream (Te Awamutu South-East).

Qualifying Matters – Historic Heritage and Character

2A.1.1922 Historic buildings and sites are highly valued in the Waipā District. They give our towns, villages and rural areas a distinctive sense of place. The protection of historic heritage from inappropriate subdivision, use and development is defined as a matter of national importance under section 6(f) of the Resource Management Act 1991.

2A.1.2023 Another matter of national importance for the Waipā District is the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga. This relationship is provided for in section 6(e) of the Act.

2A.1.2124 Historic heritage in the Waipā District includes (but is not limited to) built items, archaeological and cultural sites, and sites of significance to Māori. There are a range of existing measures in the operative Waipā District Plan that enable the protection of the diverse elements which make up our historic heritage.

2A.1.2225 Residential development within Waipā District has resulted in areas that are distinctive in character and provide an important contribution to the overall make-up of the townships. For example there are groups of dwellings within the Medium Density Residential Zone that have special character and this Plan seeks to maintain this character through provisions relating to character clusters in this section, and in Section 22 - Heritage and Archaeology.

2A.1.2326 In addition, streets that have high existing character because of the built form and/or because of the presence of existing mature street trees have been identified. These streets are subject to an existing policy overlay in the Planning Maps, and include ~~Princes Street, Thornton Road (between Victoria Street and Albert Street/Robinson Street), Hall Street, Bryce Street, Hamilton Road/Cambridge Road (between the town belt and Victoria Street), Burns Street and Moore Street in Cambridge; and College Street and Turere Lane in Te Awamutu in Cambridge – Hall Street, / Hamilton Road, and Victoria Street, Thornton Road / Princess Street, Grey Street, Queen Street and Grosvenor Street Character Cluster’s; and in Te Awamutu – College Street Rewi Street and Bank Street Character Cluster’s.~~ The Medium Density Residential Standard for front boundary setbacks has been varied along these streets in order to maintain this character. Character has been introduced as a new ‘other’ qualifying matter as provided for by the Act.

Qualifying Matters – Nationally Significant Infrastructure

- 2A.1.2427 Provisions in the Waipā Operative District Plan related to building in relation to the National Grid transmission network, the state highway roading network and the North Island Main Trunk railway are qualifying matters by virtue of section 77(l)(b) of the Act being a matter required to give effect to a National Policy Statement and section 77(l)(e) being a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.
- 2A.1.2528 Specific to electricity transmission, the relevant national policy statement is the National Policy Statement for Electricity Transmission 2008. It sets out the objective and policies to enable which direct the management of the effects of and on the electricity transmission network under the Resource Management Act 1991.
- 2A.1.2629 It is recognised that the efficient transmission of electricity on the national grid plays a vital role in the wellbeing of New Zealand, its people and the environment. Electricity transmission has special characteristics that create challenges for its management under the Act.
- 2A.1.2730 Several National Grid transmission lines traverse the Waipā District. The subdivision, use and development of land is ~~controlled~~ managed within a defined National Grid Corridor to ensure potential adverse effects are appropriately addressed. The greatest level of restriction on landowners is within the National Grid Yard (particularly the support structures) which is the area that is closest to the transmission line and where there is the greatest potential for adverse effects to occur and for the National Grid to be compromised. The restrictions recognise that the greatest potential effects are generated by sensitive activities and intensive development. For this reason, the National Grid has been identified as a qualifying matter to the Medium Density Residential Standards.
- 2A.1.2831 National Grid transmission lines for the transmission of electricity are considered to be a resource of national and regional significance that require protection. The location of activities within National Grid Corridors have the potential to result in adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and future development of the National Grid network and result in sensitive activities locating where they are most vulnerable to the effects, including risks, associated with the line.
- 2A.1.2932 The management of subdivision within the National Grid Corridor is addressed in Section 15 - Infrastructure, Hazards, Development and Subdivision.

2A.2 Resource Management Issues

Health and well-being of the Waikato and Waipā Rivers

- 2A.2.1 Development within the Medium Density Residential Zone has the potential to adversely affect the health and well-being of the Waikato and Waipā Rivers. Careful consideration should be given to the following; (but not limited to) potential impacts of increased ~~impervious~~ impermeable surfaces, vegetation clearance, earthworks and residential intensification within river catchments.
- 2A.2.1A Urban intensification is likely to result in an increase in impermeable surfaces within urban environments. It is important for the district plan to manage potential adverse effects that can result from increased impermeable surfaces such as:

- Increased erosion of waterway channels
- Increased flooding risk
- Decreased drainage levels of service
- Increased temperatures which impact freshwater species
- Increased contaminants and decreased water quality.

Residential amenity

- 2A.2.2 The density, design and layout of new developments and subdivisions can result in poor amenity outcomes for that development and neighbouring properties.
- 2A.2.3 There are clusters of existing dwellings in the District that have a special character. New developments, relocated buildings and subdivisions have the potential to detract from the character of these clusters.
- 2A.2.4 Developments and subdivisions can have adverse visual and functional effects on the amenity of the Medium Density Residential Zone. The amenity values of the Medium Density Residential Zone include:
- A low ambient noise environment; and
 - Neighbourhoods that are well maintained, safe, and are free from activities, developments and associated signs that can result in adverse visual and nuisance effects; and
 - Vibrant and active communities that have a mix of demographics and housing types.
- 2A.2.5 Sites where buildings and impermeable surfaces cover large areas of the site can compromise the ability to adequately dispose of stormwater.
- 2A.2.6 Relocated buildings can adversely affect the existing amenity of the neighbourhood.
- 2A.2.76 There is the potential for reverse sensitivity effects when noise sensitive activities locate close to some existing activities such as the Te Awamutu Dairy Manufacturing site, roads with high traffic volumes, and railway lines.
- 2A.2.87 Trends towards more compact residential development such as that provided for by the Medium Density Residential Standards can lead to conflicts as the noise environment is potentially greater than people anticipate, and privacy levels are not the same as those existing in traditional residential areas.
- 2A.2.98 Signs are not consistent with the character of residential neighbourhoods. Signs can also detract from the character and values associated with identified heritage items and character clusters.
- 2A.2.109 Home occupations provide a sustainable working option provided that the scale and nature of the business being carried out is compatible with the character and amenity of the zone.

Neighbourhood safety

- 2A.2.1110 Inappropriate building design, fence design, and site layout can affects the opportunity for

passive surveillance from dwellings to roads and other public places and as a consequence adversely affect community safety.

On-site amenity values

2A.2.1211 Buildings that are poorly positioned on a site can affects the level of sunlight and daylight that people receive and the amount of on-site space that is available for outdoor living. Poorly positioned buildings can also result in adverse effects on neighbouring properties.

Changing housing demands

2A.2.1312 There is a requirement to meet a wide range of housing needs including for families, single or two person households; and options for extended families.

2A.2.1413 In order to meet the needs of an ageing population there is a need to provide a range of housing options and types with an appropriate range of facilities.

2A.2.1514 In the future there may be increased demand for marae and papakāinga developments within Medium Density Residential Zones.

2A.2.15A It should be recognised that the character and amenity of existing areas will change over time to enable a variety of housing types with a mix of densities.

Non-residential activities

2A.2.16 The intensity of non-residential activities can cause adverse effects and detract from anticipated levels of residential amenity.

2A.2.17 Some non-residential activities can contribute positively to the neighbourhood and community function of the Medium Density Residential Zone, while others can undermine it. There is also the potential for non-residential activities in the Medium Density Residential Zone to undermine the function and purpose of the Industrial and Commercial Zones.

2A.2.18 The design and layout of non-residential buildings is often inconsistent with the amenity and character of the Medium Density Residential Zone, and can result in adverse effects beyond that anticipated in the zone.

2A.2.19 Within the Medium Density Residential Zone, in Te Awamutu, there are existing out of zone activities where significant investment has been made. It is important that these activities are recognised.

2A.3 Objectives and Policies

Please also refer to the objectives and policies of Parts C, Part E and Part F, as relevant.

Objectives – Medium Density Residential Standards

- 2A.3.1 A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future¹
- 2A.3.2 A relevant 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 3-storey buildings.²

Policies

- 2A.3.2.1 To enable a variety of housing typologies with a mix of densities within the zone, including 3- storey attached and detached dwellings, and low-rise apartments.³
- 2A.3.2.2 To enable a minimum target density of twenty-five to thirty-five dwellings per hectare (net after taking into account public spaces and infrastructure).
- 2A.3.2.3 To apply the Medium Density Residential Standards across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).⁴
- 2A.3.2.4 To enable the modification of modify the Medium Density Residential Standards under Policy 2A.3.2.3, or the level of density anticipated under Policies 2A.3.2.1, 2A.3.2.2 and 2A.3.2.3, only to the extent necessary to accommodate a qualifying matter applying to that site.
- 2A.3.2.5 To encourage development to achieve attractive, functional and safe streets and high quality and functional public open spaces, including by providing for passive surveillance network outcomes to be achieved by setbacks from the boundary of reserve zones and Te Awa Cycleway.⁵
- 2A.3.2.6 To enable housing to be designed to meet the day-to-day needs of residents.⁶
- 2A.3.2.7 To provide for developments not meeting permitted activity status, while encouraging high-quality developments.⁷

Objective - Key elements of Medium Density residential character

- 2A.3.3 To maintain and enhance the existing elements of the Medium Density Residential Zone that give each town its own character while recognising that the character and amenity of these towns may change over time.

¹ This objective is required by clause 6 of Schedule 3A of the Resource Management Act 1991.

² This objective is required by clause 6 of Schedule 3A of the Resource Management Act 1991.

³ This policy is required by clause 6 of Schedule 3A of the Resource Management Act 1991.

⁴ This policy is required by clause 6 of Schedule 3A of the Resource Management Act 1991.

⁵ This policy is required by clause 6 of Schedule 3A of the Resource Management Act 1991.

⁶ This policy is required by clause 6 of Schedule 3A of the Resource Management Act 1991.

⁷ This policy is required by clause 6 of Schedule 3A of the Resource Management Act 1991.

Policy - Cambridge

2A.3.3.1 To maintain and where appropriate enhance Cambridge's character by:

- (a) Maintaining the grid layout that provides long vistas down roads; and
- (b) Encouraging the provision of sufficient space for mature trees; and
- (c) Maximising opportunities to provide public access to the town belt; and
- (d) Maintaining and enhancing public views to the Waikato River and Karāpiro Stream Valley with development actively facing and providing access to the River and the Stream; and
- (e) Maintaining the mix of villas, ~~cottage and bungalows type~~ and other early – mid-20th century housing types within the identified character clusters, while providing for intensification opportunities on non-character defining sites in a manner sympathetic and complementary to identified character values; and
- (f) Promoting and enabling good architectural design elements including avoiding large spans of blank walls and the retention of a high level of visual amenity which includes public-facing building frontages; and
- (g) Maintaining existing setbacks along identified character streets to maintain the visual dominance of tree avenues.

Policy - Kihikihi

2A.3.3.2 To maintain and where appropriate enhance Kihikihi's character by:

- (a) Retaining a grid layout with wide grassed verges; and
- (b) Maintaining a road pattern that provides for the occasional view to the rural hinterland.

Policy - Te Awamutu

2A.3.3.3 To maintain and where appropriate enhance Te Awamutu's character by:

- (a) Maintaining a road pattern that follows the natural contour of the landform and which provides for the occasional view to the rural hinterland; and
- (b) Encouraging the provision of sufficient space for mature trees; and
- (c) Providing linkages to the Mangapiko Stream with development actively facing and providing access to the stream; and
- (d) ~~Recognising~~ Maintaining the mix of villas, bungalows and ~~art deco~~ other early – mid-20th century housing in parts of Te Awamutu types within identified character clusters, while providing for intensification opportunities on non-character defining sites in a manner sympathetic and complementary to identified character values; and
- (e) Promoting and enabling good architectural design elements including avoiding large spans of blank walls and the retention of a high level of visual amenity which includes public-facing building frontages; and
- (f) Maintaining existing setbacks along identified character streets to maintain the visual dominance of tree avenues.

Policy - Character clusters

2A.3.3.4 To maintain and enhance the identified character of each character cluster by:

- (a) Avoiding new buildings and relocated buildings between the dwelling and the front boundary of a site; and
- (b) For new buildings or relocated buildings maintaining a similar style, scale, height, bulk, form, building materials, and colour layout and position that complements to other dwellings within the cluster; and
- (c) For relocated buildings ensuring that any maintenance and/or reinstatement work is undertaken; and
- (d) Ensuring that signs do not detract from the character of the building or the cluster.

Advice Note: Guidance on the character of each cluster including the style, form, and scale of buildings is included in Appendix DG1 of the District Plan.

Policy - Subdivision and development adjoining Category A heritage items

2A.3.3.5 To ensure that subdivision and development and associated earthworks adjoining Category A heritage items do not result in adverse effects on the listed heritage building including its setting and vistas to the building.

Objective - Neighbourhood amenity and safety

2A.3.4 To maintain recognise amenity values and enhance safety in the Medium Density Residential Zone including:

- i. On site for residents;
- ii. On adjoining sites; and
- iii. For the transport corridor and public open spaces.

Policy - Building setback: road boundary

2A.3.4.1 All buildings shall be designed and setback from roads in a manner which complies with the Medium Density Residential Standards, unless a qualifying matter applies.

Policy - Building setback: character street

2A.3.4.2 To maintain the existing character of character streets by having a consistent minimum building setback.

Policies - Building setback: side boundaries

2A.3.4.3 To maintain a degree of separation between buildings when viewed from the road (except where perimeter block development is proposed), provide opportunities for planting where possible, provide a degree of privacy, maintain sunlight and daylight, provide ongoing access to the rear of the site and enable building maintenance from within the site by maintaining a consistent setback between buildings on different sites.

Advice Note: In some cases affected parties' consents will not be sufficient to address the matters raised in these policies.

Policy - Height of buildings

2A.3.4.4 The height of new buildings shall not be consistent with the Medium Density Residential Standards unless a qualifying matter applies.

Policies - Site coverage and permeable surfaces

2A.3.4.5 To ensure that all sites have sufficient open space to provide for landscaping, outdoor activities, storage, on-site stormwater disposal, where parking is provided, and vehicle maneuvering by maintaining a maximum site coverage requirement for buildings in the Medium Density Residential Zone.

2A.3.4.6 Maintain a proportion of each site in permeable surfaces such as lawn and gardens, in order to ensure there is sufficient capacity to enable the on-site disposal of stormwater. In the Cambridge North Structure Plan Area, increased standards apply because of the difficulty of disposing of stormwater in this location. In the C1 and C2/C3 Structure Plan areas on-site disposal of stormwater may not be required where regional and/or district consents for the overall structure plan stormwater system provide for alternative means of stormwater management and disposal. Furthermore, on-site soakage within the C3 cell is not anticipated due to the risk of exacerbating slope stability issues. Alternative methods of stormwater management will need to be demonstrated for the C3 cell.

Policy - Relocated buildings

2A.3.4.7 Relocated buildings shall not detract from the amenity of the neighbourhood they are located within, by ensuring that exterior maintenance and painting is undertaken.

Policy - Maintaining low ambient noise environment

2A.3.4.87 To ensure that noise emissions and vibration from all activities, including construction, are consistent with the low ambient noise environment anticipated in the Medium Density Residential Zone.

Policy - Noise sensitive activities located adjacent to railways and strategic roads

2A.3.4.98 To reduce the potential for reverse sensitivity effects, by requiring noise sensitive activities to be acoustically treated, where they are proposing to locate in close proximity to railways and strategic roads.

Policy - Residential development in the vicinity of the Te Awamutu Dairy Manufacturing site

2A.3.4.109 To maintain anticipated levels of residential amenity and to reduce the potential for reverse sensitivity effects on the Te Awamutu Dairy Manufacturing site by requiring new dwellings or bedroom additions to be acoustically treated.

Policies - Signs

2A.3.4.110 To maintain the residential character and amenity of the Medium Density Residential Zone, by avoiding signs except for temporary signs and small scale signs associated with a home occupation undertaken on the site where the sign is located.

2A.3.4.1211 Signs not related to the site, including billboards, are not consistent with the character of the Medium Density Residential Zone and shall be avoided.

2A.3.4.1312 To minimise short-term effects on residential character and amenity by managing the location,

size, number and type of temporary signs.

2A.3.4.1413 Signs that are illuminated moving or flashing, or are likely to create a visual hazard or interfere with the safe and efficient use of roads shall be avoided.

Advice Note: Refer to Section 22 - Heritage and Archaeology for signs proposed to be located on or within a site of a listed heritage building.

Policy - Earthworks

2A.3.4.1514 To ensure that earthworks are carried out in a manner that avoids adverse effects between properties and on water bodies.

Policy - Home occupations

2A.3.4.1615 Home occupations are enabled where the scale and nature of the activity is such that:

- (a) The residential activity is the predominant activity on the site; and
- (b) The design and appearance of the building is residential in character; and
- (c) The levels of traffic generated are no more than that which is anticipated from residential activities; and
- (d) Adverse effects related to noise, vibration, dust and light spill are mitigated to the extent that they do not result in adverse effects on residential character and amenity.

Policies - Safety and design

2A.3.4.1716 To enhance the safety of residential neighbourhoods through site layouts and building designs that incorporate Crime Prevention through Environmental Design (CPTED) principles.

2A.3.4.1817 To ensure that passive surveillance is provided to roads, reserves and walkways.

2A.3.4.1918 To prohibit the establishment of fortified sites in the Medium Density Residential Zone.

Advice Note: Refer also to Objectives and Policies in Section 16 - Transportation.

Policy - Dwellings adjoining marae

2A.3.4.2019 To ensure that dwellings adjoining existing marae maintain the visual, aural and cultural privacy of the marae ātea.

Policy - Residential Based Visitor Accommodation

2A.3.4.2120 Residential Based Visitor Accommodation is enabled where the scale of the activity is such that it:

- (a) Maintains local residential character, while recognising that this may change over time, including the scale and design of buildings and their location on the site; and
- (b) Provides for on-site parking and vehicle manoeuvring areas for any on-site car parking; and
- (c) Mitigates adverse effects related to traffic generation, access and noise to the extent that they do not result in adverse effects on residential character and amenity or on the surrounding transport network.

Policy – Tree canopy

- 2A.3.4.221 Promote the establishment and maintenance of a continuous tree canopy along roads to improve amenity for road users and adjoining land use, minimise the urban heat island effects of urban intensification, enhance biodiversity and ecological function, provide summer shade to make roads more comfortable for walking, cycling and micro-mobility during hotter weather, and store carbon.

Policies – Vehicle crossings

- 2A.3.4.222 Limit the number of vehicle crossings to prioritise pedestrian and cyclist safety and amenity on public roads or publicly accessible spaces used to give access to development.
- 2A.3.4.243 Ensure vehicle crossings are minimised on road frontages where narrow dwellings are proposed and where shared paths and separated cycle ways are located.

Objective - On-site amenity values

- 2A.3.5 To maintain and enhance amenity values within and around dwellings and sites in the Medium Density Residential Zone through the location, layout and design of dwellings and buildings.

Policies - Building setback from rear and side boundaries

- 2A.3.5.1 Buildings should be setback from rear and side boundaries in order to provide for the privacy of adjoining properties and to not overly dominate outdoor living areas on adjoining sites.
- 2A.3.5.2 To ensure that buildings on sites adjoining reserves and public walkways or cycleways do not detract from the amenity, safety or function of those spaces.
- 2A.3.5.3 To enable the construction of buildings up to and on rear and side site boundaries in circumstances where there is minimal loss of privacy, sunlight or daylight or noise effects on adjoining properties or such effects are mitigated, and where sufficient area is maintained on site for outdoor living, and the building does not unduly dominate outdoor living areas on adjoining sites.

Policy - Daylight

- 2A.3.5.4 To maintain adequate daylight and enable opportunities for passive solar gain by providing for the progressive reduction in the height of buildings the closer they are located to a boundary (except a road boundary).

Policy - Outdoor living area

- 2A.3.5.5 Each dwelling on a site shall have a usable and easily accessible outdoor living area for individual or communal use.

Policy - Maximum Building length

- 2A.3.5.6 ~~Where compact housing is proposed,~~ The effect that long building lines may have upon the residential character and amenity of neighbouring sites and the wider area should be considered. Buildings that are well modulated with architectural detail shall be preferred.

Objective - Providing housing options

- 2A.3.6 To enable a wide range of housing options in Cambridge, Te Awamutu and Kihikihi.

Policy - Sustainable and efficient use of land

2A.3.6.1 To provide a range of housing types and options that meet changing housing needs. Developments that are comprehensively designed where spaces can be shared will be preferred.

Policy - Marae and Papakāinga

2A.3.6.2 To enable sustainable marae and papakāinga developments acknowledging that the design and layout of a marae or papakāinga development may be different than that generally found in the Medium Density Residential Zone.

Policy - Retirement village accommodation and associated care facilities and rest homes

2A.3.6.53 To enable the development of retirement village accommodation and associated care facilities and rest homes, to meet the needs of an ageing population providing that the development is comprehensively designed and developed.

Objective - Comprehensive design and development

2A.3.7 To encourage developments that are comprehensively designed, incorporate urban design and CPTED principles, are co-ordinated with infrastructure provision, and integrated with the transportation network including multi-modal transport options.

Policy - Comprehensive design of ~~compact housing~~ four or more dwellings, retirement village accommodation and associated care facilities, rest homes, and visitor accommodation

2A.3.7.1 To ensure that ~~compact housing~~ developments of four or more dwellings, retirement village accommodation and associated care facilities, rest homes and visitor accommodation are comprehensively designed by:

- (a) Ensuring that developments effectively relate to the street, existing buildings, and adjoining developments in the neighbourhood and the planned built form of the area; and
- (b) Avoiding long continuous unbroken lengths of wall building; and
- (c) ~~Maximising~~ Considering the potential for passive solar gain; and
- (d) Providing for sufficient private or communal space for the reasonable recreation, service and storage needs of residents; and
- (e) Retaining existing trees and landscaping within the development where this is practical; and
- (f) Where appropriate providing for multi-modal transport options and provide for links with existing road, pedestrian and cycleways; and
- (g) Incorporating CPTED principles; and
- (h) Addressing reverse sensitivity effects; and
- (i) Mitigating adverse effects related to traffic generation, access, noise, vibration, and light spill; and
- (j) Being appropriately serviced and co-ordinated with infrastructure provision and integrated with the transport network.

Policies - Development within structure plan areas

2A.3.7.2 To encourage sound urban design responses and development that aligns with the planned outcome within structure plan areas.

Objective - Non-residential activities

2A.3.8 To restrict the establishment of non-residential activities in the Medium Density Residential Zone, except for visitor accommodation, activities within listed heritage items, areas specifically identified on structure plans for this purpose, and those activities that provide for the health and well-being of the community, and have a functional and compelling need to locate within a Medium Density Residential Zone.

Policy - Maintain residential function

2A.3.8.1 To maintain the Medium Density Residential Zone for residential activities by ensuring that:

- (a) Industrial activities and commercial activities are avoided within the Medium Density Residential Zone except as provided for in a structure plan or policy overlay; and
- (b) Non-residential activities are not dominant within a residential block.

Policies - Non-residential activities

2A.3.8.2 To enable activities that provide for the health and well-being of the community and that service or support an identified local need. Examples include education facilities, childcare and pre-school facilities, places of worship, facilities that provide respite care, community centres, marae and hospitals. New activities shall not be established on rear sites, and sites located on cul-de-sacs, or that have access to strategic roads unless provided for in a structure plan.

2A.3.8.3 Buildings and activities associated with non-residential activities should be of a scale and design that:

- (a) Maintains residential character including the scale and design of buildings and their location on the site; and
- (b) Provides for on-site parking and vehicle manoeuvring areas for any on-site car parking; and
- (c) Mitigates adverse effects related to traffic generation, access, noise, vibration, and light spill, to the extent that they do not result in adverse effects on residential character and amenity and the surrounding transport network.

Policy - Non-residential activities in structure plan areas

2A.3.8.4 To recognise the local shops as identified within structure plan areas, that service the needs of the surrounding community. Retail activities or services provided within these locations shall provide for the daily needs of people and be located within a walkable catchment.

Policy - Non-residential activities: listed heritage items

2A.3.8.5 To make provision for medical centres, offices, restaurants, cafes and other eating places, and childcare and pre-school facilities to occur within buildings listed in Appendix N1 - Heritage Items, where the heritage values of the building and its setting are not compromised, and the effects of the activity including its hours of operation do not unduly compromise residential amenity.

Advice Note: Refer also to Section 22 - Heritage and Archaeology.

Policy - Visitor accommodation in limited circumstances

- 2A.3.8.6 Visitor accommodation may be appropriate where a development is comprehensively designed and the scale and design of the development enhances town character; and where site specific issues such as on-site servicing and transport related effects are addressed.

Policy - Local shops

- 2A.3.8.7 To enable additions to existing legally established local shops as at the date of notification of this Plan, recognising the existing investment in such properties under previous planning provisions, and the social and community function they serve in providing for the day to day needs of residents.

Policy - Scheduled industrial sites

- 2A.3.8.8 To enable the continuation of existing industries located within the Scheduled Industrial Sites identified on the Planning Maps.

Policy - Show homes

- 2A.3.8.9 To enable show homes within greenfield subdivisions, provided that any adverse effects are appropriately mitigated.

Objective - National Grid transmission networks

- 2A.3.9 To recognise and provide for the ongoing operation, maintenance, upgrade and development of the National Grid electricity transmission network.

Policies - Management of activities within National Grid Corridors

- 2A.3.9.1 To recognise the importance of the National Grid network in enabling communities to provide for their economic and social well-being and to provide for the ongoing operation, maintenance and development of the Grid through the management of activities within identified setbacks and corridors.
- 2A.3.9.2 To ensure safe and efficient use and development of the National Grid and to protect the National Grid from the adverse effects of activities adjacent to it.
- 2A.3.9.3 To avoid inappropriate land use and development within the National Grid Yard to ensure that the operation, maintenance, upgrading and development of the electricity transmission network is not compromised and to minimise the potential for nuisance effects.
- 2A.3.9.4 To avoid the establishment of new sensitive activities within the National Grid Yard in order to minimise adverse effects on and from the National Grid, including adverse effects on health and safety, amenity and nuisance effects, and reverse sensitivity effects.
- 2A.3.9.5 To not exclude compromise operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.

Objective - Significant Natural Areas

2A.3.10 To ensure that buildings and activities at the interface of residential zones with significant natural areas do not adversely affect the ecological values of those areas.

Policy – Setbacks from SNAs

2A.3.10.1 Adverse effects of adjoining development on significant natural areas will be managed through requiring the setback of buildings from the boundary.

Objective – River / Gully Proximity Overlay

2A.3.11 To reduce the likelihood of buildings and activities adversely affecting the ecological integrity and viability of biodiversity corridors and the accessibility and amenity of esplanade areas along the Waikato River, Karāpiro Stream, Mangapiko Stream and the Mangaohoi Stream.

Policies –Biodiversity corridors and esplanade areas

2A.3.11.1 Adverse effects of adjoining development on biodiversity corridors and esplanade areas will be managed through reducing the maximum building site coverage within the proximity of identified 120m of waterways.

2A.3.11.2 To increase landscaped area requirements and require native planting within 120m of waterways to maintain and enhance the biodiversity corridors and esplanade areas within the proximity of identified waterways. on Planning Map 49 through Cambridge and Te Awamutu.

Objective – Climate change

2A.3.12 Residential development supports sustainable features, technologies and methods to minimise the effects of climate change and reduce greenhouse gas emissions.

Policy – Sustainable features, technologies and methods

2A.3.12.1 Enable development that implements methods and technologies to minimise the effects on climate change, including:

- (a) Locating land uses and densities in such a way as to support walking, cycling, micromobility and public transport.
- (b) Providing for electric mobility and its associated charging infrastructure.

Objective – Infrastructure Constraint Qualifying Matter Overlay

2A.3.13 To ensure that an increased density of development does not lead to adverse effects on the Waikato and Waipā Rivers and their catchment which is in conflict with the Vision, Objectives and Strategies of Te Ture Whaimana.

Policy

2A.3.13.1 Adverse effects on the three waters infrastructure network will be managed by limiting the density of development in areas with known three waters infrastructure capacity constraints.

Objective – Stormwater Constraint Qualifying Matter Overlay

2A.3.14 To manage the adverse effects of additional displacement of flood waters and contaminant loading in the known flood extent.

Policy

- 2A.3.14.1 Adverse effects on the known flood extent will be managed by limiting maximum building site coverage to current limits.

2A.4 Rules

The rules that apply to activities are contained in:

- (a) The activity status tables and the performance standards in this zone; and**
- (b) The activity status tables and the performance standards in Parts E District Wide Provisions and Part F District Wide Natural and Cultural Heritage of the Plan; and**
- (c) For scheduled industrial activities identified in the Industrial Policy Overlay on Planning Map 42 and in Appendix 08, the activity status table and performance standards of Section 7 - Industrial Zone shall apply as if the activities were zoned industrial. The rules of the Medium Density Residential Zone shall apply for any other activity.**

Development within a structure plan area identified on Planning Maps is required to be in general accordance with an approved structure plan. Refer to Rule 15.4.2.69 Infrastructure, Hazards, Development and Subdivision.

Also refer to the Financial Contributions Section. Activities that result in adverse effects on infrastructure (including permitted activities) may be required to pay financial contributions of money, land, or a combination, prior to commencing the activity.

Advice Notes:

1. Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.
2. Vegetation to be planted within or near electric lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

2A.4.1 Activity Status Tables

2A.4.1.1	<p><u>Permitted activities</u></p> <p>The following activities shall comply with the performance standards of this zone</p>
(a)	<u>Residential activities.</u>
(b) ⁸	<p>Up to three dwellings per site outside of the:</p> <p>(i) <u>Infrastructure Constraint Qualifying Matter Overlay;</u></p> <p>(ii) <u>Regionally Significant Industry Qualifying Matter Overlay;</u></p> <p>(iii) <u>Character clusters and Character Cluster Qualifying Matter Overlay.</u></p>
(c)	<p>Up to two dwellings per site within the:</p> <p>(i) <u>Infrastructure Constraint Qualifying Matter Overlay;</u></p> <p>(ii) <u>Regionally Significant Industry Qualifying Matter Overlay.</u></p>
(eA d)	<u>One dwelling and one secondary dwelling within the Character Cluster Qualifying Matter Overlay.</u>
(d e)	<u>Home occupations.</u>
(e f)	<u>Accessory buildings to any permitted activity.</u>
(f g)	<u>Demolition and removal of buildings, except in character clusters and those listed in Appendix N1 - Heritage Items and those identified as 'Character Defining' in a character cluster.</u>
(g h)	<u>Relocated buildings, except where located in a character cluster or listed in Appendix N1 – Heritage Items.</u>
(h i)	<u>Earthworks.</u>
(i j)	<u>Signs.</u>
(j k)	<u>Temporary construction buildings.</u>
(k l)	<u>Passive recreational use.</u>
(l m)	<p>The following activities located within the Commercial Hub Overlay of the St Kilda Residential Area identified in Appendix S4:</p> <p>(i) <u>Retail activities;</u></p> <p>(ii) <u>Cafés;</u></p> <p>(iii) <u>Takeaway food outlets;</u></p> <p>(iv) <u>An information centre for the Maungatautari Ecological Island Trust;</u></p> <p>(v) <u>Meeting and conference facilities;</u></p> <p>(vi) <u>Pre-school and childcare facilities;</u></p> <p>(vii) <u>Playground equipment.</u></p>
(m n)	<p>The following activities within Character Area 4 of the Cambridge Park Residential Zone:</p> <p>(i) <u>Food and beverages and convenience goods;</u></p> <p>(ii) <u>Cafés;</u></p> <p>Providing that the GFA does not exceed 150m².</p>
(n o)	<u>Conservation blocks.</u>
(o p)	<u>Earthworks within the National Grid Yard that comply with Rule 2A.4.2.48-51.</u>
(p q)	<u>Residential Based Visitor Accommodation.</u>
(q r)	<u>Within character clusters and the Character Cluster Qualifying Matter Overlay, the construction of new buildings and alterations or additions to existing buildings, where the work undertaken is single storey and located at the rear of the site.</u>
(r s)	<u>Within character clusters and the Character Cluster Qualifying Matter Overlay on sites identified as 'Non-Character Defining', the construction of new buildings and alterations or additions to existing buildings, where the work undertaken is single storey and set back a minimum of 6m from road boundaries.</u>

⁸ This rule is required by clause 10 of Schedule 3A of the Resource Management Act 1991.

<u>2A.4.1.2</u>	<u>Controlled activities</u> The following activities shall comply with the performance standards of this zone
(a)	<p><u>One show home per site within a greenfield subdivision.</u></p> <p><u>Matters over which Council reserves its control are:</u></p> <ul style="list-style-type: none"> <u>(i) Traffic generation; and</u> <u>(ii) Parking (excluding the number of parking spaces for cars); and</u> <u>(iii) Hours of operation; and</u> <u>(iv) Duration of the activity on the site.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>

<u>2A.4.1.3</u>	<u>Restricted discretionary activities</u> The following activities shall comply with the performance standards of this zone
(a)	<u>Any permitted activity or controlled activity that does not comply with any performance standards in Section 2A.4.2, except for those specified in Rule 2A.4.1.4(a), or as specified in Section 2A.4.2.</u>
(b)	<p>Four or more dwellings per site outside of the Infrastructure Constraint Qualifying Matter Overlay.</p> <p>Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with discretion being will be restricted over to the following matters:</p> <ul style="list-style-type: none"> <u>(i) Building location, bulk and design; and</u> <u>(ii) Development density; and</u> <u>(iii) Landscaping; and</u> <u>(iv) Where provided, the location of parking areas and vehicle manoeuvring; and</u> <u>(v) Crime Prevention Through Environmental Design; and</u> <u>(vi) Traffic generation and connectivity; and</u> <u>(vii) Privacy within and between adjoining sites; and</u> <u>(viii) Noise; and</u> <u>(ix) The outcomes of an infrastructure capacity assessment; and</u> <u>(x) Stormwater disposal; and</u> <u>(xi) Alignment with any relevant Urban Design Guidelines adopted by Council and included in the District Plan. The extent to which buildings respond to relevant design guidelines in Appendix DG and Appendix S.</u>

(c)	<p>Three or more dwellings per site within the Infrastructure Constraint Qualifying Matter Overlay.</p> <p>Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with discretion being will be restricted over to the following matters:</p> <ul style="list-style-type: none"> ▪ Building location, bulk and design; and ▪ Development density; and ▪ Landscaping; and ▪ Location of parking areas and vehicle manoeuvring; and ▪ Crime Prevention Through Environmental Design; and ▪ Traffic generation and connectivity; and ▪ Privacy within and between adjoining sites; and ▪ Noise; and <p>(i) The outcomes of an infrastructure capacity assessment; and</p> <p>(ii) Stormwater disposal; and</p> <p>(iii) Alignment with any relevant Urban Design Guidelines adopted by Council and included in the District Plan.</p> <ul style="list-style-type: none"> ▪ Alignment with any relevant Urban Design Guidelines adopted by Council.
(eA d)	<p>Three dwellings per site within the Regionally Significant Industry Qualifying Matter Overlay.</p> <p>Discretion will be restricted to the following matters:</p> <p>(i) Reverse sensitivity effects on the operation of the Te Awamutu Dairy Manufacturing site.</p>
(e e)	<p>Character clusters sites - Construction of new buildings, relocated buildings and demolition or removal or alterations or additions to existing buildings, except where permitted by 2A.4.1.1 (f g), (e r) and (f s).</p> <p>Discretion will be restricted to the following matters:</p> <p>(a) For identified character-defining sites:</p> <ul style="list-style-type: none"> (i) The extent to which Bbuilding bulk and design, building materials, and layout to complements the style, form, building materials, layout and position of other character defining dwellings within the cluster; and (ii) The extent to which buildings provide a complementary response to the existing character identified in the cluster as set out in Appendix DG1; <p>(b) For identified non-character defining sites:</p> <ul style="list-style-type: none"> (i) The extent to which building design is sympathetic to the established character within the cluster in form, proportion, layout and materiality; and (ii) The extent to which building scale manages the relationship between adjacent character-defining sites and responds to the streetscape context; and (iii) The extent to which buildings are sympathetic to and acknowledge the character values identified in the cluster as set out in Appendix DG1. <p>Effects on the existing character identified in the cluster as set out in Appendix DG1;</p> <p>(c) The extent to which the demolition or removal of the character building on an identified 'character defining' site detracts from the integrity of the streetscape; and</p> <p>(d) The visibility of the new buildings and/or alterations or additions from public places; and</p>

	<p>(e) <u>Solar access; and</u></p> <p>(f) <u>Where provided, the Effects on parking and vehicle manoeuvring; and</u></p> <p>(g) <u>Signs; and</u></p> <p>(h) <u>Landscaping.</u></p> <p><u>Additionally for relocated buildings:</u></p> <ul style="list-style-type: none"> ▪ <u>Condition of the exterior of the building; and</u> ▪ <u>Repairs and works identified for action in Council approved or certified Building Relocation Inspection Report; and</u> ▪ <u>Reinstatement works; and</u> ▪ <u>Timing for completing any required works.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>
(dA f)	<p><u>Within the Character Cluster Qualifying Matter Overlay - Construction of two or more dwellings except where permitted by 2A.4.1.1(eA d), (q-r) or (f s).</u></p> <p><u>Discretion will be restricted to the following matters:</u></p> <p>(a) <u>For identified character-defining sites;</u></p> <ul style="list-style-type: none"> (i) <u>The extent to which building bulk and design, building materials, and layout complements the style, form, building material, layout and position of other character defining dwellings within the cluster; and</u> (ii) <u>The extent to which buildings provide a complementary response to the existing character identified in the cluster as set out in Appendix DG1;</u> <p>(b) <u>For identified non-character defining sites:</u></p> <ul style="list-style-type: none"> (i) <u>The extent to which building design is sympathetic to the established character within the cluster in form, proportion, layout and materiality; and</u> (ii) <u>The extent to which building scale manages the relationship between adjacent character-defining sites and responds to the streetscape context; and</u> (iii) <u>The extent to which buildings are sympathetic to and acknowledge the character values identified in the cluster as set out in Appendix DG1.</u> <p>(c) <u>Solar access; and</u></p> <p>(d) <u>Where provided, the effects on parking and vehicle manoeuvring; and</u></p> <p>(e) <u>Signs; and</u></p> <p>(f) <u>Landscaping.</u></p> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>

<p><u>(e.g)</u></p>	<p><u>Retirement village accommodation and associated care facilities and rest homes within or outside the compact housing overlay identified on the Planning Maps.</u></p> <p><u>Discretion will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> ▪ <u>Building location, bulk and design; and</u> ▪ <u>Landscaping; and</u> ▪ <u>Location of parking areas and vehicle manoeuvring; and</u> ▪ <u>CPTED; and</u> ▪ <u>Traffic generation and connectivity; and</u> ▪ <u>Benefits provided to residents from onsite communal facilities; and</u> ▪ <u>Noise; and</u> ▪ <u>Stormwater disposal.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>
<p><u>(f-h)</u></p>	<p><u>Visitor accommodation in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas.</u></p> <p><u>For Visitor accommodation in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas, non-compliance with any of the performance standards in Section 2A.4.2 shall retain Restricted Discretionary Activity status (and this rule prevails over any rule to the contrary).</u></p> <p><u>Discretion will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> ▪ <u>Building design; and</u> ▪ <u>Whether the design, scale and appearance maintains or enhances the amenity and character of the area; and</u> ▪ <u>Landscaping; and</u> ▪ <u>Where provided, the location of parking areas and vehicle manoeuvring; and</u> ▪ <u>CPTED; and</u> ▪ <u>The potential for reverse sensitivity effects on the strategic transport network;</u> ▪ <u>Infrastructure effects; and</u> ▪ <u>Alignment with any relevant Urban Design Guidelines approved by Council and included in the District Plan.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21 relevant to the above matters.</u></p>
<p><u>(g.i)</u></p>	<p><u>Local Centres within the C2/C3 Structure Plan area, located in general accordance with the C1 and C2/C3 Structure Plans and limited to the following activities:</u></p> <p><u>(i) Café, dining and ancillary activities.</u></p> <p><u>(ii) Commercial retail and service activities.</u></p> <p><u>(iii) Commercial offices or residential activities, limited to above ground floor.</u></p> <p><u>(iv) Within the C2 growth cell, a sports centre and/or art and cultural centre, no greater than 500m² GFA in total.</u></p> <p><u>For local centres within the C1 and C2/C3 Structure Plan areas, non-compliance with any of the performance standards in Section 2A.4.2 shall retain Restricted Discretionary Activity status (and this rule prevails over any rule to the contrary).</u></p> <p><u>Discretion will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> ▪ <u>Building location, bulk and design; and</u> ▪ <u>Visual and amenity effects on surrounding properties; and</u> ▪ <u>Where provided, the location of parking areas and vehicle manoeuvring; and</u> ▪ <u>Impacts on surrounding open space amenity and pedestrian safety; and</u> ▪ <u>Location, colour, size and content of signs; and</u> ▪ <u>Infrastructure effects; and</u> ▪ <u>Alignment with any relevant Urban Design Guidelines approved by Council and included in the District Plan.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21</u></p>

<u>(h j)</u>	<p><u>Neighbourhood Centre within the T11 Growth Cell Structure Plan Area, located in general accordance with the T11 Growth Cell Structure Plan and limited to the following activities:</u></p> <p><u>(i) Café, dining and ancillary activities.</u></p> <p><u>(ii) Commercial retail and service activities.</u></p> <p><u>(iii) Commercial offices or residential activities, limited to above ground floor.</u></p> <p><u>(iv) Early childcare education facilities.</u></p> <p><u>Discretion will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> ▪ <u>Building location, bulk and design; and</u> ▪ <u>Visual and amenity effects on surrounding properties; and</u> ▪ <u>Where provided, the location of parking areas and vehicle manoeuvring; and</u> ▪ <u>Impacts on surrounding open space amenity and pedestrian safety; and</u> ▪ <u>Location, colour, size and content of signs; and</u> ▪ <u>Infrastructure effects; and</u> ▪ <u>Alignment with any relevant Urban Design Guidelines approved by Council and included in the District Plan.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>
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<u>2A.4.1.4</u>	<u>Discretionary activities</u>
<u>(a)</u>	<p><u>Any permitted, controlled or restricted discretionary activity that fails to comply with:</u></p> <p><u>(i) Rule 2A.4.2.26 30 - Dwellings adjoining marae</u></p> <p><u>(ii) Rule 2A.4.2.27 31 - Cambridge Park Structure Plan – building setback from escarpment</u></p> <p><u>(iii) Rule 2A.4.2.28 32 and 2A.4.2.29 33 - Cambridge North and C1 and C2 Structure Plan Area: on-site soakage</u></p> <p><u>(iv) Rule 2A.4.2.30 34 - Cambridge North Structure Plan Area: flood risk</u></p> <p><u>(v) Rule 2A.4.2.31 40 - Design and layout of development adjoining water bodies and reserves</u></p> <p><u>(vi) Rule 2A.4.2.32 41– Noise</u></p> <p><u>(vii) Rules 2A.4.2.40 44 to 2A.4.2.42 46- Noise insulation: noise sensitive activities</u></p> <p><u>(viii) Rules 2A.4.2.44 48 and 2A.4.2.45 49 – Signs</u></p> <p><u>(ix) Rules 2A.4.2.46 50 and 2A.4.2.47 - Earthworks</u></p> <p><u>(x) Rules 2A.4.2.50 54 to 2A.4.2.51 56 - Housing and keeping of animals</u></p> <p><u>(xi) Rule 2A.4.2.55 59- Home occupation</u></p> <p><u>(xii) Rule 2A.4.2.56 60 - Show homes</u></p> <p><u>(xiii) Rules 2A.4.2.60 64 and 2A.4.2.61 65- Temporary construction buildings</u></p>
<u>(b)</u>	<u>Any restricted discretionary activity that does not comply with one or more of the rules for a restricted discretionary activity, except for the rules specified in Rule 2A.4.1.4(a).</u>
<u>(c)</u>	<u>Churches, community centres, papakāinga and marae.</u>
<u>(d)</u>	<u>Education facilities, pre-schools and childcare facilities.</u>
<u>(e)</u>	<u>Visitor accommodation.</u>
<u>(f)</u>	<u>Hospitals.</u>
<u>(g)</u>	<u>Medical centres (including overnight care) adjacent to Cambridge Road within the C2/C3 Growth Cell.</u>
<u>(h)</u>	<u>The following activities within a listed heritage building contained in Appendix N1 – Heritage Items: medical centres, childcare and pre-school facility, offices, restaurants, cafés and other eating places.</u>
<u>(i)</u>	<u>Additions to local retail shops which were existing as at the date of notification of this Plan.</u>
<u>(j)</u>	<u>Construction of new buildings on a site that adjoins a Category A listed heritage item in Appendix N1, where the building(s) is within 20m of the common boundary.</u>
<u>(k)</u>	<u>The keeping of up to two beehives.</u>

(l)	<u>The use of shipping containers for any activity, including a dwelling, or a sleep out, or as an accessory building for the day to day storage needs of domestic goods, or for the storage of home occupation equipment, provided that the use of a shipping container for a temporary construction building project is exempt from this rule, refer to Rules 2A.4.2.60 64 and 2A.4.2.61 65 – Temporary Construction Buildings.</u>
(m)	<u>Emergency service facilities.</u>

2A.4.1.5	Non-complying activities
(a)	<u>Medical centres, offices, restaurants, cafés and other eating places, except where located within a listed heritage building in Appendix N1 - Heritage Items.</u>
(b)	<u>Any building or activity that fails to comply with the building set back from the escarpment for Cambridge Park Structure Plan Area.</u>
(c)	<u>Any building or activity that fails to comply with Rule 2A.4.2.55 59(a) to (c) – Home occupations.</u>
(d)	<u>Offices, except for offices located within listed heritage buildings in Appendix N1 Heritage Items.</u>
(e)	<u>Retail activities, excluding additions to local retail shops listed in Rule 2A.4.1.4(i).</u>
(f)	<u>Boarding and/or breeding kennels and catteries and the keeping of roosters.</u>
(g)	<u>All other activities not listed in activity status table Rules 2A.4.1.1 to 2A.4.1.4.</u>
(h)	<u>Within the National Grid Yard:</u> <ul style="list-style-type: none"> (i) <u>Any building or addition to a building for a National Grid Sensitive Activity.</u> (ii) <u>Any change of use to a National Grid Sensitive Activity or the establishment of a new National Grid Sensitive Activity.</u> (iii) <u>Any building, structure or earthworks which fail to comply with Rules 2A.4.2.47 51, and 2A.4.2.48 52 and 2A.4.2.49 53.</u>

2A.4.1.6	Prohibited Activities The following activities are prohibited and no resource consent will be approved
(a)	<u>Fortified Sites.</u>

Public and Limited Notification⁹

2A.4.1A The following rules apply to the matter of notification of resource consent applications required under this section of the district plan:

- (a) An application for resource consent under Rule 2A.4.1.1(b), ~~or (c)~~ or ~~(eA-d)~~ that does not comply with one or more of the performance standards in Rule 2A.4.2 will be considered without public notification unless the Council determines that special circumstances exist under the Resource Management Act 1991.
- (b) An application for resource consent under Rule 2A.4.1.3(b), ~~or (c)~~ or ~~(eA-d)~~ that complies with the performance standards in Rule 2A.4.2 will be considered without public or limited notification or without the need to obtain written approval from affected parties, unless the Council determines that special circumstances exist under the Resource Management Act 1991.

⁹ This rule is required by clause 5 of Schedule 3A of the Resource Management Act 1991.

2A.4.2 Performance Standards

The following rules apply to activities listed as permitted, controlled or restricted discretionary.

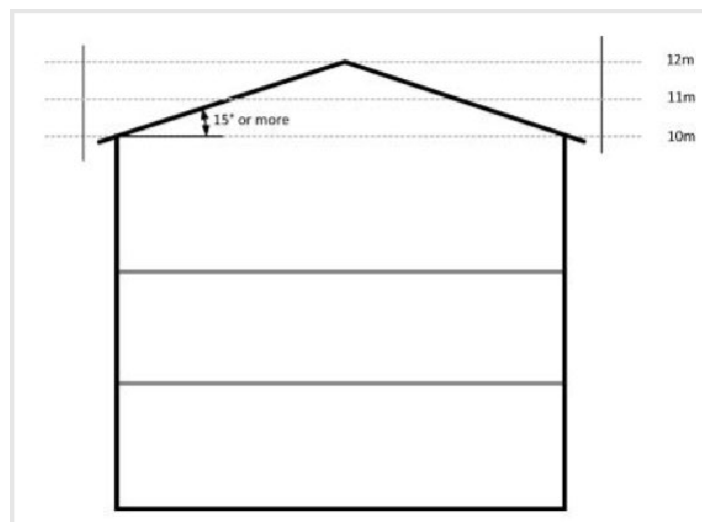
Where rules are not complied with resource consent will be required in accordance with the rules in the activity status table or as identified in the performance standards, and will be assessed against the relevant objectives and policies. In the case of controlled and restricted discretionary activities, the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria in Section 21. For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

The relevant performance standards that apply to the scheduled activities within the Industrial Policy Overlay identified on Planning Map 42 and in Appendix 08, are those contained in Part D, Section 7 - Industrial Zone and Parts E and F as if the site was zoned Industrial.

The relevant performance standards that Rules 2A.4.2.9 and 2A.4.2.28 apply within the River / Gully Overlay identified on Planning Maps 56 and 57 are to be met for all sites that within 120m of the water boundary (measured in a landward direction at 90 degrees of the mean annual fullest flow level).

Rule – Height

2A.4.2.1 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 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:¹⁰



Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Building location, bulk and design; and
- Visual privacy; and
- Shading effects on adjoining properties.

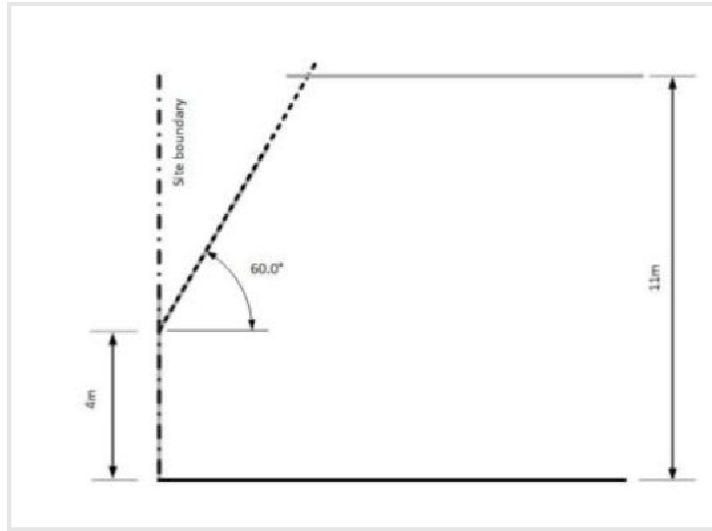
These matters will be considered in accordance with the assessment criteria in Section 21.

Rules – Height in relation to boundary

2A.2.4.2 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. Where the

¹⁰ This rule is required by clause 11 of Schedule 3A of the Resource Management Act 1991.

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 pedestrian access way.¹¹



2A.4.2.3 This standard does not apply to:

- (a) a boundary with a road;
- (b) existing or proposed internal boundaries within a site; or
- (c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.¹²

Activities that fail to comply with Rules 2A.4.2.2 and 2A.4.2.3 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Building location, bulk and design; and
- Access to daylight and sunlight on the site and on adjoining properties; and
- Effects on existing trees; and
- Landscaping.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rules – Setbacks

2A.4.2.4 Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:¹³

<u>Yard</u>	<u>Minimum depth</u>
<u>Front</u>	<u>1.5 metres</u>
<u>Side</u>	<u>1 metre</u>
<u>Rear</u>	<u>1 metre (excluded on corner sites)</u>

¹¹ This rule is required by clause 12 of Schedule 3A of the Resource Management Act 1991.

¹² This rule is required by clause 12 of Schedule 3A of the Resource Management Act 1991.

¹³ This rule is required by clause 13 of Schedule 3A of the Resource Management Act 1991.

2A.4.2.5 This standard Rule 2A.4.2.4 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.¹⁴

2A.4.2.6 The minimum building setback depth listed above stated in Rule 2A.4.2.4 is modified in the following locations:

- (a) Along boundaries adjoining a state highway, a setback of 7.5 metres is required for dwellings and sleep outs;
- (b) On sites adjoining a road where the Character Street policy overlay area applies, a front yard setback of 6 metres is required;
- (c) On sites adjoining a reserve, a setback of 4 metres is required along the boundary adjoining the reserve for two or more dwellings;
- (d) On sites adjoining sections of the Te Awa Cycleway identified on the structure plan maps in Appendix S of the District Plan, that are not located within a road corridor, a setback of 5 metres is required along the boundary of the site adjoining the cycleway;
- (e) On sites adjoining arterial roads, a setback of 4 metres is required along the boundary adjoining the arterial road; and
- (f) On sites adjoining a Significant Natural Area (SNA), setback of 20 metres is required along the boundary of the SNA for two or more dwellings.

Activities that fail to comply with Rules 2A.4.2.4 to 2A.4.2.6 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Building location, bulk and design; and
- Visual and aural privacy; and
- Reverse sensitivity effects; and
- Outlook for adjoining neighbours; and
- Effects on existing trees and street trees required through rule 15.4.2.27; and
- Landscaping; and
- Vehicle access to the rear of the site; and
- Effects on the safe and efficient operation of the state highway network, where applicable; and
- Consistency of front yard building setback and effects on established character along the identified Character Street, where applicable; and
- Effects on the function and associated amenity values of the adjacent reserve, where applicable; and
- Effects on the function and amenity values of the Te Awa Cycleway, where applicable.
- Effects on ecological values, vegetation, biodiversity, soil, stormwater runoff and groundwater levels within a significant natural area, where applicable; and
- Effects of artificial lighting on native species within a significant natural area, where applicable; and
- Effects on the existing health and function of a significant natural area's vegetation and biodiversity.

These matters will be considered in accordance with the assessment criteria in Section 21.

¹⁴ This rule is required by clause 13 of Schedule 3A of the Resource Management Act 1991.

Rules – ~~Building Site coverage~~

2A.4.2.7 The maximum ~~building site~~ coverage must not exceed 50% of the net site area.¹⁵

Activities that fail to comply with this Rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Building location, bulk and design; and
- On-site amenity; and
- Outlook for adjoining neighbours; and
- Effects on existing trees; and
- Landscaping; and
- The impact of the development on indigenous flora and fauna and the ability to avoid, remedy or mitigate any adverse effects on these; and
- The flood effects due to displacement of floodwater arising from the proposed building development; and
- The impact on rivers and waterbodies and whether any potential adverse effects from a building development are required by relevant consent or guidelines ~~can~~ to be avoided or mitigated; and
- An assessment of stormwater disposal and whether this can be accommodated on-site. These matters will be considered in accordance with the assessment criteria in Section 21.

2A.4.2.8 On sites located within the Stormwater Qualifying Matter ~~and the River / Gully Proximity Qualifying Matter~~ Overlays, the maximum ~~building site~~ coverage must not exceed 40% of the net site area except for sites that meet the following criteria:

- a. Where a subdivision consent has been approved by Council that includes stormwater management designed for 50% site coverage over the entire site or on specified lots on the site; and
- b. Any regional discharge consents that are required have been approved and consent notices are in place, where applicable.
- c. Sites that meet the criteria outlined in 2A.4.2.8 (a) and (b) will have maximum site coverage as specified under Rule 2A.4.2.7 which will apply either over the entire site or on specified lots on the site.

Activities that fail to comply with this Rule ~~2A.4.2.7 to 2A.4.2.8~~ will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- ~~Building location, bulk and design; and~~
- ~~On-site amenity; and~~
- ~~Outlook for adjoining neighbours; and~~
- ~~Effects on existing trees; and~~
- Landscaping; and
- The flood effects due to displacement of floodwater arising from the proposed building development; and
- The impact on rivers and waterbodies and whether any potential adverse effects from a development are required by relevant consents or guidelines to ~~can~~ be avoided or mitigated; and
- ~~The impact of the development on indigenous flora and fauna and the ability to avoid,~~

¹⁵ This rule is required by clause 14 of Schedule 3A of the Resource Management Act 1991.

- remedy or mitigate any adverse effects on these; and
- An assessment of stormwater disposal and whether this can be accommodated on-site. These matters will be considered in accordance with the assessment criteria in Section 21.

2A.4.2.8-19 On sites located within the River / Gully Proximity Qualifying Matter Overlay as shown on the Planning Maps, the maximum building site coverage must not exceed 40% of the net site area.

Activities that fail to comply with this Rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Building location, bulk and design; and
- On-site amenity; and
- Outlook for adjoining neighbours; and
- Effects on existing trees; and
- Landscaping; and
- The impact on rivers and waterbodies and whether any potential adverse effects from a development can be avoided or mitigated; and
- The impact of the development on indigenous flora and fauna and the ability to avoid, remedy or mitigate any adverse effects on these.
- An assessment of stormwater disposal and whether this can be accommodated on-site.
- The extent to which the increased site coverage adversely affects the ecological integrity and viability of the adjacent biodiversity corridors and the accessibility and amenity of the adjacent esplanade areas.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Impermeable surfaces

2A.4.2.910 Impermeable surfaces must not exceed:

- 45% of the net site area in the Cambridge North Structure Plan Area; or
- 60% of the net site area in the remainder of the Zone (except St Kilda Structure Plan Area).

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- On-site stormwater disposal or the ability to connect to an approved stormwater system.
- The effect of stormwater run-off to adjoining properties.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rules – Maximum site coverage and permeable surfaces: St Kilda Structure Plan Area

2A.4.2.1011 Site coverage and impermeable surfaces of residential lots shall not exceed 700m².

2A.4.2.1112 The balance of the net area of each lot, once site coverage and impermeable surfaces have been taken into account, shall be grassed, planted in trees and or shrubs or otherwise landscaped in a manner that retains the permeable nature of the surface.

Activities that fail to comply with Rules 2A.4.2.10-11 and 2A.4.2.11-12 will require a resource consent for a discretionary activity.

Rules – Outdoor living space (per unit)

2A.4.2.10 13 A residential dwelling at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:

- (a) Where located at ground level, has no dimension less than 3 metres; and
- (b) Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and a minimum dimension of 1.8 metres; and
- (c) Is accessible from the dwelling; and
- (d) May be:
 - (i) grouped cumulatively by area in 1 communally accessible location; or
 - (ii) located directly adjacent to the dwelling; and
- (e) Is free from buildings, parking spaces, and servicing and manoeuvring areas.¹⁶

2A.4.2.11 14 A residential dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:

- (a) Is at least 8 square metres and a minimum dimension of 1.8 metres; and
- (b) Is accessible from the dwelling; and
- (c) May be:
 - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - (ii) located directly adjacent to the dwelling.¹⁷

Activities that fail to comply with Rules 2A.4.2.10-13 and 2A.4.2.11-14 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Building location, bulk and design; and
- The internal layout of the dwelling and its relationship to the outdoor living area; and
- The size, dimension and orientation of the outdoor living area.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rules – Outlook space (per dwelling)

2A.4.2.12 15 An outlook space must be provided for each dwelling as specified in this rule.¹⁸

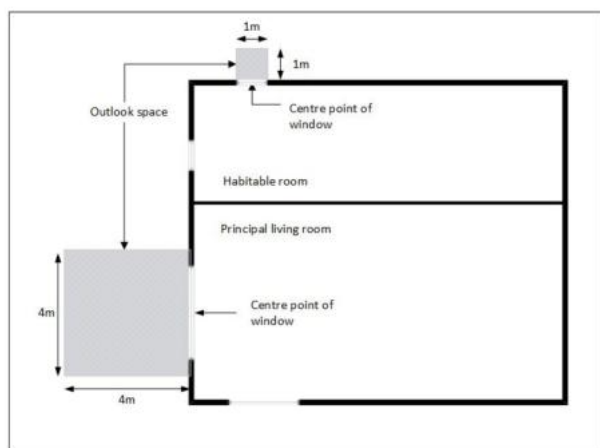
2A.4.2.13 16 An outlook space must be provided from habitable room windows as shown in the diagram below.¹⁹

¹⁶ This rule is required by clause 15 of Schedule 3A of the Resource Management Act 1991.

¹⁷ This rule is required by clause 15 of Schedule 3A of the Resource Management Act 1991.

¹⁸ This rule is required by clause 16 of Schedule 3A of the Resource Management Act 1991.

¹⁹ This rule is required by clause 16 of Schedule 3A of the Resource Management Act 1991.



2A.4.2.14 17 The minimum dimensions for a required outlook space are as follows:

- (a) A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
- (b) All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.²⁰

2A.4.2.15 18 The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.²¹

2A.4.2.16 19 Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.²²

2A.4.2.17 20 Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.²³

2A.4.2.18 21 Outlook spaces may be under or over a balcony.²⁴

2A.4.2.19 22 Outlook spaces required from different rooms within the same building may overlap.²⁵

2A.4.2.20 23 Outlook spaces must:

- (a) Be clear and unobstructed by buildings; and
- (b) Not extend over an outlook space or outdoor living space required by another dwelling.²⁶

Activities that fail to comply with Rules 2A.4.2.12 15 to 2A.4.2.20-23 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Building location, bulk and design; and
- Privacy within and between adjoining sites; and
- Reverse sensitivity effects; and

²⁰ This rule is required by clause 16 of Schedule 3A of the Resource Management Act 1991

²¹ This rule is required by clause 16 of Schedule 3A of the Resource Management Act 1991

²² This rule is required by clause 16 of Schedule 3A of the Resource Management Act 1991

²³ This rule is required by clause 16 of Schedule 3A of the Resource Management Act 1991

²⁴ This rule is required by clause 16 of Schedule 3A of the Resource Management Act 1991

²⁵ This rule is required by clause 16 of Schedule 3A of the Resource Management Act 1991

²⁶ This rule is required by clause 16 of Schedule 3A of the Resource Management Act 1991

- Outlook for adjoining neighbours.
These matters will be considered in accordance with the assessment criteria in Section 21.

Rules – Windows to street

2A.4.2.21 24 Any residential dwelling 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.²⁷

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Building location, bulk and design; and
- Passive surveillance of the street; and
- Safety.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rules – Roof Pitch

2A.4.2.22 25 A residential dwelling of 2 or more stories shall have a minimum roof pitch of:

- (a) 30 degrees in any character cluster area. ~~or compact housing area overlay~~
- (b) 15 degrees in all other parts of the zone.

Activities that fail to comply with this rule ~~Rules 2A.4.2.22-25~~ will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Degree of visual cohesiveness and compatibility with adjacent and nearby buildings.
- Building bulk, prominence and dominance including any mitigating features.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rules – Landscaped area

2A.4.2.23 26 A residential dwelling 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.²⁸

2A.4.2.24 27 The landscaped area may be located on any part of the development site, and does not need to be associated with each residential dwelling.²⁹

2A.4.2.24A 28 Within the River / Gully Proximity Qualifying Matter Overlay as shown on the Planning Maps, a residential dwelling at ground floor level must have a landscaped area of a minimum of 30% of a developed site with native plants, and can include the canopy of trees regardless of the ground treatment below them.

²⁷ This rule is required by clause 17 of Schedule 3A of the Resource Management Act 1991.

²⁸ This rule is required by clause 18 of Schedule 3A of the Resource Management Act 1991.

²⁹ This rule is required by clause 18 of Schedule 3A of the Resource Management Act 1991.

Activities that fail to comply with Rules 2A.4.2.223 26, and 2A.4.2.24 27 and 2A.4.2.24A 28 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Building location, bulk and design; and
- Protection of existing mature vegetation; and
- Landscaping; and
- Off-site mitigation.
- On-site amenity.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Minimum building setback from internal site boundaries – site specific

2A.4.2.2529 The minimum building setback from internal site boundaries along McNair Road on rear boundaries that adjoin lots to the north east of Lots 24-29; DPS 4416 and Lot 1 DPS 15918 shall be 5m.

Rule - Dwellings adjoining marae

2A.4.2.26-30 No dwelling shall be placed or constructed so that it has doors, windows, verandahs or outdoor living areas with a direct line of sight to the nominal mahau (veranda) or marae ātea (area in front of the Whare Nui) area on existing marae.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - Cambridge Park Structure Plan: building setback from escarpment

2A.4.2.27 31 Within the Cambridge Park Structure Plan Area shown on the Planning Maps, buildings shall not be located closer than 12m from the Indicative Top of the Bank as shown on the structure plan in Appendix S3.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rules - Cambridge North and C1 and C2 Structure Plan Areas: on-site soakage

2A.4.2.28 32 On-site soakage shall be provided for every building in the Cambridge North Structure Plan Area to take all runoff from a two year annual recurrence interval (ARI) rainfall event.

2A.4.2.29 33 On-site soakage shall be provided for every lot in the C1 and C2 Structure Plan Areas to dispose of all runoff from a two year average annual recurrence interval (ARI) 24 hour duration rainfall event, except where regional and/or district resource consents for the structure plan stormwater system allow alternative stormwater management provisions and these consents are complied with.

Activities that fail to comply with Rules 2A.4.2.28 32 and 2A.4.2.29 33 will require a resource consent for a discretionary activity.

Rule - Cambridge North Structure Plan Area: flood risk

2A.4.2.30 34 Dwellings within the Cambridge North Structure Plan Area shall be sited and constructed to

avoid or manage flood risk.

Advice Note: Technical reports associated with the Cambridge North Structure Plan will provide guidance on minimum floor levels.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rules - Neighbourhood amenity and safety

2A.4.2.31 35 The minimum area of glazing on the front façade(s) of a building that adjoins a reserve shall be 15%.

Provided that:

- (a) Where a site adjoins a reserve, the front façade(s) of a building shall be all the sides of a building that faces the public place; and
- (b) Where the front façade(s) of a building is not parallel to a reserve, the minimum area of glazing shall only apply to the longest wall facing the public place; and
- (c) Where the front façade(s) of a building is not parallel to a reserve and the façades facing the reserve are of equal length, then the façade at the least acute angle to the public place shall be deemed to be the front façade and the 15% glazing requirement shall only apply to that façade; and
- (d) The percentage area of glazing shall be measured as the framed wall opening size to accommodate the entire window.
- (e) This rule shall not apply to relocated buildings or a garage that is an accessory building.

2A.4.2.32 36 Fences between buildings on the site and any road, public walkway or reserve shall be no higher than 1.2m in height if not visually permeable, or no more than 1.8m in height if visually permeable.

Except:

- (a) In the T2 Growth Cell Structure Plan Area all fences within the building setback from Frontier Road or Pirongia Road shall be no more than 1.2m in height, whether or not they are visually permeable. For the avoidance of doubt, this rule does not apply to fences constructed within the building setback from Pirongia Road where construction has been undertaken to ensure design integration in accordance with S23.4 of Appendix S23.

2A.4.2.33 37 Within the C1 and C2/C3 Structure Plan areas, fences between buildings on the site and any road, public walkway or reserve shall be no higher than 1.2m in height; fence design and materials shall retain a level of transparency (visually permeable) so as not to provide a blank façade adjacent to the street edge, public walkway or reserve. To be deemed transparent any fence must meet the following requirements:

- (a) Uses materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility; or
- (b) Uses any materials for the lower half of the fence, wall or hedge, and materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility on the upper half.

2A.4.2.34 38 Landscape planting between buildings on the site and any public place shall allow visibility

between the dwelling and the public place.

2A.4.2.35 39 Within the C1 and C2/C3 Structure Plan areas, the roof form of a residential dwelling shall be a gable or hip roof of not less than 30 degrees in pitch. Mono-pitch lean-tos, verandas and other ancillary roof forms are anticipated.

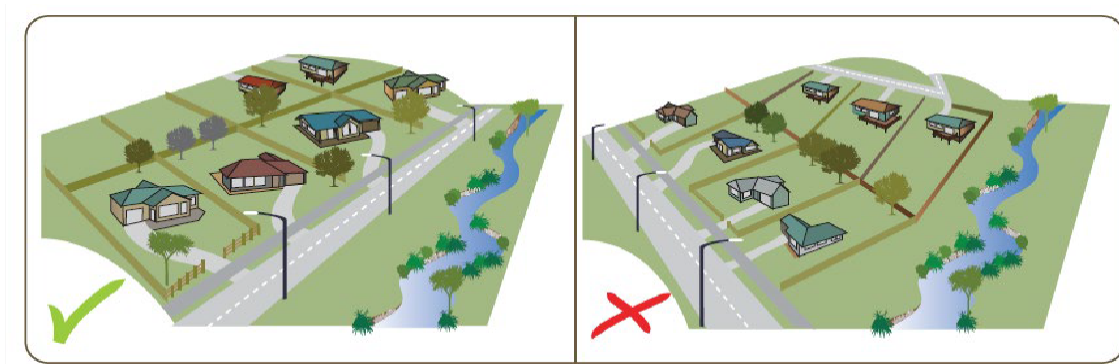
Activities that fail to comply with Rules 2A.4.2.31 35 to 2A.4.2.35 39 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Passive surveillance of the street; and
- Safety; and
- Design and height of the fence; and
- The type of landscape planting; and
- Consistency with surrounding built form character.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Design and layout of development adjoining water bodies and reserves

2A.4.2.36 40 Within the Medium Density Residential Zone, the design and layout of development shall ensure that water bodies and reserves are fronted by either the front or side façade of a dwelling.



Development should front natural features such as water bodies and reserves.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - Noise

2A.4.2.37 41 Activities shall be conducted and buildings located, designed and used to ensure that they do not exceed the following noise limits at the boundary of the site:

- | | | |
|-----|----------------------------------------------------------------------------------------------------------------------------|---------------------|
| (a) | <u>Monday to Saturday - 7.00am to 10.00pm</u> | <u>50dBA (Leq)</u> |
| (b) | <u>Sundays & Public Holidays - 8.00am to 6.00pm</u> | <u>40dBA (Leq)</u> |
| (c) | <u>Sundays and Public Holidays - 8.00am to 8.00pm</u>
<u>in Character Area 4 in the Cambridge Park Residential Zone</u> | <u>40dBA (Leq)</u> |
| (d) | <u>At all other times</u> | <u>40dBA (Leq)</u> |
| (e) | <u>Night time 10.00pm to 7.00am single noise event</u> | <u>70dBA (Lmax)</u> |

Provided that this rule shall not apply to the use or testing of station and vehicle sirens or alarms used by emergency services.

All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - Vibration

2A.4.2.38 42 Vibration emanating from a site shall meet the limits recommended in and be measured and assessed in accordance with New Zealand Standard NZS 4403:1996 Code of Practice for Storage, Handling, and Use of Explosives.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Safety; and
- Time and duration of effect; and
- Effects on buildings and structures, either on site or on surrounding properties.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Construction noise

2A.4.2.39 43 Construction noise emanating from a site shall meet the limits recommended in and be measured and assessed in accordance with New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Time and duration of effect; and
- Effects on surrounding properties.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rules - Noise insulation: noise sensitive activities

2A.4.2.40 44 Where a noise sensitive activity or is proposed to be located within 40m of a railway track, the building shall be insulated so that it achieves the following noise levels:

- | | |
|-----------------------------------------|-------------------------|
| (a) <u>Inside bedrooms</u> | <u>35dBA LAeq (1hr)</u> |
| (b) <u>Inside other habitable rooms</u> | <u>40dBA LAeq (1hr)</u> |

2A.4.2.41 45 Where a noise sensitive activity is proposed to be located within:

- (a) 40m of any State Highways (as measured from the edge of the carriageway) where the posted speed limit is less than 70km/hour; or
- (b) 80m of any State Highways (as measured from the edge of the carriageway) where the posted speed limit is equal to or greater than 70km/hour; or
- (c) 100m of the Waikato Expressway section of State Highway 1 or any other designated State Highway (as measured from the edge of the carriageway or the edge of the designation if the carriageway location has not been confirmed in writing by the Requiring Authority); or
- (d) The Cambridge North Road Noise Effects Area as identified on the Planning Maps;

then the building shall be insulated so that it achieves the following noise levels:

- (i) Inside habitable rooms (including bedrooms) 40dB LAeq (24hr)

Provided that this rule does not apply to the St Kilda Structure Plan Area.

Advice Note: A report from an acoustic consultant is required to be submitted at the time of building consent application to demonstrate compliance with Rules 2A.4.2.40-44 and 2A.4.2.41-45.

2A.4.2.42-46 Where a noise sensitive activity is proposed within the 55 dBA Ldn noise contour of the Te Awamutu Dairy Manufacturing Site shown on the Planning Maps it shall be designed to achieve 35dB LAeq inside habitable rooms of new dwellings or new habitable rooms to existing dwellings whether attached or detached.

Activities that fail to comply with Rules 2A.4.2.40-44 to 2A.4.2.42-46 will require a resource consent for a discretionary activity.

Rule - Noise: temporary military training activities

2A.4.2.43-47 Noise measured from temporary military training activities from a line 20m from and parallel to the façade of any dwelling or the legal boundary where this is closest to the dwelling shall not exceed the following limits:

<u>Time (any day)</u>	<u>Noise Limits</u>		
	<u>L10</u>	<u>L95</u>	<u>Lmax</u>
<u>0630 - 0730</u>	<u>60</u>	<u>45a</u>	<u>70</u>
<u>0730 - 1800</u>	<u>75</u>	<u>60</u>	<u>90</u>
<u>1800 - 2000</u>	<u>70</u>	<u>55</u>	<u>85</u>
<u>2000 - 0630 (except as provided for below)</u>	<u>35</u>	-	<u>65</u>
<u>For no more than 5 days in any 4 week period: 2000 - 0630</u>	<u>40</u>	-	<u>65</u>

Provided that noise resulting from the use of explosives shall not exceed 122dBA during daylight hours 6.30am to 8.00pm. No noise resulting from the use of explosives shall be generated outside of these times.

All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Noise
- These matters will be considered in accordance with the assessment criteria in Section 21.

Rules - Signs

2A.4.2.44-48 The following signs are permitted:

- (a) A sign giving information such as the name or street number of premises, the business carried on, names of people occupying premises, and hours of operation; but containing

no reference to particular products. No such sign shall exceed 0.25m² visible in any direction.

- (b) Signs advertising that the land or buildings are for sale or lease. The maximum size of each sign shall be no more than 2m², and no more than four signs are permitted on a site at any one time.
- (c) A sign erected on a construction site giving details of the project. The maximum total area of the sign shall be no more than 2m², and no more than one sign is permitted on a site at any one time.
- (d) Any sign erected by Council, Waka Kotahi New Zealand Transport Agency, or the Automobile Association for the direction and control of traffic.
- (e) Health and Safety at Work Act 2015 related signs.

Provided that in all cases:

- (i) Signs shall relate to activities authorised under the District Plan and shall be located on the site to which they relate; and
- (ii) Signs shall not be internally illuminated, flashing, incorporate fluorescent or moving materials such as flags or be painted in colours that are used on traffic signals; and
- (iii) All signs shall be placed so that, where attached to a building, no part protrudes above the eaves or parapet, or where attached to a fence or wall, no part protrudes above the top of the fence or wall; and
- (iv) A freestanding sign shall be placed so that no part is more than 2m above ground level; and
- (v) Signs shall be placed so that they do not block sight distances at entranceways and shall be no closer than 20m to a road intersection; and
- (vi) Signs shall be removed where the goods, services or events to which the sign relates are no longer available, or no longer relevant to that site or building.

2A.4.2.45 49 Signs giving information on forthcoming events, elections, cultural, religious, educational or sporting events and displayed not more than 90 days before and three days after the event or such lesser time as may be prescribed by legislation; as long as signs shall not exceed a combined total area of 3m² visible in all directions and shall be setback at least 15m from any strategic road.

Provided that in all cases:

- (a) Signs shall not be internally illuminated, flashing, incorporate fluorescent materials such as flags or be painted in colours that are used on traffic signals; and
- (b) All signs shall be placed so that, where attached to a building, no part protrudes above the eaves or parapet, or where attached to a fence or wall, no part protrudes above the top of the fence or wall; and
- (c) A freestanding sign shall be placed so that no part is more than 2m above ground level; and
- (d) Signs shall be placed so that they do not block sight distances at entranceways and shall be no closer than 20m to a road intersection; and
- (e) Signs shall be removed within three days of the conclusion of the event.

Provided that the relevant zone based or district wide rules apply where they are more restrictive. Refer to Section 22 - Heritage and Archaeology and Section 25 - Landscapes and Viewshafts.

Activities that fail to comply with Rules 2A.4.2.44 48 and 2A.4.2.45 49 will require a resource consent for a discretionary activity.

Rules - Earthworks

2A.4.2.46 50 Earthworks shall not exceed a total volume of 25m³ or a total area of 250m² in a single activity or in cumulative activities in any calendar year, provided that this rule shall not apply to earthworks incidental to an approved resource consent or building consent.

Advice Notes:

1. All works must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001.
2. Earthworks complying with permitted activity standards or subject to resource consent requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011, are exempt from additional resource consent requirements.
3. Earthworks within 23m of lakes or water bodies require resource consent. Refer Section 26 - Lakes and Water bodies.
4. Earthworks should adhere to TR 2009/02 Erosion and sediment control: guidelines for soil disturbing activities, Waikato Regional Council.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

2A.4.2.47 51 Any earthworks within a National Grid Yard must:

(a) Around National Grid pole support structures:

- (i) Be no deeper than 300mm within 2.2m of a National Grid pole support structure or stay wire; and
- (ii) Be no deeper than 750mm between 2.2m to 5m from a National Grid pole support structure or stay wire.

Provided that vertical holes not exceeding 500mm in diameter beyond 1.5m from the outer edge of pole support structure or stay wire are exempt from Rule 2.4.2.47 51 (a) above.

(b) Around National Grid tower support structures:

- (i) Be no deeper than 300mm within 6m of the outer visible edge of a National Grid tower; and
- (ii) Be no deeper than 3m between 6m to 12m from the outer visible edge of a National Grid tower.

(c) Anywhere within the National Grid Yard:

- (i) Not create an unstable batter that will affect a transmission support structure; and
- (ii) Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34.

Provided that the following are exempt from Rule 2A.4.2.47 51(a) and (b) above:

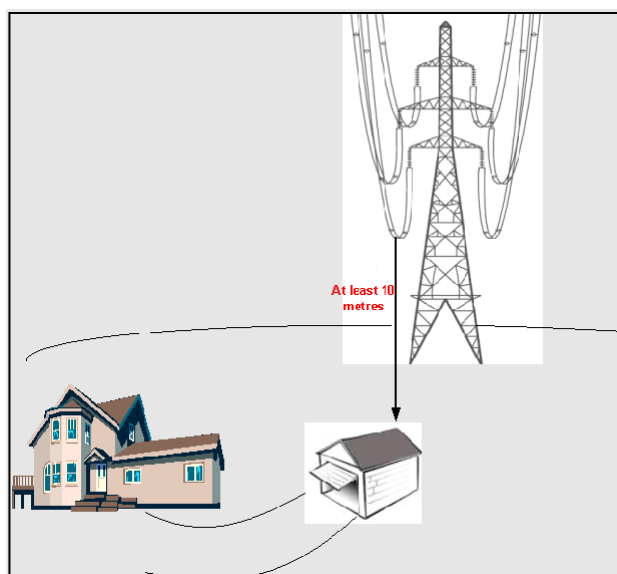
- (i) Earthworks undertaken by a network utility operator; or
- (ii) Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track.

Activities that fail to comply with this rule will require a resource consent for a non-complying activity.

Rules - Buildings and structures within the National Grid Yard

2A.4.2.48 52 Buildings and structures within the National Grid Yard are permitted if they meet the following:

- (a) On existing sites within the urban limits as at 30 May 2014:
 - (i) Are an accessory building for a National Grid Sensitive Activity; and/or
 - (ii) Are internal alterations to a building used for a National Grid Sensitive Activity that do not extend the building footprint, or increase the height of the building; and/or
 - (iii) Are a building not associated with a National Grid Sensitive Activity.
- (b) On all sites within any part of the National Grid Yard, any buildings and structures must:
 - (i) Be permitted by Rule 2A.4.2.48 52(a) above; and/or
 - (ii) Be a fence; and/or
 - (iii) Be network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid; and/or
 - (iv) Be any public sign required by law or provided by any statutory body in accordance with its powers under any Act.
- (c) All buildings and structures permitted by Rule 2A.4.2.48 52(a) and 2A.4.2.48 52(b) must comply with at least one of the following:
 - (i) Have a minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines (refer diagram below); or
 - (ii) Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions.



Activities that fail to comply with this rule will require a resource consent for a non-complying

activity.

2A.4.2.49 53 Buildings and structures around the National Grid Support Structures shall be setback a minimum of 12m from a National Grid Support Structure, provided that the following buildings and structures are exempt from this rule:

- (a) Network utility within a transport corridor or any part of electricity infrastructure that connects to the national grid; or
- (b) A fence more than 5m from the nearest National Grid Support Structure.

Activities that fail to comply with this rule will require a resource consent for a non-complying activity.

Rules - Housing and keeping of animals

2A.4.2.50 54 The number of domestic fowl shall not exceed five, and shall not include any roosters.

2A.4.2.51 55 Horses and farm animals, except pigs, may graze vacant sites.

2A.4.2.52 56 The housing and or keeping of all animals shall be conducted so that it does not create a nuisance to occupants of adjoining or nearby sites.

Activities that fail to comply with Rules 2.4.2.50 54 to 2.4.2.52 56 will require a resource consent for a discretionary activity.

Rule - Heavy motor vehicles

2A.4.2.53 57 No person shall park a heavy motor vehicle on any residential property in the Medium Density Residential Zone between the hours of:

- (a) Monday to Friday - 10.00pm to 7.00am; and
- (b) Saturday and Sunday - 6.00pm to 7.00am.

Except that this rule shall not apply to:

- (i) The parking of a heavy motor vehicle on any residential property in the Medium Density Residential Zone for such period as is reasonably required for the purpose of loading or unloading that vehicle and such loading or unloading takes place; or
- (ii) Private recreational vehicles and emergency vehicles.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Noise; and
- Visual effects; and
- Vehicle access; and
- Traffic effects.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Compact housing

2A.4.2.54 Compact housing made up of seven or more dwellings within the compact housing area overlay shall have a minimum area of 2,000m² and shall meet the following requirements:

- ~~(a) The maximum length of unbroken building line parallel to all site boundaries including internal site boundaries shall be 20m. Building lines in excess of this standard shall be broken or stepped to a minimum depth of 2.4m and a minimum length of 3m at least once every 20m in length. This rule shall apply to each level of a multi-level building inclusive of the roof; and~~
- ~~(b) Where there is more than one building on a site, it shall be separated from other buildings on the site by at least 3.5m; and~~
- ~~(c) Where any dwelling is to be sited within 10m of another dwelling on the same site or parent title prior to subdivision by way of unit title, cross lease or strata title, there shall be no direct line of sight from the main living areas of the dwelling into the main living areas of another dwelling. If a direct line of sight between main living areas cannot be avoided, visual screening shall be constructed or planted to prevent a direct line of sight; and~~
- ~~(d) Dwellings shall have a dual aspect with windows being placed so that outlook is obtained to the front and rear of the dwelling, with window sills no more than 1m from floor level; and~~
- ~~(e) The following minimum gross floor areas and outdoor living areas shall apply:~~

Dwelling	Minimum floor area of dwelling	Minimum outdoor living area for ground level dwellings	Minimum outdoor living area dimensions for ground level dwellings	Minimum outdoor living area for above ground level dwellings	Minimum outdoor living area dimensions for above ground level dwellings
Studio units and 1 bedroom unit	50m ²	20m ²	3m	8m ²	1.8m
2 bedroom unit	70m ²	20m ²	3m	8m ²	1.8m
3 bedroom unit	95m ²	20m ²	3m	8m ²	1.8m

- ~~(f) Landscaping and permeable surfaces: At least 20 percent of the net site area of any site or unit site area shall be grassed, planted in trees and/or shrubs or otherwise landscaped in a manner that retains the permeable nature of the surface.~~
- ~~(g) A communal outdoor service area or storage court shall be provided that does not exceed 10m² of site area and it shall be screened so that it is not visible from the front boundary of the site.~~
- ~~(h) Outdoor living areas shall:

 - ~~(i) Be located and/or screened so that at least 50 percent of the outdoor living area has complete visual privacy from the living rooms and outdoor living areas of other dwellings on the same site and shall be screened from adjoining sites; and~~
 - ~~(ii) Be oriented to the north, east or west of the dwelling, but not the south of east or west measured from the southernmost part of the dwelling; and~~~~
- ~~(i) An area for letterboxes at the front of the property; and~~
- ~~(j) A place for refuse and recycling material that is accessible to a two-axled truck shall be provided; and~~

(k) Dwellings that are parallel to, or adjoin the road boundary of the site shall have a front door that faces the road.

Advice Notes: Prior to a decision being issued by Council an independent review of the urban design report may be requested by Council at the applicant's expense.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - Secondary dwelling in the Character Cluster Qualifying Matter Overlay

2A.4.2.54 58 The minimum net site area required for the erection of a secondary dwelling shall be 850m² and the secondary dwelling shall:

- (a) Be encompassed within the bulk of the principal dwelling so that the building has the visual appearance of a single dwelling; and
- (b) Not be separated from the principal dwelling by a garage; and
- (c) Be no more than 70m² GFA, excluding garaging.

Provided that:

- (i) Where the principal dwelling is two storeys and the secondary dwelling is to be encompassed within the bulk of a principal dwelling the minimum net site area for the erection of a secondary dwelling shall be 600m².

Advice Note: Both dwellings shall separately comply with the rules in this zone and Parts E and F for dwellings and buildings in Medium Density Residential Zone including rules in Section 15 Infrastructure, Hazards, Development and Subdivision and Section 16 Transportation. For the avoidance of doubt the setback requirements apply at the external boundaries of the site and not between the principal dwelling and secondary dwelling on the site.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - Home occupations

2A.4.2.55 59 Exclusive of permanent residents who refer to the site as their home and permanent address, no more than one person shall be engaged in a home occupation except in Character Area 1 of Cambridge Park where not more than two persons can be engaged in a home occupation, in a dwelling including any building accessory thereto, provided that:

- (a) The principal operator of the home occupation shall be a permanent resident on the site to which the home occupation relates; and
- (b) The activity shall be carried out either within a dwelling, an accessory building, or in an outdoor area, or a combination of these areas. The maximum total gross floor area including any outdoor area used for the home occupation shall be no more than 50m² provided that in Character Area 1 of Cambridge Park it can be 30% of gross floor area (GFA); and
- (c) Retail sales shall be limited to those goods, materials and services produced on site or used in the direct operation and management of the home occupation on the site; and shall take place within the buildings on the same site, and the area occupied for the retail sales shall ~~constituent~~ constitute part of the gross floor area of the activity; and
- (d) Any outdoor area associated with the home occupation shall be visually screened from any adjoining dwelling or public place and shall not encroach on any building setback; and

- (e) A home occupation shall generate no more than 20 vehicle movements per day; and
- (f) There shall be no unloading or loading of vehicles or the receiving of customers or deliveries before 7.30am or after 7.00pm on any day; and
- (g) There shall be no operation of machinery before 7.30am or after 7.00pm on any day

Activities that fail to comply with Rules 2A.4.2.55 59 (a) to (c) will require a resource consent for a non-complying activity.

Activities that fail to comply with Rules 2A.4.2.55 59 (d) to (g) will require a resource consent for a discretionary activity.

Rule - Show homes

2A.4.2.56 60 For each show home:

- (a) No more than three people may be employed to work in an office ancillary to a show home; and
- (b) The maximum gross floor area for an office ancillary to a show home shall be 50m²; and
- (c) Activities carried out in an office ancillary to a show home shall relate solely to the promotion of the product of the show home operator; and
- (d) An office ancillary to a show home shall, when provided, show on-site parking, manoeuvring, loading and access in accordance with the requirements for offices set out in Section 16 - Transportation.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - St Kilda Structure Plan Area: commercial hub overlay

2A.4.2.57 61 Activities undertaken within the Commercial Hub Overlay Area identified on the St Kilda Structure Plan shall comply with the following:

- (a) The maximum hours of operation shall be 7.00am to 10.00pm, seven days a week; and
- (b) Sites shall not exceed 150 person occupancy; and
- (c) The minimum building setback from boundaries shall be as follows:
 - (i) Road boundary _____ 0m
 - (ii) Internal site boundaries where the lot adjoins a residential lot _____ 5m
- (d) The maximum height of buildings shall be 12m; and
- (e) Buildings shall cover no more than 80% of the net area of the Commercial Hub Overlay.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - Local Centres within the C2/C3 Structure Plan area

2A.4.2.58 62 Local Centres within the C2/C3 Structure Plan area (in accordance with Rule 2A.4.1.3(g)) shall comply with the following:

- (a) Be located in general accordance with the C1 and C2/C3 Structure Plans; and

- (b) The maximum hours of operation shall be 7.00am to 10.00pm, seven days a week; and
- (c) Overall ground floor building footprint of any commercial, café, dining and ancillary activities shall not be greater than 550m² GFA (excluding any sports centre and/or art and cultural centre within the C2 growth cell); and
- (d) The minimum building setback from boundaries shall be as follows:
 - (i) Road boundary 0m
 - (ii) Internal site boundaries where the lot adjoins a residential lot 5m

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with discretion limited to the effects of any non-compliance with the performance standards.

Rule – Neighbourhood Centre within the T11 Growth Cell Structure Plan Area

2A.4.2.59 63 The neighbourhood centre within the T11 Growth Cell Structure Plan Area shall comply with the following:

- (a) Be located in general accordance as shown on the T11 Growth Cell Structure Plan.
- (b) The maximum hours of operation shall be 7.00am to 10.00pm, seven days a week.
- (c) The maximum height of buildings shall be 14m.
- (d) Each individual retail and services tenancy should have a floor area of not more than 250m² Gross Floor Area (GFA) (excluding community amenities and facilities, administration offices, and professional offices).
- (e) All new commercial buildings shall be constructed on the road boundary of the site.
- (f) All street frontages shall have a minimum 3m wide continuous covered veranda to allow for weather protection.
- (g) All commercial buildings shall have a minimum 3m setback from all adjoining residential zone, reserves and public open space boundaries.
- (h) All buildings fronting a road or reserve, excluding those intended for use by a business established by Rule 2A.4.1.3(h j)(iv) for early childcare education services, shall have an active frontage, incorporating 70% permeable, glazed shop frontage at ground floor. Active frontages shall also include wide double doorways to allow for easy pedestrian access.
- (i) Where a site adjoins the Medium Density Residential Zone, no building or stored materials should penetrate a recession plane at right angles to the Medium Density Residential Zone boundary inclined inwards at an angle of 45° from 2.7m above ground level.
- (j) Any storage or service area (including mechanical, electrical and utility equipment, refuse, and recycling activities) not enclosed within a building or where a shipping container is being used for storage, shall be fully screened by landscaping or solid walls or fences not less than 1.8m in height.
- (k) Walls and fences over 1.8m in height shall be setback a minimum of 5m from the road boundary unless a landscaping strip of a minimum of 2m wide is provided on the external side of the fence.
- (l) Walls and fences along any road or reserve shall not exceed 1.6m in height, except where at least 40% of the fence is visually permeable, in which case the fence may be constructed

to a maximum height of 1.8m.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rules - Temporary construction buildings

~~2A.4.2.60~~ 64 Temporary construction buildings shall only be used in conjunction with, and for the duration of, a construction project located on the same site as the construction project, or on a site adjoining the construction project.

~~2A.4.2.61~~ 65 Temporary construction buildings are only permitted for one calendar year and shall comply with the minimum setback requirements for the Medium Density Residential Zone set out in Rules ~~2A.4.2.64~~ to ~~2A.4.2.86~~.

Activities that fail to comply with Rules ~~2A.4.2.60~~ 64 to or ~~2A.4.2.61~~ 65 will require a resource consent for a discretionary activity.

Rule — Relocated buildings

~~2A.4.2.62~~ — A relocated building over 40m² GFA shall meet the following requirements:

- ~~(a) — A Building Relocation Inspection Report shall accompany an application for a building consent. The Building Relocation Inspection Report shall be prepared by one of the following suitably qualified and experienced people:
 - ~~(i) — A Waipā District Council Building Compliance Officer (or equivalent); or~~
 - ~~(ii) — A member of the New Zealand Institute of Building Surveyors; or~~
 - ~~(iii) — A licensed building practitioner (carpenter or design category); or~~
 - ~~(iv) — A building inspector from the local authority where the building is being relocated from; and~~~~
- ~~(b) — If the Building Relocation Inspection Report has been prepared by a person other than a Waipā District Council Building Compliance Officer (or equivalent position), the accuracy and completeness of the Building Relocation Inspection Report must be confirmed by a Waipā District Council Building Compliance Officer (or equivalent position). This is to be done by undertaking an on-site inspection of the relocated building once it has been relocated. Should the Waipā District Council Building Compliance Officer determine that the relocated building requires external repair works in addition to that identified in the submitted Building Relocation Inspection Report in order to achieve a tidy and workmanlike external appearance, then:
 - ~~(i) — The owner of site to which the building is to be relocated will be contacted and must agree in writing to the additional works within 2 weeks of notification of the requirement for additional works. The additional works then become part of the Building Relocation Inspection Report.~~~~
- ~~(c) — All required repairs and maintenance identified in the Building Relocation Inspection Report to reinstate the exterior of the relocated building, including painting, if required, shall be completed within 6 months of the relocated building being delivered to the site; and~~
- ~~(d) — The owner of site to which the building is to be relocated must supply a signed declaration to Council that the reinstatement work required by the Building Relocation Inspection~~

Report will be completed within 6 months of the relocated building being delivered to the site.

This rule shall not apply to new buildings which are designed for or intended to be used on a site which are erected off the site either in whole or in parts and transported to the site.

Advice Notes:

1. Relocated buildings less than 40m² are not required to comply with this rule but are required to comply with the relevant rules in 2A.4.2.
2. Information requirements for a Building Relocation Inspection Report are detailed in Section 21.2.27.
3. The onsite inspection by a Waipā District Council Building Compliance Officer (or equivalent position) shall occur at the time of foundation inspection for the Building Consent process, and will not incur additional costs.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Condition of the exterior of the building; and
- Repairs and works identified for action in Council approved or certified Building Relocation Inspection Report; and
- Reinstatement works; and
- Timing for completing any required works.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Residential Based Visitor Accommodation

2A.4.2.63 66 The use of a dwelling as Residential Based Visitor Accommodation is permitted if it accommodates no more than:

- (a) Three people in a one bedroom dwelling; or
- (b) Five people in a two bedroom dwelling; or
- (c) Seven people in a three bedroom dwelling; or
- (d) No more than 10 people in a dwelling with four or more bedrooms.

2A.4.2.64 67 Where a Sleep Out is used it will be considered as one bedroom.

2A.4.2.65 68 Where there are permanent residents staying on site they will be included in the maximum number of people able to be accommodated overnight in the dwelling:

- (a) No paying overnight visitors are to be accommodated in temporary living spaces, such as tents, caravans, motor vans or campervans.

Activities which fail to comply with Rules 2A.4.2.63 66 to 2A.4.2.65 68 will require a resource consent for a discretionary activity.

2.5 Assessment Criteria

2.5.1 Controlled activities and Restricted Discretionary activities

For controlled and restricted discretionary activities the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. Resource consent conditions can only be imposed over the matters which control or discretion has been reserved. The relevant assessment criteria are contained in Section 21.

2.5.2 Discretionary activities

For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers

Section 6 – Commercial Zone

Key

Text additions proposed by Council, the s42A authors or submitters that the Panel has accepted are shown underlined.

Text deletions proposed by Council, the s.42A authors or submitters that the Panel has accepted are shown ~~strikethrough~~.

Further text additions or deletions that the Panel has made following the hearing of evidence and submissions are identified with **grey shading**.

Text that is not underlined or struck through is original PC26 text as notified.

6.4.1.34	Discretionary activities
(a)	Any permitted, controlled or restricted discretionary activity that fails to comply with the following rules: (i) Rule 6.4.2.1 - Pedestrian frontages building setbacks from road boundaries (ii) Rule 6.4.2.2 - Minimum building setback from internal site boundaries (iii) Rules 6.4.2.323 and 6.4.2.2A3A - Maximum height (iv) ...

Rule - Maximum height

6.4.2.2 Buildings must not exceed 14m in height and must be no more than three floors, except that:

- (a) On the land subject to the Te Awamutu Large Scale Retail Development Concept Plan contained in Appendix S6, no building or other structure shall penetrate a height plane of 15m and the building structure associated with units 12 – 14 shown on that Plan must not exceed 8m in height and the Bulk Retail Timber Merchant must not exceed 12m in height.
- (b) The maximum height for hose drying towers associated with fire stations is 15m.
- (c) The maximum height within the Cambridge North Neighbourhood Centre shall be 13m.
- (d) In the Height Overlay, refer to rule 6.4.2.2A.

Advice Note: Activities within a character precinct area are identified as restricted discretionary activities and the height of development may need to be lower than 14m to respond to the existing built character.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

6.4.2.2A In the Height Overlay as shown on the Planning Maps, the maximum height shall be:

- (i) 18 metres in the Height Overlay in Cambridge and Te Awamutu and there shall be no limit on the number of storeys.
- (ii) 16 metres in the Height Overlay in Leamington and there shall be no limit on the number of storeys.

Advice Note: The Height Overlay only applies to a limited extent of the Commercial Zone in town centres, as shown on the Planning Maps.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Section 15 – Infrastructure, Hazards, Development & Subdivision

Key

Text additions proposed by Council, the s42A authors or submitters that the Panel has accepted are shown underlined.

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Text that is not underlined or struck through is original PC26 text as notified.

15.1 Introduction

15.1.2 Planned and integrated development and subdivision will make the best use of the land resource. This Plan anticipates this outcome will be achieved by development occurring in planned locations and in an integrated manner. In key locations, this is to be achieved through the use of structure plans and comprehensive development plans. Each activity will need to occur on a site that is suitable for the intended use, taking account of hazards, flooding, climate change, servicing requirements, location of existing infrastructure and the need for a sustainable design and layout.

15.1.3 The positive benefits arising from integrated well planned development and subdivision in urban locations will include: co-ordination with infrastructure provision, minimal alterations and impacts on the natural environment, improved energy efficiency for future occupants by improving access to solar energy, reduced travel distances through well connected street layouts to community facilities, improved safety in communities through CPTED, and tree lined streets. In rural locations, the positive benefits include development continuing to support rural productivity and retaining the versatile soil resource through an increased lot size requirement of 40ha. In all areas, development and subdivision will be required to ensure that the values of landscape areas, significant natural areas, and cultural landscapes are maintained.

15.1.4 Development and subdivision should also lead to the restoration and protection of the health and well-being of the Waikato River and towards the achievement of the objectives and strategies contained in Te Ture Whaimana.

15.2 Resource Management Issues

Continuing to facilitate subdivision processes

15.2.19

15.2.19A There is a need to provide for unit title subdivision to enable property management of development of greater densities of housing and housing types.

15.2.20

Health and well-being of the Waikato and Waipā Rivers

15.2.21

Te Ture Whaimana

15.2.22-21A The need to work proactively towards the restoration and protection of the Waikato and Waipā Rivers as set out by the objectives and strategies of Te Ture Whaimana.

15.3 Objectives and Policies

Objective - Urban consolidation

15.3.4

Policy - Achieving density, design and character

15.3.4.1 The minimum and maximum lot size and dimension of vacant lots have been established so that they achieve the character and density outcomes of each zone.

Policy - Avoiding subdivision of land containing a secondary dwelling

15.3.4.3 The subdivision of land containing secondary dwellings shall be avoided to ensure that:

- (a) ~~These dwellings remain ancillary to the principal dwelling in recognition that their purpose is to provide an opportunity for the economic and social benefit of the property owner, whilst retaining a built character and scale that is consistent with the surrounding suburban large lot or rural residential environment; and~~
- (b) ~~The fragmentation of residential or rural lots, that would not otherwise comply with the density requirements of the underlying zone, does not result in fragmented and small scale infill development that has the potential to cumulatively adversely affect surrounding residential or rural character and amenity.~~

Objective - Giving effect to Te Ture Whaimana ~~the Waikato River Vision and Strategy~~

15.3.13 To ensure that ~~the Te Ture Whaimana~~ Waikato River Vision and Strategy is given effect to by all development and subdivision.

Policy - Maintaining the health and well-being of land and water bodies

15.3.13.1 To give effect to the directions and outcomes in ~~the Waikato River Vision and Strategy~~ Te Ture Whaimana and the Waipā River Accord, by ensuring that all development and subdivision shall include the following elements:

- (a)

Objective - National Grid transmission networks

15.3.15

Policies - Management of activities within National Grid Corridors

15.3.15.5 To not ~~exclude~~ foreclose ~~compromise~~ operation or maintenance options or, ~~to the extent practicable~~, the carrying out of routine and planned upgrade works.

15.4 Rules

15.4.1 Activity Status Table

15.4.1.1	Activity	Residential Zone	Medium Density Residential Zone	Commercial Zone	Industrial Zone / Airport Business Zone	Reserve Zone	Large Lot Residential Zone	Rural Zone & any other zone not listed in this table	Deferred Zones
	<p>This table includes rules that apply to all zones and zones specific activity status rules, both of which may be applicable to an activity.</p> <p>For all the activities listed in this table the performance standard Rules 15.4.2 will apply. The activity status for activities which fail to comply with the performance standards is identified under each rule. For the avoidance of doubt where activities fail to comply with this table and have no associated rule, resource consent for a non-complying activity is required.</p>								
	All Zones								
(a)	Amendments to Flats Plan, Boundary Adjustments.	C	<u>C</u>	C	C	C	C	C	C
	<p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Efficient use of site; and ▪ Effects on archaeological or cultural sites; and ▪ Effects on adjacent sites, adjacent activities, or the wider receiving environment; and ▪ Compliance controls of original consent. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>								
(b)	Boundary Relocations and Amalgamations.	D	<u>D</u>	D	D	D	D	D	NC
(c)	Boundary relocation of a benefit lot or a surplus dwelling lot.	NC	<u>NC</u>	NC	NC	NC	NC	NC	NC
(d)	Subdivision of a lot subject to a consent notice, bond, or other legal instrument registered on a certificate of title in favour of Waipa <u>Waipā</u> District Council which restricts further subdivision under a previous Waipa <u>Waipā</u> District Plan.	NC	<u>NC</u>	NC	NC	NC	NC	NC	NC
(e)	Subdivision that meets all the performance rules in Part A OR; Part A and Part C for 7 or more lots.	RD	<u>RD</u>	RD	RD Industrial Zone NA Airport Business Zone	RD	RD	RD	NC

	(Part A: Development and subdivision Part C: Development and subdivision of 7 or more lots in any zone.)								
	<p><u>Matters over which Council reserves its control in relation to subdivision in the Medium Density Residential Zone are:</u></p> <ul style="list-style-type: none"> ▪ <u>The subdivision contains an existing dwelling, or land use consent has been applied or approved for a dwelling on the proposed site;</u> ▪ <u>No vacant sites are proposed to be created;</u> ▪ <u>The extent to which the proposal will result in new or increased infringements to the applicable Medium Density Residential Zone rules and performance standards;</u> ▪ <u>Suitability of access and servicing of the proposed sites;</u> ▪ <u>The risk of natural hazards on the site and whether this can be avoided or mitigated.</u> <p><u>Matters of discretion for Assessment of restricted discretionary activities will be restricted to the following matters:</u> (For Houchens Road Large Lot Residential Structure Plan Area refer to the matters in (e p) below instead):</p> <ul style="list-style-type: none"> ▪ Infrastructure servicing; and ▪ Site suitability <u>including the risk of natural hazards on the site and whether this can be avoided or mitigated;</u> and ▪ Access and manoeuvring; and ▪ The potential for reverse sensitivity effects; and ▪ Proximity to the dairy manufacturing sites; and ▪ Low impact design; and ▪ Archaeology; and ▪ Connectivity; and ▪ Integration with the productive use of the land; and ▪ Effects on the National Grid electricity transmission network within the Rural Zone, Residential Zone, <u>Medium Density Residential Zone</u>, Large Lot Residential Zone and Reserves Zone. ▪ In the Character Cluster Areas and Character Precinct Areas, the extent to which the Design Guidelines (Appendix DG1 – DG6) have been applied. ▪ In areas subject to an approved structure plan or development plan, development in general accordance with that structure plan or development plan. ▪ For Comprehensive Residential Subdivision within the C1 and C2/C3 Structure Plan areas, assessment of the overall concept plan for staged subdivision layout, including distribution of residential densities. ▪ Alignment with any relevant Urban Design Guidelines approved by Council <u>and included in the District Plan.</u> ▪ <u>Significant indigenous vegetation and significant habitats of indigenous fauna.</u> ▪ <u>Public access to and use and enjoyment of the public open space network and amenity values and function of adjoining public open space network.</u> <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>								
(f)	Subdivision to create lots for Network Utilities, except for roads, in accordance with Rule 15.4.2.31.	RD	<u>RD</u>	RD	RD	RD	RD	RD	NC
	<p><u>Discretion Assessment</u> will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ The extent to which the lot is of a configuration to accommodate the intended activity; and 								

	<ul style="list-style-type: none"> ▪ The location of the network utility; and ▪ The extent to which the balance lot complies with the relevant standards for the zone. <p>These matters will be considered in accordance with the assessment criteria in Section 21. Note: Only Rule 15.4.2.31 applies to new allotments created in accordance with this rule.</p>								
(g)	Subdivision that utilises Transferable Development Rights.	NA	<u>NA</u>	NA	NA	NA	D	D NC In other zones	NC
(h)	Subdivision to create all types of environmental benefit lots	D	<u>D</u>	D	D	D	D	D	D
(i)	Subdivision to create additions to Significant Recreation Reserves as identified in Appendix O5.	NA	<u>NA</u>	NA	NA	NA	NA	D	NA
(j)	Subdivision within Outstanding Landscapes excluding the Maungatautari Ecological Island Lots as identified in Appendix O2.	NA	<u>NA</u>	NA	NA	NC	NA	NC	NC
(k)	Subdivision in any area of High Value Amenity, Significant or Other Landscapes or within a Significant Natural Area, identified within the Planning Maps.	RD	<u>RD</u>	RD	RD	RD	RD	RD	RD
	<p><u>Discretion Assessment</u> will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ The extent to which the subdivision complies with the performance standards in Section 15; and ▪ Effects of the subdivision layout, and consequential features of the subdivision, on identified significant natural areas and landscapes; and ▪ Visual and amenity effects; and ▪ Ecology and biodiversity effects; and ▪ Effects on the National Grid electricity transmission network within the <u>Medium Density Residential Zone</u>, Rural Zone, Residential Zone, Large Lot Residential Zone and Reserves Zone. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>								
	Medium Density Residential Zone - Specific activity status rules								
(kA)	Subdivision around either existing (implemented or approved) dwellings or proposed dwellings where the subdivision application is accompanied by a land use application that will be determined concurrently.	NA	<u>C</u>	NA	NA	NA	NA	NA	NA

	<p>Matters over which Council reserves its control in relation to subdivision in the Medium Density Residential Zone are:</p> <ul style="list-style-type: none"> ▪ <u>The subdivision contains an existing dwelling, or land use consent has been applied or approved for a dwelling on the proposed site;</u> ▪ <u>No vacant sites are proposed to be created;</u> ▪ <u>The extent to which the proposal will result in new or increased infringements to the applicable Medium Density Residential Zone rules and performance standards;</u> ▪ <u>Suitability of access and servicing of the proposed sites;</u> ▪ <u>The risk of natural hazards on the site and whether this can be avoided or mitigated.</u> 								
	Residential Zone - Specific activity status rules								
(l m)	Subdivision of existing dwellings, constructed prior to 31 May 2012.	RD	NA	NA	NA	NA	NA	NA	NA
	<p><u>Discretion Assessment</u> will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Infrastructure servicing; and ▪ <u>The risk of natural hazards for the site and whether this can be avoided or mitigated.</u> ▪ Access and manoeuvring; and ▪ Effects on the National Grid electricity transmission network. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>								
(m)	In the C1 and C2/C3 structure plan areas, subdivision for a compact housing development in conjunction with a compact housing land use resource consent application in accordance with Rule 2.4.2.43	RD	NA	NA	NA	NA	NA	NA	NA
	<p><u>Assessment will be restricted to the following matters:</u></p> <p><u>Infrastructure servicing; and</u></p> <p><u>Access and manoeuvring; and</u></p> <p><u>Development in general accordance with the C1 and C2/C3 Structure Plans; and</u></p> <p><u>Alignment with any relevant Urban Design Guidelines approved by Council.</u></p> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p> <p><u>Performance Standards 15.4.2.3 to 15.4.2.14 shall not apply to subdivision in accordance with this rule.</u></p>								

(n)	Subdivision to create three to six lots for infill housing between 350m ² to 500m ² in conjunction with a land use consent for the development	RD (refer to 2.4.1.3(f))	<u>NA</u>	NA	NA	NA	NA	NA	NA
<p>Activities that fail to comply with this rule are non-complying. Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Low impact design, including the disposal of stormwater; and ▪ Infrastructure servicing; and ▪ Site suitability <u>including the risk of natural hazards for the site and whether this can be avoided or mitigated</u>; and ▪ Lot size shape and configuration; and ▪ The extent to which the subdivision complies with the performance standards in Section 15; and ▪ Heritage and Archaeology; and ▪ Access and manoeuvring; and ▪ Solar access; and ▪ Outdoor living; and ▪ Location, form, and materials of the proposed buildings and their relationship to existing buildings in the neighbourhood; and ▪ Visual effects from adjoining properties and the road; and ▪ Landscaping; and ▪ CPTED; and ▪ Reverse sensitivity effects. <p>These matters will be considered in accordance with the assessment criteria in Section 21. Refer to the matters listed in Section 2 Residential.</p>									
(o)	In the Cambridge Residential Character Area subdivision to create lots for infill housing between 400m² 500m² in conjunction with a land use consent.	D		NA	NA	NA	NA	NA	NA
Large Lot Residential Zone - Specific activity status rules									
(p)	Subdivision within the Houchens Road Large Lot Residential Structure Plan Area.	NA	<u>NA</u>	NA	NA	NA	RD	NA	NA
<p><u>Discretion Assessment</u> will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Lot size and dimensions; and ▪ Roading layout, traffic and roading effects; and ▪ Hydrological effects and the storm water management system; and ▪ Landscape Development Plan; and 									

	<ul style="list-style-type: none"> ▪ Infrastructure servicing; and ▪ Site suitability and geotechnical constraints; and ▪ Access and manoeuvring; and ▪ Low impact design methods and techniques; and ▪ The potential for reverse sensitivity effects; and ▪ Archaeology; and ▪ Connectivity; and ▪ Development in general accordance with the Houchens Road Large Lot Residential Structure Plan in Appendix S13. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>									
Rural Zone - Specific activity status rules										
(q)	Subdivision to create a lot to accommodate activities specified in Rule 15.4.2.41 for which a land use consent has been granted and given effect to, and which has been operating for a period of no less than 2 years.	NA	<u>NA</u>	NA	NA	NA	NA	D (Rural Zone only)	NC	
(r)	Subdivision to create a lot within 500m of a poultry farming activity.	NA	<u>NA</u>	NA	NA	NA	NA	D (Rural Zone only)	NC	
(s)	Surplus Dwellings. (refer to 4.4.2.80(e))	NA	<u>NA</u>	NA	NA	NA	NA	D (Rural Zone only)	NC	
(t)	Subdivision of farm workers dwellings constructed after 1 April 2015 as a Surplus Dwelling.	NA	<u>NA</u>	NA	NA	NA	NA	NC (Rural Zone only)	NC	
Airport Business Zone - Specific activity status rules										
(u)	Subdivision where only front lots are created.	NA	<u>NA</u>	NA	C	NA	NA	NA	NA	
	<p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Compliance to the standards in the Airport Business Zone Structure Plan. <p>These matters will be considered in accordance with the assessment criteria in section 21.</p>									

(v)	Subdivision where rear lots are created or where subdivision is not in accordance with the structure plan.	NA	<u>NA</u>	NA	D	NA	NA	NA	NA
Deferred Zones - Specific activity status rules									
(w)	Any subdivision that is not a boundary adjustment or boundary relocation.	NA	<u>NA</u>	NA	NA	NA	NA	NA	NC
Comprehensive Development Plan Areas – Specific activity status rules									
(x)	Comprehensive development plan for: (i) Titanium Park – Northern Precinct; or (ii) Industrial Zone (Raynes Road); or (iii) Mystery Creek Agri-Activities Overlay Area. <u>Discretion Assessment</u> will be restricted to the following matters: <ul style="list-style-type: none"> ▪ Traffic effects; and ▪ Water supply, wastewater treatment and disposal and stormwater management; and ▪ Landscaping and visual treatment; and ▪ Consistency with District Plan provisions relating to the operation of Hamilton Airport. ▪ Mystery Creek Agri-Activities Overlay Area only: The development of standards for subdivision and development. These matters will be considered in accordance with the assessment criteria in Section 21.	NA	<u>NA</u>	NA	RD	NA	NA	RD	NA
(y)	Development and subdivision in accordance with an approved comprehensive development plan for: (i) Titanium Park – Northern Precinct; or (ii) Industrial Zone (Raynes Road); or (iii) Mystery Creek Agri-Activities Overlay area. Matter over which Council has reserves its control are: <ul style="list-style-type: none"> ▪ Compliance with the approved comprehensive development plan. These matters will be considered in accordance with the assessment criteria in Section 21.	NA	<u>NA</u>	NA	C	NA	NA	C	NA
(z)	Development and subdivision prior to the approval of a comprehensive development plan for: (i) Titanium Park – Northern Precinct; or (ii) Industrial Zone (Raynes Road); or (iii) Mystery Creek Agri-Activities Overlay area.	NA	<u>NA</u>	NA	NC	NA	NA	NC	NA

In this table: P = permitted activity; C = controlled activity; RD = restricted discretionary activity; D = discretionary activity; NC = non-complying activity; PR = prohibited activity; NA = not applicable

Public and Limited Notification

15.4.1A An application for resource consent under Rule 15.4.1.1(1) will be considered without public or limited notification or the need to obtain written approval from affected parties, unless the Council determines that special circumstances exist, in the following circumstances:

- (a) The subdivision is associated with the construction and use of no more than three dwellings that do not comply with the following performance standards and provided other standards are met:
 - (i) Height – Rule 2A.4.2.21
 - (ii) Height in relation to boundary – Rules 2A.4.2.32 and 2A.4.2.43
 - (iii) Setbacks – Rules 2A.4.2.54 to 2A.4.2.76
 - (iv) building Site coverage – Rules 2A.4.2.87 and 2A.4.2.98
 - (v) Outdoor living space – Rules 2A.4.2.11-13 and 2A.4.2.11-14
 - (vi) Outlook space – Rules 2A.4.2.13-15 to 2A.4.2.21-23
 - (vii) Windows to street – Rule 2A.4.2.22-24
 - (viii) Landscaped area – Rules 2A.4.2.24-26 and 2A.4.2.25-27.
- (b) the subdivision is associated with the construction and use of four or more residential dwellings that do comply with standards (a)(i) to (a)(viii) above provided that all other performance standards in the district plan are met.

15.4.2 **Performance Standards**

Net lot area rules

15.4.2.1 Except as provided in Rule 15.4.2.1A, All all new lots shall comply with the following net lot areas:

15.4.2.1	Zone or Area	Minimum Net Lot Area	Average Net Lot Area	Maximum Net Lot Area or Maximum Number of Lots
(a)	<u>Medium Density Residential Zone</u>	<u>500m²</u>	<u>>600m² for 3 or more lots</u>	<u>1000m²</u>
(a-b)	<u>Residential Zone (sewered) – exclusive of Compact Housing and Infill Housing</u>	500m ² , (except for subdivision around dwellings existing as of 31 May 2012, where the minimum net site area containing the existing dwelling is 400m ²).	≥600m ² for 3 or more lots	1000m ² provided that for sites listed within Appendix N1, or sites within character clusters, or sites within the Cambridge Residential Character Area there shall be no maximum net lot area.
(b)	<u>Residential Zone Compact Housing</u>		<u>Refer to Rule 2.4.2.43</u>	
(h)	<u>Cambridge Park (Character Area 4 – with or without a dwelling and supporting</u>	550m ²	NA	NA

	premises having a gross floor area not exceeding 150m ² from which food and beverages and convenience goods are sold and including a café)			
(i h i)	Picquet Hill Structure Plan Area – vacant site	600m ²	≥700m ²	NA
(ac)	Residential subdivision in the C1 and C2/C3 structure plan areas.	500m ² , (except for subdivision around dwellings existing as of 31 August 2018, where no maximum net site area shall apply to the lot surrounding the existing dwelling; any such dwelling will be exempt from the average net lot area calculation).	< 800m ² (i.e. 12.5 dwellings per hectare minimum, over the extent of the subdivision)	1,000m ²
(ad)	Comprehensive Residential Subdivision in the C1 and C2/C3 structure plan areas, in accordance with Rule 15.4.1.1(e) and Rule 15.4.2.62.	400m ² , (except for subdivision around dwellings existing as of 31 August 2018, where no maximum net site area shall apply to the lot surrounding the existing dwelling; any such dwelling will be exempt from the average net lot area calculation; and except for subdivision in relation to compact housing where the provisions of Rule 2.4.2.43 apply).	Average between 500m ² (20 dwellings per hectare) and 800m ² (12.5 dwellings per hectare) over the extent of the Comprehensive Residential Subdivision area. Compact residential densities are excluded from the above calculations.	1,500m ²

Rule – Medium Density Residential Zone subdivision around existing or proposed dwellings

15.4.2.1A

Subdivision within the Medium Density Residential Zone is not required to comply with the lot area rules in Rule 15.4.2.1 or the lot frontage or lot shape factor rules in Rule 15.4.2.3 provided that:

- (a) Subdivision around an existing dwelling (including a dwelling for which land use consent has been granted but not yet implemented) must not result in any new non-compliance or increase the degree of any existing non-compliance with the performance standards in Section 2A – Medium Density Residential Zone. There must be no vacant lots created as part of the subdivision.

- (b) Subdivision around a proposed dwelling must be accompanied by a land use application that is to be determined concurrently with the subdivision application and which demonstrates that it is practicable to construct a dwelling on every allotment within the proposed subdivision as a permitted activity, and each dwelling complies with the performance standards in Section 2A – Medium Density Residential Zone. There must be no vacant lots created as part of the subdivision.

Rules - Lot frontage, lot shape factor and vehicle crossings

Advice Note: Refer to Section 16 - Transportation for the location and formation of vehicle crossings.

- 15.4.2.3 Except as provided for in Rule 15.4.2.1A, all A1 lots shall comply with the following:

Zone	Lot frontage (excluding rear lots)	Lot shape factor	Vehicle Crossing minimum to maximum
<u>Medium Density Residential, except front lots on entrance corridors</u>	<u>20 10m</u>	<u>13m diameter circle or an 8m by 15m rectangle</u>	<u>3m to 5.5m</u>
<u>Medium Density Residential, front lots on entrance corridors</u>	<u>25 10m</u>	<u>16m diameter circle or an 8m by 15m rectangle</u>	<u>3m to 5.5m</u>
<u>Residential, except front lots on entrance corridors</u>	<u>20m</u>	<u>13m diameter circle</u>	<u>3m to 5.5m</u>
<u>Residential front lots on entrance corridors</u>	<u>25m</u>	<u>16m diameter circle</u>	<u>3m to 5.5m</u>

Rule - Minimum width of vehicle access to rear lots

- 15.4.2.4 Access to rear lots shall comply with the following minimum widths:

Zone	Minimum width of access to rear lots
Residential	Up to 3 lots - 4m <u>or 3.6m if compliance with Rule 16.4.2.16 is achieved.</u> 4-6 lots - 6m 7 lots or more – a public or private road may be required

Rules - Lot design

- 15.4.2.5 Each new vacant lot created shall be able to incorporate the lot shape factor in a position which does not encroach on any building setback or easement requirement.
- 15.4.2.6 Subdivision within the urban limits, and any Large Lot Residential Zone shall not create more than two rear lots, unless provided for by Rule 15.4.2.634.

Rule - Design, location and maintenance of services in infill development for medium density residential development

- 15.4.2.17

Rules - Additional infrastructure servicing for the Residential, Commercial and Industrial Zones within the urban limits

15.4.2.18 All lots in a subdivision and any sites in a development in the Residential, Medium Density Residential, Commercial and Industrial Zones within the urban limits shall be connected to the following Council infrastructure services:

- (a) Wastewater reticulation and treatment; and
- (b) Water supply for domestic, or industrial, or commercial activity; and
- (c) Water supply for fire fighting purpose

Advice Notes:

1. SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice sets out a number of options to provide water for the New Zealand Fire Service's operational requirements, and shall be used as a guide when designing fire fighting water protection.

2. If infrastructure capacity is unable to be confirmed the subdivision or development will either be declined or a financial contribution will be required to address the effects on infrastructure capacity.

Activities that fail to comply with this rule will require a resource consent for a non-complying activity.

15.4.2.19

An infrastructure capacity assessment by a suitably qualified and experienced person will be required where it is proposed to establish more than two dwellings on a site located within a qualifying matter overlay or overlays the Infrastructure Constraint Qualifying Matter Overlay to ensure that there is sufficient capacity in the infrastructure network to deal with the additional demand being placed on the existing network from developments.

15.4.2.20 Within the urban limits, all lots in a subdivision and any sites in a development in the Residential, Medium Density Residential, Commercial and Industrial Zones shall:

- (a)

Rules - Stormwater

15.4.2.25 All lots or sites shall be of sufficient size to enable on site detention and disposal of stormwater resulting from any future development permitted in the zone, ~~provided that~~ This rule does not apply to stormwater disposal in the:

- (a)

Advice Notes:

...

4. The Waikato Stormwater Management Guideline 2020 are applicable.

Rules - Tree Planting on Roads: Residential, Medium Density Residential and Large Lot Residential Zones

15.4.2.27 Where any subdivision in the ~~Residential, Medium Density Residential or Large Lot Residential~~ Zone includes the creation of new roads; the design, layout, construction and formation of the new road, except for service lanes, must provide for the planting of street trees.

15.4.2.40 ~~That~~ As a result of the use of these rules, Council shall restrict the further subdivision of the balance lot, restricting the further use of this rule. This being is a condition to be complied with

on a continuing basis and shall be subject to a Section 221 Consent Notice or other legal instrument being registered on the title in perpetuity.

Rule ~~Comprehensive Development Subdivision within the C1 and C2/C3 Structure Plan areas~~

~~15.4.2.62~~ Any Comprehensive Residential Subdivision within the C1 and C2/C3 Structure Plan areas (as described within the relevant Structure Plan) shall comply with the following standards (in addition to the relevant performance standards):

- ~~(a)~~ Be applied to an area of land within the overall structure plan area within common ownership and/or control of the applicants.
- ~~(b)~~ Through an appropriate concept plan for the entire Comprehensive Residential Subdivision development area identified, demonstrate how development will achieve a minimum density of 12.5 dwelling per hectare net as set out in the Structure Plan over the course of a staged development in accordance with Rule 15.4.2.1(ad).
- ~~(c)~~ Provide a minimum 2.5% net residential land area or 2,000m² (whichever is larger) of the overall comprehensive residential development area as 'compact housing'.

~~For avoidance of doubt, all other relevant performance standards within Part A, C and D of this section shall continue to apply.~~

~~Advice Note: the 'net residential land area' is total residential land area excluding roads and, in addition, land not suitable or available for residential development including open spaces, areas constrained by topography, commercial areas, schools and land required for environmental buffers and stormwater infrastructure (including any buffer areas or setbacks from the stormwater infrastructure).~~

~~Activities that fail to comply with this rule will require a resource consent for a non-complying activity.~~

Section 16 – Transportation

Key

Text additions proposed by Council, the s42A authors or submitters that the Panel has accepted are shown underlined.

Text deletions proposed by Council, the s.42A authors or submitters that the Panel has accepted are shown ~~strikethrough~~.

Further text additions or deletions that the Panel has made following the hearing of evidence and submissions are identified with grey shading.

Text that is not underlined or struck through is original PC26 text as notified.

Objective - Ensuring sustainable, integrated, safe, efficient and affordable multi-modal land transport systems

- 16.3.1 All new development, subdivision and transport infrastructure shall be designed and developed to contribute to a sustainable, safe, integrated, efficient (including energy efficient network design), accessible and affordable multi-modal land transport system.

Policy - Design elements

- 16.3.1.1 Development, subdivision and transport infrastructure shall be designed and located to:

(a) ...

(d) Contribute to:

...

(iv) Efficient movement of freight; and

(v) Providing good accessibility for people.

Section 18 – Financial Contributions

Key

Text additions proposed by Council, the s42A authors or submitters that the Panel has accepted are shown underlined.

Text deletions proposed by Council, the s.42A authors or submitters that the Panel has accepted are shown ~~strikethrough~~.

Further text additions or deletions that the Panel has made following the hearing of evidence and submissions are identified with grey shading.

Text that is not underlined or struck through is original PC26 text as notified.

18.1 Interpretation

18.1.1 For the purposes of this section only, the following definitions apply:

(a) ~~**Bedroom** means an area of a residential unit that is not the kitchen, bathroom(s), laundry and toilet(s); the dining room or living room (but not both) whether open plan with the kitchen or not; entrance halls and passageways; garage; and any other room smaller than 6m².~~

(b) ~~**Betterment** means the restoration and protection of the Waikato and Waipā Rivers and their catchments as required under Te Ture Whaimana.~~

(c) **Developer** means any individual, entity, or group undertaking development.

(d) **Development** means any subdivision, building (as defined in section 8 of the Building Act 2004), land use, or work and includes site works, building construction, alterations, extensions or additions.

(e) **Discount factor** means a factor that can be applied to the calculation of the residential amenity and Te Ture Whaimana financial contributions that can reduce the total amount of financial contribution required to be paid. The decision on the appropriate discount factor to apply to each financial contribution calculation will be determined by the Council on a case-by-case basis.

The discount factor will be based on development specific attributes or the value of other contributions for the same purpose as outlined in the relevant performance criteria.

The discount factor cannot include consideration of development contributions paid as these are already excluded from the calculation of financial contributions. The discount factor has no weight or bearing on Development Contributions payable.

(f) ~~**Greenfield development** means subdivision and/or urban development of previously undeveloped rural land.~~

(g) ~~**Gross Floor Area** has the same meaning in Part B ‘Definitions’ of the operative Waipā District Plan.~~

(h) **Infrastructure** has the same meaning in Part B ‘Definitions’ of the operative Waipā District Plan.

(i) **Land value** has the same meaning as ‘land value’ under the Ratings Valuations Act 1998.

(j) ~~**Non-residential development** means all other activities other than residential activities.~~

(k) **Residential development** means the use of land and buildings for people for living accommodation (whether or not the person is subject to care or supervision).

(l) Te Ture Whaimana has the same meaning in Part B ‘Definitions’ of the operative Waipā District Plan.

In the event of any conflict with the definitions in Part B of the Waipā District Plan (Definitions), the above definitions prevail.

18.2 Introduction

~~18.1.1 2.1~~ The financial contributions provisions in this Plan deal with conditions imposed on resource consents. Under section 77E of the Resource Management Act 1991, financial contributions are able to be used as a mechanism for avoiding, remedying or mitigating adverse effects, or ensuring positive effects on the environment to offset any adverse effect. Section 108 of the Act allows Council to impose a consent condition requiring a financial contribution be made when it grants resource consent.

~~18.1.2 2.2~~ Financial contributions achieving the Plan's objectives and are distinct from, and in addition to, Council's Development Contributions Policy (DCP), which and provides Council with an alternative method to obtain contributions to fund infrastructure manage effects required as a result of growth. ~~Either~~ Where financial contributions will be used on their own, or in addition to supplement development contributions will not be used for the same purpose where the development contributions are insufficient to fully avoid, remedy, mitigate or compensate for the adverse effects of the activity. **Table 18.1** below sets out the application of both development and financial contributions.

Table 18.1: Contributions Overview

	Legislation	Description
Development Contributions (and Policy)	Local Government Act 2002	Generally applicable to planned or anticipated development, subdivision and growth. Fund and offset the cost of new infrastructure and infrastructure upgrades for planned or anticipated development, subdivision and growth.
Financial Contributions	Resource Management Act 1991	Generally applicable to unplanned, unanticipated, more intensive, or more rapid development, subdivision and growth. Avoid, remedy, mitigate or compensate for adverse effects, or ensure positive effects on the environment to offset any adverse effects, where the adverse effect arises from unplanned or un-anticipated development, subdivision and growth (including permitted activities, activities requiring resource consent, on-site effects and off-site effects).

~~18.1.2~~ In the context of new development and subdivision, this Plan uses financial contributions to build into the cost of the development or subdivision any physical, environmental, or social costs that can be identified. It does this by ensuring that the developer avoids, remedies, mitigates, or compensates for any adverse effects.

Purpose of Financial Contributions

~~18.1.32.3~~ The general purpose of ~~In this Plan~~, financial contributions are used for the following reasons:

~~(a)~~ To recover from developers and/or applicants a contribution in the form of money, or land, or a combination of both money and land, which:

~~(i)(a)~~ Avoids, remedies, or mitigates adverse effects of the proposed activity on the

environment, or ensures positive effects on the environment to offset any adverse effects, including but not limited to, effects associated with:

- (i) Three waters/transport network connections, network improvements or capacity upgrades when a development is located outside of Councils reticulated service area(s) and seeks to connect; subject to Council;
 - Approving the connection; and/or
 - Having wastewater capacity; and/or
 - Having the necessary resource consent to discharge;
- (ii) Three waters/transport network connections, improvements or capacity upgrades located off the subject site that are not provided for by any other Council funding mechanism that are required or are likely to be required as a result of a subdivision application, land use consent application or development (including permitted activities).

▪ Three waters/transport capacity upgrades;

- (iii) Parks/reserves/open space network enhancement/improvement;
- (iv) Streetscape amenity improvements; and

And

- (v) To give effect to Te Ture Whaimana including positive effects on the environment to offset any adverse effects and its requirement for restoration and protection of the Waikato and Waipā Rivers (and their catchments) and the relationship between the Waikato and Waipā Rivers (and their catchments) and Waikato-Tainui, Waikato and Waipā River Iwi, and the Waikato Region's communities and all other objectives and strategies contained within Te Ture Whaimana.

- (b) Where the capital expenditure items identified in this rule are not otherwise funded via Council's Development Contributions Policy.

~~To provide a fair and reasonable contribution to finance the extension or development of bulk services or other infrastructure costs as a result of a development or subdivision; and
Along with other provisions, to provide a mechanism to avoid, remedy, or mitigate and/or offset adverse effects on the environment; and~~

~~For assessing and quantifying the likely adverse environmental effects of any development or subdivision undertaken in the Waipā District on adjoining districts, cities, towns, and communities outside the District to enable contributions to be collected and made towards the mitigation of those adverse environmental effects.~~

~~18.1.4 2.4~~ In addition to these general purposes, more specific purposes are identified in the Financial Contributions Rules and performance standards part of this section.

~~18.1.4~~ Financial contributions are intended to offset the cost of future capital works and the cost of capital already incurred where a development consumes that capacity; together with other related costs necessitated by new development or subdivision.

~~18.1.5 2.5~~ Financial contributions Fees will vary between areas of the District and also for different types of development or subdivision.

~~18.1.5 2.6~~ A financial contribution in the form of a Heavy Vehicle Impact Fee (HVIF) may be required

where heavy vehicle traffic movements from a development are likely to cause an accelerated reduction in the useful life of the local road network that was not reasonably anticipated when the relevant roads were constructed, and which can be attributed directly or indirectly to the development, mineral extraction activity or subdivision.

Advice Notes:

1. All Financial contribution calculations are exclusive of Goods and Service Tax (GST). GST will apply to all Financial Contributions at the prevailing rate.
- 2 Refer to Section 15 - Infrastructure, Hazards, Development and Subdivision for rules related to vesting land in Council ownership.

18.2.3 Resource Management Issues

~~18.2.1~~ 3.1 New development or subdivision, or infill and intensification, can result in adverse effects on natural and physical resources including, and can result in inequities in cost sharing.

~~18.2.2~~ 3.2 The provision of adequate infrastructure and services is an essential part of effective growth planning and implementation. ~~the development or subdivision process.~~

18.3.4 Objectives and Policies

Please also refer to the objectives and policies of Part C, Part D and Part E, as relevant.

Objectives – General purpose of financial contributions

18.4.1 Financial contributions are required in accordance with the Financial Contributions Rules and performance standards in order to:

- (a) Avoid, remedy, or mitigate adverse effects of the proposed activity or development on the environment; and
- (b) Ensure positive effects on the environment to offset any adverse effects; and
- (c) Give effect to Te Ture Whaimana, including the requirement for betterment.

Objective – Planned, financed growth

~~18.3.1~~ 4.2.1A To ensure that the a Adverse environmental effects on the District's network infrastructure are funded from the development or subdivision that has or will affect the infrastructure addressed or that has generated or will in order to cater for the generate additional demand generated by new development or subdivision.

Policies – General

~~18.4.2.1~~ The following general policies apply:

~~18.4.2.2.1.1~~ (a) Require financial contributions for the general purposes set out in Objective 18.4 the General Purpose Statement and the Financial Contributions Rules and performance standards.

~~18.4.2.2.1.2~~ (b) Determine the nature and amount of financial contributions in accordance with the methodology set out in the Financial Contributions Rules and performance standards.

~~18.4.2.3~~ 1.3 (c) Financial contributions in the form of money must shall be paid before the proposed activity or development occurs.

~~18.4.2.4~~ 1.4 (d) Financial contributions in the form of land must shall be vested in Council prior to completion of the activity or development.

~~18.4.2.5~~ 1.5 (e) Financial contributions will shall be applied to the purpose for which they are required.

Policy - Early recognition of costs

~~18.3.1.1~~ 4.2.2.1.6 The adverse environmental effects of development or subdivision that can be addressed by requiring a financial contribution, shall be clearly identified at the planning and consenting stage (building and resource consents) of the development or subdivision.

Policy – Planned growth

~~18.3.1.2~~ To ensure that planned growth is adequately financed by taking financial contributions up to 10 years in advance of Council undertaking infrastructure works for Council provided infrastructure.

Objective – Equitable sharing of costs

~~18.3.2~~ To ensure that there is a fair and reasonable share of the costs of upgrading or providing new infrastructure to meet demands generated by the development or subdivision, and to enable future growth.

Policy - Costs relating to effects

~~18.3.2.3~~ 4.2.61.10 Ensuring that the amount of financial contribution required reasonably reflects the cost of avoiding, remedying or mitigating the adverse effects, or the cost of ensuring positive effects on the environment to offset any adverse effects.

Policy – Cumulative effects

~~18.4.2.8~~ 1.11 Requiring financial contributions for new residential development to address an equitable share of offsetting adverse cumulative effects that accelerated intensification and/or additional population growth has on public streetscapes, public open spaces, and river networks and their catchments.

Objective - Heavy vehicle impact fee

~~18.3.3~~ 4.2 To ensure the community is adequately protected from any unpredictable adverse effects of heavy vehicles on the District’s road network due to land use activities.

Policy - To make provision for a heavy vehicle impact fee

~~18.3.3.1~~ 4.2.1 A financial contribution in the form of a heavy vehicle impact fee will be required where a development creates adverse effects on the District’s road network which:

(a)

18.4 5 Rules

~~These rules apply to any activity requiring a resource consent under parts D, E and F of this Plan; and for the avoidance of doubt, the rules also apply to any activity requiring a resource consent due to failing to comply with any performance standard of this Plan.~~

~~These rules specifically relate to financial contributions towards the provision and future operation of network infrastructure owned and/or operated by Waipa District Council, a Council Controlled Organisation, or for roading and transport; any adjoining Territorial Local Authority and/or the New Zealand Transport Agency (NZTA).~~

~~Financial Contributions shall be determined in accordance with the provisions of these rules, and Council may require the payment of financial contributions as a condition of consent.~~

18.4.1 Activity Status Tables

~~There are no activity status tables.~~

18.5.1 General Rules - General

~~18.5.1.1 The general rules are as follows:~~

~~(a) For permitted activities, financial contributions will be required prior to either the grant of building consent or the grant of service connection, whichever comes first.~~

~~18.5.1.2 (b) For all classes of activities other than permitted activities, financial contributions will be required as a condition of land use or subdivision consent.~~

~~18.5.1.3 (c) Financial contributions will be in the form of money calculated in accordance with the relevant Rule or performance standard, except where Council exercises its discretion to accept a financial contribution in the form of land, or a combination of land and money, in which case the financial contribution will be calculated in accordance with the relevant Rules or performance standard.~~

~~18.5.1.4 (d) Financial contributions will be required for the purposes set out and on the basis that:~~

~~(i)(e)-(a) Financial contributions for all residential development will be calculated for the specific purposes and in accordance with the methodology in the applicable rules and performance standards; and~~

~~(ii)(f) Financial contributions for all other developments will be calculated for the specific purposes and in accordance with the methodology in the applicable rules and performance standards.~~

Rules - Purpose of Requirement for financial contributions

~~18.5.1.25 The following rules outline the purpose for the financial contributions being taken.~~

~~(a) In addition to the general rules, and performance standards, financial contributions will be required for development as follows for the following purposes:~~

Three waters/transport infrastructure network

~~18.5.1.36 To avoid, remedy and mitigate the adverse effects of residential development, or ensure positive effects on the environment to offset any adverse effects, through the recovery of infrastructure network costs associated with the following:~~

~~(a) Three waters connections, network improvements, and capacity upgrades when a development is located outside of Councils reticulated service area(s) and seeks to connect; subject to Council:~~

- ~~• Approving the connection; and/or~~
- ~~• Having wastewater capacity; and/or~~
- ~~• Having the necessary resource consent to discharge.~~

~~and~~

~~(b) Transport connections, including for multimodal transport options, network improvements, and capacity upgrades located off the subject site that are not provided for by any other Council funding mechanism that are required or are likely to be required as a result of a subdivision application, land use consent application or development (including permitted activities).~~

~~(c) These costs will include:~~

- (i) Where an existing network / system / supply is available, the cost of connection with the existing system;
- (ii) Where an existing network / system / supply is available, but the capacity of the system is inadequate to meet the additional generated demand, the cost of connection and capacity upgrading of the existing system;
- (iii) Where an existing network / system / supply is available, but the network requires capacity upgrades or network improvements to ensure the connection does not compromise the network, the costs of those capacity upgrades or network improvements; and
- (iv) Where an existing network / system / network is not available, the cost of extending the network / system / supply;
- (v) Any infrastructure works required under Rule 18.5.1.6 and not otherwise funded via Council's Development Contributions Policy are excluded.

Calculations for contributions shall be as set out in the performance standards.

Residential amenity (applies to ~~Residential Zones~~ the Medium Density Residential Zone only)

18.5.1.47 To avoid, remedy, and mitigate the adverse effects, including cumulative effects, of residential development density, or ensure positive effects on the environment to offset any adverse effects, through the recovery of costs associated with maintaining and improving residential amenity.

(a) These costs will include:

- (a) Where urban public open spaces can be improved or extended, the cost of land acquisition and development; and
- (b) Where streetscape amenity can be enhanced, the cost of that enhancement.

But shall exclude any costs otherwise funded via Development Contributions.

Calculations for contributions shall be as set out in the performance standards.

Te Ture Whaimana (applies to ~~all developments across all zones~~ the Medium Density Residential Zone and the Commercial Zone only)

18.5.1.58 To give effect to Te Ture Whaimana, including positive effects on the environment to offset any adverse effects, including cumulative effects, and its requirement for restoration and protection of the Waikato and Waipā Rivers and their catchments, and the relationship between the Waikato River and Waikato-Tainui, Waikato River Iwi, and the Waikato Region's communities and all other objectives and strategies contained within Te Ture Whaimana.

(a) These costs ~~will~~ may include, but are not limited to:

- (a) Riparian enhancement;

- (b) Wetland creation/protection/restoration/enhancement;
- (c) Erosion control measures;
- (d) Ecological/biodiversity;
- (e) Public access improvements to the Waikato River, including its tributaries;
- (f) Weed control measures;
- (g) Sediment reduction measures;
- (h) Waikato and Waipā Rivers / Te Ture Whaimana education; and
- (i) Restoration / protection / enhancement of waahi tapu and sites of significance.

~~(b) Calculations for contributions shall be as set out in the performance standards.~~

Advice Note (applies to 18.5.1):

Financial contributions may be used towards the provision, upgrading or future operation of network infrastructure owned and/or operated by any of the following: Waipā District Council; a Council Controlled Organisation; any other community infrastructure management entity; any adjoining Territorial Local Authority; Waka Kotahi (New Zealand Transport Agency); and towards waterway enhancement undertaken by Waikato Tainui or the Waikato River Authority.

18.4.2 — 18.5.2 Performance Standards

Rule – Residential amenity (to be collected from the Medium Density Residential and Residential Zones only)

The following rules should be applied to any development and subdivision, including new development, infill development and permitted development and subdivision.

~~18.5.2.1 To avoid, remedy or mitigate the adverse effects of medium density residential development through the recovery of costs associated with maintaining and improving residential amenity.~~

~~18.5.2.2 These costs will include:~~

- ~~(a) Where public open spaces can be provided or improved, the cost of land acquisition and development and/or maintenance; and~~
- ~~(b) where streetscape amenity can be enhanced, the cost of that enhancement.~~

Rule - Circumstances when financial contributions may be taken

~~18.5.2.1 Costs will be recovered for all new dwellings in the Medium Density Residential Zone. where it is necessary to avoid, remedy or mitigate the adverse effects, including the cumulative adverse effects, of medium density residential development to maintain and improve residential amenity in public open spaces and streetscapes.~~

Rule – Determination of the maximum amount of financial contribution

~~18.5.2.3 For each additional bedroom at the site created by the development, a fixed financial contribution of \$400.00 shall be required. The financial contribution collected for residential amenity shall be the total of A plus B as follows based on the following calculation to a~~

maximum amount of \$1,300 \$1,800 per dwelling:

A – Financial contribution charge = (FC * n) * F

where:

- FC = financial contribution per dwelling (\$1,300)
- n = number of new dwellings
- F = discount factor to account for development specific attributes or the value of other contributions (i.e., land for reserves, but excluding development contributions for the same purpose.

B – Tree charge = \$500 per dwelling

18.5.2.3A 4 For the purpose of rule 18.5.2.3, a discount factor will be considered by Council in the following circumstances:

- (a) Where the applicant proposes on-site mitigation measures which contribute to the purposes of the financial contribution in Rule 18.5.1.7;
- (b) By way of example, but without limiting subparagraph (a), land provided to Council for reserves purposes (in addition to any statutory requirements) or protected planting.

18.5.2.4 Greenfield development will be required to pay 80% of the rate specified in Rule 18.5.2.3.

Timing of calculation and payment

18.5.2.4 A financial contribution under Rules 18.5.2.3 and 18.5.2.4 shall be calculated at the earliest possible time from the options outlined below:

- (a) Subdivision, in which case a financial contribution calculated shall be paid prior to Council issuing any certificates under either Section 223 or 224 of the Act; or
- (b) Resource consent, in which case a financial contribution calculated shall be paid as a condition of that consent and prior to the activity commencing; or
- (c) Building consent, in which case a financial contribution calculated shall be paid prior to the issue of consent.

Activities that fail to comply with residential amenity financial contribution rules and/or performance standards will require a resource consent for a restricted discretionary activity.

Discretion will be restricted to the following matters:

- The extent to which the proposal is consistent with the objectives and policies in Section 18 (financial contributions);
- The extent to which the proposal complies with the performance standards in Section 18 (financial contributions), and the reasons for non-compliance;
- The effects that the development will create in relation to the residential amenity financial contribution.

- ~~The mitigation measures provided or the value of other contributions provided in relation to the residential amenity financial contributions.~~

Rule – Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River) (to be collected from the Medium Density Residential and Commercial Zones only)

The following rules apply to any development and subdivision, including new, infill and permitted development and subdivision.

- 18.5.2.5 Costs will be recovered for all new dwellings in the Medium Density Residential Zone or the Commercial Zone. ~~where it is necessary to avoid, remedy or mitigate the adverse effects of medium density residential development on the water quality and/or the minimum flows of the Waikato and Waipā Rivers and their catchments.~~

Rule - Determination of the maximum amount of financial contribution

- 18.5.2.6 ~~For each additional bedroom at the site created by the development, a fixed financial contribution of \$400.00 shall be required. The financial contribution collected for Te Ture Whaimana shall be based on the following calculation to a maximum amount of \$1,500 per dwelling:~~

~~Financial contribution charge = (FC * n) * F~~

~~where:~~

~~FC = financial contribution per dwelling (\$1,500)~~

~~n = number of new dwellings~~

~~F = discount factor to account for development specific attributes or the value of other contributions (i.e. land for reserves, but excluding development contributions) for the same purpose~~

- 18.5.2.7A For the purpose of rule 18.5.2.76, a discount factor will be considered by Council in the following circumstances:

(a) Where the applicant proposes on-site mitigation measures which contribute to the purposes of the financial contribution in Rule 18.5.1.8;

(b) By way of example, but without limiting subparagraph (a), land provided to Council for stormwater management or riparian purposes (in addition to any statutory requirements); stormwater control measures; protected riparian planting; wetland creation, protection, restoration or enhancement (in addition to any statutory requirements); on-site sediment reduction measures (in addition to any statutory requirements); or waahi tapu and sites of significance restoration, protection or enhancement.

- 18.5.2.7 ~~For non-residential development \$2,000.00 per 100m² of Gross Floor Area.~~

Rule – Timing of calculation and payment

- 18.5.2.8 ~~A financial contribution under Rules 18.5.2.7 and 18.5.2.8 shall be calculated at the earliest~~

~~possible time from the options outlined below:~~

- ~~(a) Subdivision, in which case a financial contribution calculated shall be paid prior to Council issuing any certificates under either Section 223 or 224 of the Act; or~~
- ~~(b) Resource consent, in which case a financial contribution calculated shall be paid as a condition of that consent and prior to the activity commencing; or~~
- ~~(c) Building consent, in which case a financial contribution calculated shall be paid prior to the issue of consent.~~

~~Activities that fail to comply with the Te Ture Whaimana financial contribution rules and/or performance standards will require a resource consent for a restricted discretionary activity.~~

~~Discretion will be restricted to the following matters:~~

- ~~• The extent to which the proposal is consistent with the objectives and policies in Section 18 (financial contributions).~~
- ~~▪ The extent to which the proposal complies with the performance standards in Section 18 (financial contributions), and the reasons for non-compliance.~~
- ~~▪ The effects that the development will create in relation to the Te Ture Whaimana financial contribution.~~
- ~~• The mitigation measures or the value of other contributions provided in relation to the Te Ture Whaimana financial contribution.~~

Advice notes:

1. Te Ture Whaimana has the legal effect of a National Policy Statement. Where there is an inconsistency with provisions in other national planning standards, the New Zealand Coastal Policy Statement and the National Planning Standards, Te Ture Whaimana will prevail.
2. Under s108 (2)(a), a consent authority may impose a condition on a resource consent it has granted that requires a financial purpose. Where a financial contribution is made in cash it must be used reasonably in line with the purpose for which the contribution was received.
3. Financial contributions taken under the above rules will be used to avoid, remedy or mitigate the effects of medium density residential intensification and the resulting discharges on the Council's infrastructure network and/or water takes through the Council's infrastructure network.

Rule – Non residential development

18.5.2.8 Non residential development in all zones: \$2,000.00 per 100m² of Gross Floor Area.

Reticulated water services

The following rules apply to any development and subdivision, including new, infill and permitted development and subdivision, that seeks to connect to Council's reticulated water services.

Rule - Circumstances when financial contributions may be taken

18.4.2.118.5.2.98 Council will ~~may~~ require the payment of a Financial Contribution where a development or subdivision located outside Council's water supply area seeks to connect, and Council approves such connection, and where development contributions have not been paid or are not payable.

Rule - Determination of the maximum amount of financial contribution

~~18.4.2.2~~ ~~18.5.2.109~~ The maximum amount of Financial Contribution that may be taken for connection to a water supply system in a Council reticulated water supply area shall be the greater of:

EITHER

$$\$A \times [B / [B + C]]$$

where:

- A = the replacement value of the specific water reticulation system after adjustment for capital expenditure in this activity at the time the connection is sought.
- B = the number of residential equivalent connections to be added to that reticulation system where:
- ≤ 20mm nb diameter connection = 1 residential equivalent connection
 - 32mm nb dia connection = 3 residential equivalent connections
 - 50mm nb dia connection = 10 residential equivalent connections
 - 75mm nb dia connection = 14 residential equivalent connections
 - 100mm nb dia connection = 25 residential equivalent connections
 - 150mm nb dia connection = 56 residential equivalent connections
- C = the total number of existing connections to that water reticulation system.

OR

The total assessed cost of providing additional water supply capacity (including the additional cost of abstraction, treatment, storage and reticulation) in the water reticulation system needed to service the development or subdivision.

~~Rule – Timing of calculation and payment~~

~~18.4.2.3~~ ~~18.5.2.11~~ A Financial Contribution under Rules ~~18.4.2.1~~ and ~~18.4.2.2~~ ~~18.5.2.8~~ and ~~18.5.2.9~~ shall be calculated ~~at the earliest possible time from the options outlined below:~~ either at the time of:

- ~~(a) Subdivision, in which case a financial contribution calculated shall be paid prior to Council issuing any certificates under either Section 223 or 224 of the Act; or~~
- ~~(b) Resource consent, in which case a financial contribution calculated shall be paid as a condition of that consent, and prior to the activity commencing; or~~
- ~~(c) Building consent, in which case a financial contribution calculated shall be paid prior to the issue of consent.~~

~~Activities that fail to comply with reticulated water services financial contribution rules and/or performance standards will require a resource consent for a restricted discretionary activity. Discretion will be restricted to the following matters:~~

- ~~• The extent to which the proposal is consistent with the objectives and policies in Section 18 (financial contributions).~~
- ~~• The extent to which the proposal complies with the performance standards in Section 18 (financial contributions), and the reasons for non-compliance.~~
- ~~• The effects that the development will create in relation to the reticulated water services financial contribution.~~
- ~~• The mitigation measures provided or the value of other contributions provided in relation to the reticulated water services financial contribution~~

Advice Notes:

1. The replacement value of a Council reticulation system in a reticulated water supply area is the valuation reported in or supporting the most recent Council Annual Report.
2. The financial contributions for reticulated water services will not be levied on Council funded growth cells identified in this Plan or development or subdivision located within Council's reticulated water supply areas.
3. The financial contributions for reticulated water services exclude the cost of connection to a water reticulation system or the cost of water reticulation within the development or subdivision.
4. Once a development or subdivision is physically connected to a Council water reticulation system, it is deemed to be part of that water reticulation system.

Wastewater collection services

*The following rules apply where ~~a~~ **any development or subdivision including new, infill and permitted development and subdivision, seeks to connect to Council's wastewater collection services.***

Rule - Circumstances when financial contributions may be taken

~~18.4.2.4~~ ~~18.5.2.1210~~ Council ~~will~~ ~~may~~ require the payment of a financial contribution where a development or subdivision located outside any of Council's wastewater service areas seeks to connect, subject to Council having wastewater disposal capacity, and where development contributions have not been paid or are not payable.

Rule - Determination of the maximum amount of financial contribution

~~18.4.2.5~~ ~~18.5.2.1311~~ The maximum amount of financial contribution ~~that may be~~ taken for connection to a service network system in a Council wastewater service area shall be the greater of:

EITHER

$$\$A \times [B / [B + C]]$$

where:

A = the replacement value of the specific wastewater system after adjustment for capital

expenditure in this activity at the time the connection is sought.

B = the number of residential equivalent connections to be added to that reticulation system where:

≤ 100mm nb diameter gravity connection = 1 residential equivalent connection

150mm nb dia gravity connection = 3 residential equivalent connections

~~200~~ 150 mm nb dia gravity connection = 10 residential equivalent connections

C = the total number of existing connections to that wastewater system.

OR

The total assessed cost of providing additional wastewater system capacity (including the additional cost of storage, pumping, transportation, processing and disposal) to the wastewater system needed to service the development or subdivision.

Rule—Timing of calculation and payment

~~18.4.2.6~~~~18.5.2.14~~ A Financial Contribution under Rules ~~18.5.2.12~~ 18.4.2.4 and ~~18.5.2.13~~ 18.4.2.5 shall be calculated at the earliest possible time from the options outlined below: , either at the time of:

- ~~(a) — Subdivision, in which case a financial contribution calculated shall be paid prior to Council issuing any Certificates under either Section 223 or 224 of the Act; or~~
- ~~(b) — Resource consent, in which case a financial contribution calculated shall be paid as a condition of that consent, and prior to the activity commencing; or~~
- ~~(c) — Building consent, in which case a financial contribution calculated shall be paid prior to the issue of consent.~~

~~Activities that fail to comply with wastewater collection services financial contribution rules and/or performance standards will require a resource consent for a restricted discretionary activity. Discretion will be restricted to the following matters:~~

- ~~• The extent to which the proposal is consistent with the objectives and policies in Section 18 (financial contributions);~~
- ~~• The extent to which the proposal complies with the performance standards in Section 18 (financial contributions), and the reasons for non-compliance;~~
- ~~• The effects that the development will create in relation to the wastewater collection services financial contribution;~~
- ~~• The mitigation measures provided or the value of other contributions provided in relation to the wastewater collection services financial contribution;~~

Advice Notes:

1. The replacement value of a Council wastewater system in a wastewater service area is the valuation reported in or supporting the most recent Council Annual Report.

2. The financial contributions for wastewater services will not be levied on a Council funded growth cells identified in this District Plan, or development or subdivision located within a Council wastewater service area.
3. The financial contributions for wastewater services exclude the cost of connection to a wastewater system or the cost of sewerage within the development or subdivision.
4. Once a development or subdivision is physically connected to a Council wastewater system, it is deemed to be part of that wastewater system.

Stormwater services

The following rules apply where ~~a~~ any development or subdivision including new, infill and permitted development and subdivision, seeks to connect to Council's consented stormwater services.

Rule - Circumstances when financial contributions may be taken

~~18.4.2.7~~ ~~18.5.2.15~~ ~~12~~ Council ~~will~~ ~~may~~ require the payment of a Financial Contribution where a development or subdivision located immediately outside any of Council's stormwater systems seeks to connect, subject to Council having the necessary resource consent to discharge and where development contributions have not been paid or are not payable.

Rule - Determination of the maximum amount of financial contribution

~~18.4.2.8~~ ~~18.5.2.16~~ ~~13~~ The maximum amount of Financial Contribution ~~that may be~~ taken for connection to an existing Council stormwater system shall be the greater of:

EITHER

$$\$I \times [J / [J + K]]$$

where:

- I = the replacement value of the relevant stormwater system after adjustment for capital expenditure in this activity at the time the connection is sought; and
- J = the gross area of the development measured in hectares; and
- K = the gross area served by the relevant stormwater system excluding the activity.

OR

The total assessed cost of providing additional stormwater system capacity (including the additional cost of stormwater retention, pumping, transportation, processing, disposal and resource consent variation costs) needed to service the activity.

~~Rule – Timing of calculation and payment~~

~~18.4.2.9~~ ~~18.5.2.17~~ A Financial contribution under Rules ~~18.5.2.15~~ ~~18.4.2.7~~ and ~~18.5.2.16~~ ~~18.4.2.8~~ shall be calculated ~~at the earliest possible time from the options outlined below:~~ , either at the time of:

- ~~(a) – Subdivision, in which case a financial contribution calculated shall be paid prior to Council~~

issuing any Certificates under either Section 223 or 224 of the Act; or

- (b) ~~Resource consent, in which case a financial contribution calculated shall be paid as a condition of that consent, and prior to the activity commencing; or~~
- (c) ~~Building consent, in which case a financial contribution calculated shall be paid prior to the issue of consent.~~

~~Activities that fail to comply with stormwater services financial contribution rules and/or performance standards will require a resource consent for a restricted discretionary activity. Discretion will be restricted to the following matters:~~

- ~~• The extent to which the proposal is consistent with the objectives and policies in Section 18 (financial contributions).~~
- ~~• The extent to which the proposal complies with the performance standards in Section 18 (financial contributions), and the reasons for non-compliance.~~
- ~~• The effects that the development will create in relation to the stormwater services financial contribution.~~
- ~~• The mitigation measures provided or the value of other contributions provided in relation to the stormwater services financial contribution.~~

Advice Notes:

1. The replacement value of a Council stormwater system is the valuation reported in or supporting the most recent Council Annual Report.
2. The financial contributions for stormwater services exclude the cost of physical connection to a stormwater system or the cost of stormwater infrastructure within the development or subdivision.
3. Once a development or subdivision is physically connected to a Council stormwater system, it is deemed to be part of that stormwater system.

Road corridor services

The following rules apply to development or subdivision, including permitted activities, that gives rise to increases in vehicular and/or pedestrian traffic.

Rule - Circumstances when financial contributions may be taken

~~18.4.2.10~~ ~~18.5.2.18~~ ~~18.14~~ Council may require as part of a subdivision or development the payment of a financial contribution. A financial contribution may be payable where infrastructure for vehicles, ~~and pedestrians~~ cycling and walking that is located off the site of the activity that is subject to consent:

- (a) Requires construction, upgrading or improving; and
- (b) The funding of the required works has not, for any reason, been fully or adequately provided for by other funding instruments available to Council; and

- (c) Where a development or subdivision will, or is likely to, adversely ~~effect~~ affect existing or proposed public roads managed by a road controlling authority other than Council, financial contributions may at Council's sole discretion and with appropriate justification, and in consultation with the appropriate road controlling authority, be assessed and used as though the road controlling authority was Council.

Rule - Determination of the maximum amount of financial contribution

~~18.4.2.11~~ ~~18.5.2.19~~ ~~15~~ The maximum amount of financial contribution for road corridor services that may be taken shall be determined on the basis of the following formula:

$$\text{\$F X [G / [G + H]]}$$

where:

- F = the assessed total cost of constructing, upgrading and/or improving traffic and/or pedestrian routes (including land purchases) as a consequence of the development.
- G = the average annual assessed volume of vehicular traffic measured in vehicles per day directly attributable to the development.
- H = the average annual assessed volume of vehicular traffic measured in vehicles per day currently using routes that will require constructing, upgrading and/or improving as a consequence of a development.

~~Rule - Timing of calculation and payment~~

~~18.4.2.12~~ ~~18.5.2.20~~ A financial contribution under Rules ~~18.5.2.18~~ ~~18.4.2.10~~ and ~~18.5.2.19~~ ~~18.4.2.11~~ shall be calculated ~~at the earliest possible time from the options outlined below:~~ , either at the time of:

- ~~(a) Subdivision, in which case a financial contribution calculated shall be paid prior to Council issuing any certificates under either Section 223 or 224 of the Act; or~~
- ~~(b) Resource consent, in which case a financial contribution calculated shall be paid as a condition of that consent and prior to the activity commencing; or~~
- ~~(c) Building consent, in which case a financial contribution calculated shall be paid prior to the issue of consent.~~

~~Activities that fail to comply with road corridor services financial contribution rules and/or performance standards will require a resource consent for a restricted discretionary activity. Discretion will be restricted to the following matters:~~

- ~~• The extent to which the proposal is consistent with the objectives and policies in Section 18 (financial contributions);~~
- ~~• The extent to which the proposal complies with the performance standards in Section 18 (financial contributions), and the reasons for non-compliance.~~

~~• The effects that the development will create in relation to the road corridor services financial contribution.~~

~~• The mitigation measures provided or the value of other contributions provided in relation to the road corridor services financial contribution~~

Advice Notes:

1. The assessment of traffic volumes will be based on traffic models acceptable to Council following consultation with the relevant road controlling authority.
2. The financial contributions for Road Corridor Services will not be levied on development located within any funded growth cells identified in this Plan.
3. The financial contributions for Road Corridor Services exclude the cost of physically connection to traffic or ~~pedestrian walking and cycling~~ routes or the cost of providing traffic and ~~pedestrian walking and cycling~~ services within the development or subdivision.
4. Once a development or subdivision is physically connected to the road controlling authority or Council's traffic or ~~pedestrian walking and cycling~~ routes, it is deemed to be part of those traffic or ~~pedestrian walking and cycling~~ routes.

Heavy vehicle impact fee

The following rules apply to development, including permitted development, that gives rise to increases in vehicular and pedestrian traffic, and constructing, upgrading or early renewal of traffic and pedestrian routes.

Rule - Circumstances when financial contributions may be taken

~~18.4.2.13~~ ~~18.5.2.21~~ ~~16~~ Council may require as part of a development (including permitted), subdivision or land use consent, the payment of a financial contribution where:

- (a) Routes and other infrastructure for vehicles and pedestrians off the site subject to consent requires construction or upgrading; and/or
- (b) Increases in heavy traffic are likely to lead to infrastructure renewal; and/or
- (c) Construction or upgrades are required earlier than expected; and/or
- (d) Where the effects of the development adversely affect public roads managed by other agencies, any financial contribution taken may be used by those agencies to upgrade those roads.

Rule - Determination of the maximum amount of financial contribution

~~18.4.2.14~~ ~~18.5.2.22~~ ~~17~~ The maximum amount of financial contribution for traffic and pedestrian routes that may be taken shall be determined on the basis of the following:

$$\$(G)/[(F) + (G)] \times (H)$$

where:

F = the volume of vehicular traffic (measured in equivalent standard axles for a 40 year design

period) currently using routes that will require construction, upgrading or earlier renewal as a consequence of the development.

G = the volume of heavy vehicular traffic (measured in equivalent standard axles for a 40 year design period) directly attributable to the development.

H = the cost of construction, upgrading or renewal of traffic and pedestrian routes as a consequence of the development.

Advice Notes:

1. The fee will be charged as a lump sum where the activity is expected to continue for less than three years. Where the development activity is expected to continue for longer than three years, the fee may by agreement be allocated on the basis of a unit rate related to the materials transported.
2. In respect of the Significant Mineral Extraction Zone only - Council, at its sole discretion, may accept any monetary value of financial contribution required, as a supply of aggregate for Council use up to the equivalent monetary value at the market rate at the time of calculation.

Rule – Timing of calculation and payment

~~18.4.2.15 18.5.2.23~~ A financial contribution under Rules ~~18.5.2.21 18.4.2.13 and 18.5.2.22 18.4.2.4~~ shall be calculated, either at the time of:

- ~~(a) — Subdivision, in which case a financial contribution calculated shall be paid prior to Council issuing any certificates under Section 224 of the Act; or~~
- ~~(b) — Resource consent, in which case a financial contribution calculated shall be paid as a condition of that consent and in the manner set out by any condition of that consent. ; or~~
- ~~(c) — Building consent, in which case a financial contribution calculated shall be paid prior to the issue of consent.~~

~~Activities that fail to comply with heavy vehicle impact financial contribution rules and/or performance standards will require a resource consent for a restricted discretionary activity. Discretion will be restricted to the following matters:~~

- ~~• The extent to which the proposal is consistent with the objectives and policies in Section 18 (financial contributions).~~
- ~~• The extent to which the proposal complies with the performance standards in Section 18 (financial contributions), and the reasons for non-compliance.~~
- ~~• The effects that the development will create in relation to the heavy vehicle impact financial contribution.~~
- ~~• The mitigation measures provided or the value of other contributions provided in relation to the heavy vehicle impact financial contribution~~

Financial contributions of land

Rule - Contribution of land

18.5.2.2418 The following rules apply when a contribution of land has been offered:

- (a) Where a developer offers land as a financial contribution, Council has the sole discretion to accept land as a substitute for a monetary financial contribution. The value of the land is to be determined by an independent property valuer agreed between the Council and the developer.
- (b) Where Council exercises its discretion to collect a financial contribution in the form of land, the vesting of this land in Council must be a condition of any land use or subdivision consent.
- (c) Vesting of land shall occur prior to Council issuing a Section 224(c) certification under the Resource Management Act 1991 and prior to Council issuing a Code Compliance Certificate or building consent under the Building Act 2004.
- (d) The land value of the area of land provided shall not be less than the amount of a monetary financial contribution calculated under the relevant Rules or performance standards (whichever applies).

Advice Notes:

- 1. Any land valuation will be undertaken by a qualified and experienced registered valuer.
- 2. The valuation methodology will be industry best practice at the time of the valuation.

Rule - Contribution of land and money

18.5.2.2519 In circumstances where Council exercises its discretion to collect a financial contribution in the form of a combination of land and money, the contribution must be assessed in terms of both the applicant applicable Rule and performance standards (whichever applies).

Timing of calculation and payment

Rule - Timing of calculation and payment

18.5.2.2520 All Financial Contributions shall be calculated at the earliest possible time from the options outlined below:

- (a) Subdivision, in which case a financial contribution calculated shall be paid prior to Council issuing any certificates under either Section 223 or 224 of the Act; or
- (b) Resource consent, in which case a financial contribution calculated shall be paid as a condition of that consent, and prior to the activity commencing; or
- (c) Building consent, in which case a financial contribution calculated shall be paid prior to the issue of consent.

Refund of financial contribution in certain circumstances

Rule - Refund of financial contribution and return of land where activity does not proceed

18.5.2.2621 Subject to 18.5.2.2722, where a financial contribution has been paid under rule 18.5.2.2520(c) the Council will refund or return to the applicant, or his or her personal representative, any financial contribution paid or land set aside where:

- (a) The activity does not proceed; and
- (b) The building consent lapses under section 52 of the Building Act 2004; and
- (c) The applicant requests a refund of the financial contribution.

18.5.2.2722 The Council may retain any portion of a financial contribution or land referred to in 18.5.2.2621 to the value equivalent to the costs incurred by the Council in relation to the activity and its discontinuance.

Consenting pathway

18.5.2.23 Activities that fail to comply with the financial contribution rules and/or performance standards will require a resource consent for a restricted discretionary activity. Any application for resource consent for the above activities will be considered without public or limited notification or the need to obtain the written approval from affected parties. Discretion will be restricted to the following matter:

- The mitigation measures provided or the value of other contributions provided in relation to the financial contribution.

Advice note:

Worked Example

A worked example follows. It demonstrates the steps in calculating the Te Ture Whaimana and Residential Amenity financial contributions using a hypothetical example with the following key assumptions:

- 10-unit intensification development.
- Both Te Ture Whaimana and Residential Amenity contributions apply.
- Two (existing) dwellings are credited.
- The developer is providing (volunteering) their own riparian planting.

<u>Item</u>		<u>Te Ture Whaimana</u>	<u>Residential Amenity</u>	
			<u>Residential Amenity</u>	<u>Tree</u>
<u>FC rate</u>	FC_{rate}	<u>1,500</u>	<u>1,300</u>	<u>500</u>
<u>Total dwelling</u>	<u>b</u>		<u>10</u>	<u>10</u>
<u>Credits (for existing dwellings)</u>	<u>c</u>	<u>2</u>	<u>2</u>	<u>2</u>
<u>Relevant dwellings</u>	$n = (b-c)$	<u>8</u>	<u>8</u>	<u>8</u>
<u>Unadjusted FC</u>	$e = FC_{rate} * n$	<u>12,000</u>	<u>10,400</u>	<u>4,000</u>
<u>Discount factor¹</u>	<u>F</u>	<u>60%</u>	<u>0%</u>	<u>n/a</u>
<u>Financial contribution</u>	$FC_{charge} = e * (1-F)$	<u>4,800</u>	<u>10,400</u>	<u>4,000</u>

<u>charge to recover</u>		<u>(x)</u>	<u>(y)</u>	<u>(z)</u>
	<u>SUM</u> <u>(x + y + z)</u>	<u>19,200</u>		

1 Based on development attributes and developer's activities

Section 21 – Assessment Criteria and Information Requirements

Key

Text additions proposed by Council, the s42A authors or submitters that the Panel has accepted are shown underlined.

Text deletions proposed by Council, the s.42A authors or submitters that the Panel has accepted are shown ~~struckthrough~~.

Further text additions or deletions that the Panel has made following the hearing of evidence and submissions are identified with grey shading.

Text that is not underlined or struck through is original PC26 text as notified.

21.1 Assessment Criteria

21.1.1 Assessment criteria for ALL discretionary activities

Refer also to relevant zone or district wide assessment criteria

Assessment criteria for ALL discretionary activities		
21.1.1.1	Te Ture Whaimana - Waikato River <u>the Vision and Strategy for the Waikato River</u>	(a) The extent to which the development or subdivision has particular regard to <u>Te Ture Whaimana</u> the Waikato River Vision and Strategy . Advice Notes: 1.
21.1.1.3	Visual	(a) The extent to which the development <u>affects</u> effects the surrounding environment; particularly any identified character precinct areas, prominence of buildings and design elements in the proposal, and public places and roads. (b)

21.1.2 Residential Zone

Residential Zone Assessment Criteria	
	Controlled Activities

21.1.2.1	Construction, alteration and addition to buildings, including dwellings in Character Areas 1 and 4 of the Cambridge Park Residential Area	<p>The extent to which the proposal will meet the provisions of the Cambridge Park Residential Zone Design Guidelines in respect of design, external appearance, siting and car parking (excluding consideration of the number of parking spaces for cars). The extent to which solar access is optimised in the development.</p> <p>The ability to provide parking (excluding consideration of the number of parking spaces for cars) and manoeuvring space for vehicles to avoid traffic conflict and maintain public safety.</p> <p>The extent to which the location, size, type and content of the sign affects the locality, taking into account visual clutter and effects on the character of the area.</p> <p>The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</p> <p>Actual or potential effects on any other permitted activity in the zone as a result of glare.</p> <p>The extent to which the development provides for the visual and aural privacy of occupants and neighbours.</p> <p>The extent to which the activity takes into account the personal safety of people and principles of Crime Prevention Through Environment Design (CPTED).</p>
Restricted Discretionary Activities		
21.1.2.4	<p>Compact housing with seven or more dwellings per site located within the Compact Housing Overlay identified on the Planning Maps</p> <p>AND</p> <p>Retirement village accommodation and associated care facilities and rest homes within or outside the compact housing overlay identified on the Planning Maps</p> <p>AND</p> <p>Visitor Accommodation in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas (as relevant)</p>	<p>(a)</p> <p>(o) The risk of natural hazards and extent to which the risk can be avoided or mitigated.</p> <p>(e) The extent to which compact housing development within the C1 and C2 / C3 structure plan areas:</p> <p>(i) Includes 'universal access' design principles within design, maximising accessibility for all users.</p> <p>(ii) Provides an internal movement network layout that is legible and enables good connectivity.</p> <p>(iii) Maximises safety for pedestrians, by:</p> <ul style="list-style-type: none"> — Providing dedicated pedestrian access to dwellings and areas of communal open space, demarcated through materials, colours and/or texture — Minimises the need for vehicular backing manoeuvres where site size and layout allows, by providing safe turning areas <p>(iv) Facilitates an internal movement network that provides for dedicated vehicle access to each dwelling, such as may include:</p> <ul style="list-style-type: none"> — Using rear lanes where vehicle access off a public street is difficult or compromises pedestrian and visual amenity — Providing shared vehicular access layout for larger developments. <p>(v) Uses surface treatments to clearly demarcate vehicular entrances.</p> <p>(vi) Takes into account safety and accessibility if visitor car parking is provided within the development.</p> <p>(vii) Provides clearly visible main pedestrian entries from the street or lane to each dwelling at ground floor level.</p> <p>(viii) Maximises the visual relationship between dwellings and adjacent streets, lanes and public open spaces,</p>

		<p>through provision of windows and balconies at upper levels.</p> <p>(ix) Minimises the number of dwellings with internal and outdoor living areas oriented to the south.</p> <p>(x) Dwellings are designed to provide private outdoor areas adjacent to living areas.</p> <p>(xi) Orients windows to maximise daylight and outlook, without compromising dwelling privacy or the privacy of neighbouring dwellings.</p> <p>(xii) Provides adequate storage space for each residential unit, including for larger items such as bicycles and outdoor equipment.</p> <p>(xiii) For apartment style developments, provides communal open spaces with edges that are activated or overlooked by adjacent streets, lanes or dwellings.</p> <p>(xiv) Integrates proposed communal open spaces with the development's wider pedestrian network.</p> <p>(xv) Compatibility of the proposed development with the existing and likely future surrounding environment including the residential density (minimum and maximum) of the development.</p>
21.1.2.5	<p>Character clusters - Construction of new buildings, relocated buildings, and <u>demolition of or alterations or additions to existing buildings, except where parallel to the rear boundary of the site</u></p>	<p>(a) The extent to which the scale, height, bulk, design, building materials, and layout of any buildings or additions is similar to the existing character of the cluster.</p> <p>(b) <u>The extent to which the new building, additions or alterations to an existing building or demolition of a building contributes or detracts from the Character Cluster Statements in Appendix DG1.</u></p> <p>(bc) The extent to which solar access is optimised in the development.</p> <p>(ed) The ability to provide parking (excluding consideration of the number of parking spaces for cars) and manoeuvring space for vehicles to avoid traffic conflict and maintain public safety.</p> <p>(de) The extent to which the location, size, type and content of any signs affect the locality, taking into account visual clutter and effects on the character of the area.</p> <p>(ef) The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</p> <p>(fg) The extent to which the new building, and or addition or alteration is visible from public places.</p> <p>Additional assessment criteria for relocated buildings:</p> <p>(gh) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(hi) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(ij) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p> <p>(jk) The timeliness of the works taking into account the extent and nature of the proposed works.</p>

21.1.2.18	Local Centres within the C2/C3 Structure Plan area	<p>The extent to which the proposed Local Centres within the C2/C3 Structure Plan area, including access, parking (if provided), outdoor dining and any ancillary activities:</p> <ul style="list-style-type: none"> (a) Are compatible with the surrounding neighbourhood context. (b) Provide parking facilities that do not visually dominate the public realm or create obstructions in the pedestrian environment. (c) Maximise outlook onto adjacent streets and/or public open spaces. (d) Include universal access design principles. (e) Utilises landscaping to integrate the development into the surrounding open space context, and enhance the amenity of the site. (f) Avoids signs that are overly dominant (including back lit and neon signs) and are of a colour, size and location that integrate with the proposed building. (g) Will generate traffic or parking movements that can be adequately managed. (h) Can be adequately serviced.
21.1.2.19	Neighbourhood Centre within the T11 Growth Cell Structure Plan Area	<p>The extent to which the proposed Neighbourhood Centre within the T11 Growth Cell Structure Plan area, including access, parking, outdoor dining and any ancillary activities:</p> <ul style="list-style-type: none"> (a) Are compatible with the surrounding neighbourhood context. (b) Provide parking facilities that do not visually dominate the public realm or create obstructions in the pedestrian environment. (c) Maximise outlook onto adjacent streets and/or public open spaces. (d) Include universal access design principles. (e) Utilises landscaping to integrate the development into the surrounding open space context, and enhance the amenity of the site. (f) Avoids signs that are overly dominant (including back lit and neon signs) and are of a colour, size and location that integrate with the proposed building. (g) Will generate traffic or parking movements that can be adequately managed. (h) Can be adequately serviced.
<p>Discretionary Activities</p> <p><i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>		
21.1.2.20	Cambridge North Structure Plan Area: on site soakage	<ul style="list-style-type: none"> (a) Whether percolation tests undertaken for the subject site demonstrate that on site soakage methods would be impractical to implement. (b) The extent to which alternative methods of stormwater disposal have been investigated and are proposed to be implemented. (c) The suitability of the site for development given the inability to achieve on site stormwater disposal. (d) The overall effect on the integrity of the stormwater system and the cumulative effect of a limited capacity for on site stormwater disposal.

21.1.2.27	<p>In fill housing within the Cambridge Residential Character Area comprising two to six principal dwellings per site with a minimum net site area for each dwelling of 400m², provided that the site is not located within the compact housing development overlay or within a character cluster identified on the Planning Maps</p>	<p>(a) The degree to which the in fill housing development is of an appearance, character, bulk and location and design (including colour and materials), that complements the character and amenity of the neighbourhood it is proposed to be located in.</p> <p>(b) The extent to which the existing dwelling on the site maintains its existing relationship with the road. In this regard new dwellings should be located at the rear or side of the existing dwelling on the site.</p> <p>(c) The extent to which the in fill housing development achieves the following:</p> <ul style="list-style-type: none"> (i) A building design that addresses the road with sufficient glazing to provide opportunities for passive surveillance. Front units should face the road. Accessory buildings including attached garages should be clearly recessive from the road boundary and setback further from any dwelling(s) on the site; and (ii) A landscaped road boundary setback that is not dominated by vehicle access and manoeuvring space; and (iii) Provision of passive surveillance to the street; and (iv) Sufficient area on each site to meet the outdoor living needs of each dwelling and for parking and vehicle manoeuvring; and (v) Landscaping within the development including the retention of existing trees; and (vi) Mitigates any adverse effects on adjoining sites, in particular, whether the in fill housing development compromises access to sunlight or privacy. <p>(d) In circumstances where existing buildings on the site will be retained the following matters also apply:</p> <ul style="list-style-type: none"> (i) Whether any existing building(s) on the site will be altered to complement the design of the in fill housing development; and (ii) Whether the in fill housing development results in vehicle access and manoeuvring difficulties for existing dwellings; and (iii) Whether on site amenity and privacy is able to be provided for.
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21.1.2A Medium Density Residential Zone

Medium Density Residential Zone Assessment Criteria		
Controlled Activities		
<u>21.1.2A.1</u>	<u>One show home per site within a greenfield subdivision</u>	<ul style="list-style-type: none"> (a) <u>The extent to which the vehicle generation of the activity effects affects the functioning of the road, and the road hierarchy.</u> (b) <u>The ability to provide parking (excluding consideration of the number of parking spaces for cars) and manoeuvring space for vehicles and to avoid traffic conflict and maintain public safety.</u> (c) <u>Any potential adverse effects due to the hours of operation and duration of the activity on the site.</u>
Restricted Discretionary Activities		
<u>21.1.2A.2</u>	<u>Relocated buildings</u>	<ul style="list-style-type: none"> (a) <u>The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</u> (b) <u>The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</u> (c) <u>The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</u> (d) <u>The timeliness of the works taking into account the extent and nature of the proposed works.</u>
<u>21.1.2A.32</u>	<u>Retirement village accommodation and associated care facilities and rest homes within or outside the compact housing overlay identified on the Planning Maps</u> <u>AND</u> <u>Visitor Accommodation in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas (as relevant)</u>	<ul style="list-style-type: none"> (a) <u>Building design including:</u> <ul style="list-style-type: none"> (i) <u>The extent to which solar potential and good solar aspect is optimized optimised within the development; and</u> (ii) <u>Colours; and</u> (iii) <u>The materials to be used and how they are to be repeated within the development; and</u> (iv) <u>Detail of roof pitches; and</u> (v) <u>Details of doorways and the provision of shelter for visitors; and</u> (vi) <u>Windows, revetment, balconies and recesses; and</u> (vii) <u>Garaging to create visual continuity and cohesion and reflect a residential character; and</u> (viii) <u>Whether designs avoid monolithic walls in favour of designs that incorporate smaller scale building elements to promote feelings of interest and diversity.</u> (b) <u>Visually permeable fences and glazing of façades that provide for surveillance from the dwelling to the street and other public places such as walkways and reserves.</u> (c) <u>Integration with neighbouring residential development that is responsive to local character in terms of its façade treatment, including building proportions, detailing, materials and landscape treatment.</u> (d) <u>Outdoor living spaces for independent living units that are private and have good access to sunlight in midwinter and/or have access to a range of communal landscaped outdoor areas that are orientated such that they have good solar aspect.</u>

		<p>(e) <u>The location of outdoor storage areas and rubbish and recycling compounds such that the appearance from the street is not adversely affected and on-site amenity, such as the provision of outdoor living spaces is not compromised.</u></p> <p>(f) <u>The design of the road boundary setback:</u></p> <p>(i) <u>Street definition - the extent to which units as opposed to garages orient and face the street creating a strong interface between the public and private domains. Designs need to avoid street frontages that are dominated by garages and outdoor storage areas; and</u></p> <p>(ii) <u>Landscaping - the type and nature of the landscaping both within the front yard setback and throughout the development so that it contributes both to the neighbourhood and to on-site amenity; and</u></p> <p>(iii) <u>Access way design - the width and proportion of the frontage as well as the landscaping and the materials to be used.</u></p> <p>(g) <u>The provision of connections to public walkways/cycleways and the road network.</u></p> <p>(h) <u>Open space character including on-site landscaping, retention of mature trees, and provision of shared driveways.</u></p> <p>(i) <u>Adequate vehicle parking (excluding consideration of the number of parking spaces for cars) and the provision of safe vehicle entrances for pedestrians and vehicles, car parking and manoeuvring and vehicle access to rubbish and recycling compounds, access for emergency vehicles.</u></p> <p>(j) <u>The provision of lighting for amenity and crime prevention without being a nuisance to residents.</u></p> <p>(k) <u>The extent of effects on the surrounding road network including the function of intersections.</u></p> <p>(l) <u>Aural privacy including the noise levels anticipated from on-site and adjacent land uses and the provision of acoustic treatment.</u></p> <p>(m) <u>The adequacy of on-site stormwater disposal methods.</u></p> <p>(n) <u>The adequacy of the servicing proposed for the development.</u></p> <p>(o) <u>The extent to which the site is suitable for the development.</u></p> <p>(p) <u>The benefits provided to residents from communal facilities being provided on site.</u></p>
21.1.2A.43	<p><u>Character clusters - Construction of new buildings, relocated buildings, and removal or demolition of or alterations or additions to existing buildings and second or subsequent dwellings in the Character Cluster Qualifying Matter Overlay.</u></p>	<p>(aa) <u>The extent to which new buildings and relocated buildings are avoided between an existing dwelling and the front boundary of an identified character-defining site.</u></p> <p>(a) — The extent to which the scale, height, bulk form, design, building materials, and layout and position of any buildings or additions is similar to the existing character of the cluster.</p> <p>(b) — The extent to which the new building, additions or alterations to an existing building or removal or demolition of a building contributes or detracts from the Character Cluster Statements in Appendix DG1</p> <p>(a b) <u>For identified character-defining sites;</u></p>

		<p>(i) <u>The extent to which building bulk and design, building materials, and layout complements the style, form, building materials, layout and position of other character defining dwellings within the cluster; and</u></p> <p>(ii) <u>The extent to which buildings provide a complementary response to the existing character identified in the cluster as set out in Appendix DG1;</u></p> <p>(b c) <u>For identified non-character defining sites:</u></p> <p>(i) <u>The extent to which building design is sympathetic to the established character within the cluster in form, proportion, layout and materiality;</u></p> <p>(ii) <u>The extent to which building scale manages the relationship between adjacent character-defining sites and responds to the streetscape context;</u></p> <p>(iii) <u>The extent to which buildings are sympathetic to and acknowledge the character values identified in the cluster as set out in Appendix DG1;</u></p> <p>(e d) <u>The extent to which solar access is optimised in the development.</u></p> <p>(e e) <u>The ability to provide parking (excluding consideration of the number of parking spaces for cars) and manoeuvring space for vehicles to avoid traffic conflict and maintain public safety.</u></p> <p>(e f) <u>The extent to which the location, size, type and content of any signs affect the locality, taking into account visual clutter and effects on the character of the area.</u></p> <p>(f g) <u>The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</u></p> <p>(g-h) <u>The extent to which the new buildings, and or additions or alterations is are visible from public places.</u></p> <p>(h i) <u>The risk of natural hazards and the extent to which the risk can be avoided or mitigated.</u></p> <p><u>Additional assessment criteria for relocated buildings:</u></p> <p>(i) — The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(j) — The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(k) — The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p> <p>(l) — The timeliness of the works taking into account the extent and nature of the proposed works.</p>
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<p><u>21.1.2A.5A4</u></p>	<p><u>Three dwellings per site within the Infrastructure Constraint Qualifying Matter Overlay.</u></p>	<p>(a) <u>The adequacy of the servicing proposed for the development including but not limited to:</u></p> <ul style="list-style-type: none"> (i) <u>Effects of the development on the operation and the capacity of three waters infrastructure.</u> (ii) <u>Hydraulic modelling for the purpose of assessing effects, determining mitigations and associated costs related to the upgrade of existing or planned strategic three waters infrastructure, if required by Council.</u> (iii) <u>Effects of proposed water sensitive techniques to minimise water use and their effect on volume, discharge, and rate of use.</u> (iv) <u>Effects of on-site controls proposed to minimise impacts on three waters infrastructure.</u> (v) <u>Effects of the proposed development’s water consumption and water and wastewater discharges including proposed locations of connection or discharge.</u>
<p><u>21.1.2A.5B</u></p>	<p><u>Three dwellings per site within the Regionally Significant Industry Qualifying Matter Overlay.</u></p>	<p>(a) <u>The extent to which the residential development includes measures to avoid or minimise the potential for reverse sensitivity effects on the Te Awamutu Dairy Manufacturing site.</u></p>

<p><u>21.1.2A.5C6</u></p>	<p><u>More than three dwellings per site.</u></p>	<ul style="list-style-type: none"> (a) <u>Amenity values, including design features that promote privacy and neighbourhood coherence – such as yards, height, fencing and screening, separation and orientation of dwellings to obstruct sight lines between living areas.</u> (b) <u>The extent to which, where applicable, adequate vehicle parking and the provision of safe vehicle entrances for both pedestrians and vehicles, car parking and manoeuvring and vehicle access to rubbish and recycling compounds, and access for emergency vehicles has been provided.</u> (c) <u>The extent of adverse effects on the surrounding road network, including on the function of intersections.</u> (d) <u>The adequacy of the servicing proposed for the development including but not limited to:</u> <ul style="list-style-type: none"> (i) <u>Effects of the development on the operation and the capacity of three waters infrastructure.</u> (ii) <u>Hydraulic modelling for the purpose of assessing effects, determining mitigations and associated costs related to the upgrade of existing or planned strategic three waters infrastructure, if required by Council.</u> (iii) <u>Effects of proposed water sensitive techniques to minimise water use and their effect on volume, discharge, and rate of use.</u> (iv) <u>Effects of on-site controls proposed to minimise impacts on three waters infrastructure.</u> (v) <u>Effects of the proposed development’s water consumption and water and wastewater discharges including proposed locations of connection or discharge.</u> (e) <u>The adequacy of the site to accommodate the proposed density of development.</u> (f) <u>The provision of lighting for amenity and crime prevention, without being a nuisance to residents.</u> (g) <u>The provision of connections to public walkways/cycleways and the road network.</u> (h) <u>Open space character including on-site landscaping, retention of mature trees, provision of shared driveways.</u> (i) <u>Outdoor living spaces for independent living units that are private and have good access to sunlight in midwinter.</u>
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		<p>(j) <u>The location of outdoor storage areas and rubbish and recycling compounds so that the appearance from the street is not adversely affected and on-site amenity, such as the provision of outdoor living spaces is not compromised.</u></p> <p>(k) <u>The design of the road boundary setback:</u></p> <p>(i) <u>Street definition - the extent to which units as opposed to garages orient and face the street creating a strong interface between the public and private domains. Designs need to avoid street frontages that are dominated by garages and outdoor storage areas; and</u></p> <p>(ii) <u>Landscaping - the type and nature of the landscaping both within the road boundary setback and throughout the development so that it contributes both to the neighbourhood and to on-site amenity; and</u></p> <p>(iii) <u>Access way design - the width and proportion of the frontage as well as the landscaping and the materials to be used.</u></p> <p>(l) <u>Building design including:</u></p> <p>(i) <u>The extent to which solar potential and good solar aspect is optimized within the development; and</u></p> <p>(ii) <u>Colours; and</u></p> <p>(iii) <u>The materials to be used and how they are to be repeated within the development; and</u></p> <p>(iv) <u>Detail of roof pitches; and</u></p> <p>(v) <u>Details of doorways and the provision of shelter for visitors; and</u></p> <p>(vi) <u>Windows, revetment, balconies and recesses; and</u></p> <p>(vii) <u>Garaging to create visual continuity and cohesion and reflect a residential character.</u></p> <p>(m) <u>Designs shall avoid monolithic walls in favour of designs that incorporate smaller scale building elements to promote feelings of interest and diversity.</u></p> <p>(n) <u>Visually permeable fences and glazing of façades that provide for surveillance from the dwelling to the street and other public places such as walkways and reserves.</u></p> <p>(o) <u>Integration with neighbouring residential development through consistency of façade treatment, including building proportions, detailing, materials and landscape treatment.</u></p> <p>(p) <u>The extent to which development involving seven or more dwellings within the C1 and C2 / C3 structure plan areas:</u></p> <p>(i) <u>Includes ‘universal access’ design principles within design, maximising accessibility for all users.</u></p> <p>(ii) <u>Provides an internal movement network layout that is legible and enables good connectivity.</u></p> <p>(iii) <u>Maximises safety for pedestrians, by:</u></p> <ul style="list-style-type: none"> • <u>Providing dedicated pedestrian access to dwellings and areas of communal open space, demarcated through materials, colours and/or texture.</u>
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		<ul style="list-style-type: none"> • <u>Minimises the need for vehicular backing manoeuvres where site size and layout allows, by providing safe turning areas.</u> <p>(iv) <u>Facilitates an internal movement network that provides for dedicated vehicle access to each dwelling, such as may include:</u></p> <ul style="list-style-type: none"> • <u>Using rear lanes where vehicle access off a public street is difficult or compromises pedestrian and visual amenity.</u> • <u>Providing shared vehicular access layout for larger developments.</u> <p>(v) <u>Uses surface treatments to clearly demarcate vehicular entrances.</u></p> <p>(vi) <u>Takes into account safety and accessibility if visitor car parking is provided within the development.</u></p> <p>(vii) <u>Provides clearly visible main pedestrian entries from the street or lane to each dwelling at ground floor level.</u></p> <p>(viii) <u>Maximises the visual relationship between dwellings and adjacent streets, lanes and public open spaces, through provision of windows and balconies at upper levels.</u></p> <p>(ix) <u>Minimises the number of dwellings with internal and outdoor living areas oriented to the south.</u></p> <p>(x) <u>Dwellings are designed to provide private outdoor areas adjacent to living areas.</u></p> <p>(xi) <u>Orientates windows to maximise daylight and outlook, without compromising dwelling privacy or the privacy of neighbouring dwellings.</u></p> <p>(xii) <u>Provides adequate storage space for each residential unit, including for larger items such as bicycles and outdoor equipment.</u></p> <p>(xiii) <u>For apartment style developments, provides communal open spaces with edges that are activated or overlooked by adjacent streets, lanes or dwellings.</u></p> <p>(xiv) <u>Integrates proposed communal open spaces with the development's wider pedestrian network.</u></p> <p>(xv) <u>Compatibility of the proposed development with the existing and likely future surrounding environment including the residential density (minimum and maximum) of the development.</u></p> <p>(q) <u>The extent to which development is compatible and does not detract from the values of adjacent historic heritage or character cluster sites.</u></p> <p>(r) <u>The extent to which the residential development includes measures to avoid or minimise the potential for reverse sensitivity effects on lawfully existing non-residential activities.</u></p>
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21.1.2A.67	Building height	<p>(a) <u>The degree to which there may be shading on adjoining or adjacent sites.</u></p> <p>(b) <u>Whether the ground level of the adjoining site is elevated from the application site and an exception will not adversely affect the amenity or use of that adjoining site.</u></p> <p>(c) <u>Whether consistency has been achieved with respect of the appearance and design of the development with the character and values of the area, including existing buildings on the site adjoining sites.</u></p> <p>(d) <u>The degree to which shading, loss of daylight, amenity value and privacy affect the adjoining properties, including any historic heritage or parts of a character clusters on adjoining properties.</u></p> <p>(e) <u>The degree to which the adverse effects of increased height are able to be mitigated, such as through increased separation distances between the building and adjoining sites, innovative building design, site topography, or the provision of screening.</u></p>
21.1.2A.78	Height in relation to boundary	<p>(a) <u>The degree to which there is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites, including any historic heritage or character clusters on adjoining sites.</u></p> <p>(b) <u>Whether the position of the building will adversely affect existing trees on the site.</u></p> <p>(c) <u>The extent to which existing vegetation is retained and any proposed landscaping adds to the amenity of the development.</u></p>
21.1.2A.89	Setbacks	<p>(a) <u>The extent to which the road boundary setback is appropriate in the location, particularly where located adjoining on a Character Street or within a Character Cluster.</u></p> <p>(b) <u>The extent to which the road boundary setback affects the safe and efficient operation of the road network.</u></p> <p>(c) <u>The extent to which the development provides for the visual and aural privacy of occupants and neighbours.</u></p> <p>(d) <u>The degree to which there is a loss of privacy, daylight, sunlight or outlook in adjacent sites.</u></p> <p>(e) <u>Whether the building affects existing trees on the site.</u></p> <p>(f) <u>The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</u></p> <p>(g) Whether <u>The extent to which the development will affect the perception of spaciousness on and between sites when viewed from the street.</u></p> <p>(h) Whether <u>The extent to which the proposed activity will have reverse sensitivity effects on adjacent activities or zones.</u></p> <p>(i) <u>The extent to which the building precludes the ability to access the front, side and the rear of the site or dwelling, with particular regard given to emergency service access.</u></p> <p>(j) Whether <u>The extent to which the development will impact on the amenity or function of any adjacent reserve or the Te Awa cycleway.</u></p> <p>(k) <u>The extent to which development is compatible and does not detract from, but is sympathetic and responsive to, the values of adjacent historic heritage or character clusters sites.</u></p> <p>(l) <u>Whether the development will adversely affect street trees adjoining the site.</u></p>

		<p>(m) <u>The ability for the development to avoid adverse effects on the significant natural area's values and native fauna that utilise the significant natural area as habitat, food source or as an ecological corridor through building and lighting location and design, landscaping, retention of mature vegetation and other such mitigation measures (excluding off-site mitigation).</u></p>
21.1.2A.9A10	<u>Building Site coverage in the MDRZ-Medium Density Residential Zone</u>	<p>(a) <u>The extent to which the site will remain characterised by generous areas of open space and garden plantings, rather than buildings.</u></p> <p>(b) <u>The ability to provide adequate opportunity for garden and mature tree plantings around buildings.</u></p> <p>(c) <u>The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination that is out of character with the planned built form outcomes of the surrounding environment.</u></p> <p>(d) <u>Where provided, on site vehicle parking and manoeuvring.</u></p> <p>(e) <u>The extent to which increased site coverage would adversely affect adjoining properties, including historic heritage and character cluster sites, in terms of dominance of buildings, loss of privacy, access to sunlight and daylight.</u></p> <p>(f) <u>The extent to which any increase in the level of site coverage will effect affect or has the potential to result in stormwater run-off to adjoining properties.</u></p> <p>(g) <u>The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.</u></p> <p>(h) <u>Building location, bulk and design; that addresses impacts of infill development and runoff from building footprint and impervious services on flood risk (level and velocity) within the site and outside the site.</u></p> <p>(i) <u>Avoidance or minimising stormwater quality effects of buildings by use of one or more of the following:</u></p> <ul style="list-style-type: none"> ▪ <u>Source control by use of roof and cladding materials that exclude zinc or copper; or</u> ▪ <u>On site treatment to improve stormwater quality before surface discharge off site, with assessment of the requirements for and the design of stormwater treatment to be in accordance with applicable Comprehensive Stormwater Discharge Consent and the Waikato Stormwater Management Guideline 2020; or</u> ▪ <u>On site disposal by soakage, with assessment of the viability and design of soakage to be in accordance with the Waikato Stormwater Management Guideline 2020.</u> <p>(j) Stormwater disposal to treat water quality.</p> <p>(k) The building design addresses the impacts of water quality as a result of building coverage through the application of on lot treatment devices.</p> <p>(l) The building design addresses the impacts of downstream erosion as a result of building coverage through the application of on lot detention devices.</p>

Medium Density Residential Zone Assessment Criteria	
21.1.2A.9B11	<p><u>Building Site Coverage in the Stormwater Qualifying Matter Overlay</u></p>
21.1.2A.9C12	<p><u>Building Site Coverage in the River/Gully Proximity Qualifying Matter Overlay</u></p>

- (a) The extent to which any increase in the level of site coverage will effect affect or has the potential to result in stormwater run-off to adjoining properties.
- (b) Building location, bulk and design; addresses impacts of infill development and runoff from building footprint and impervious services on flood risk (level and velocity) within the site and outside the site.
- (c) Avoidance or minimising stormwater quality effects of buildings by use of one or more of the following:
 - Source control by use of roof and cladding materials that exclude zinc or copper; or
 - On site treatment to improve stormwater quality before surface discharge off site, with assessment of the requirements for and the design of stormwater treatment to be in accordance with applicable Comprehensive Stormwater Discharge Consent and the Waikato Stormwater Management Guideline 2020; or
 - On site disposal by soakage, with assessment of the viability and design of soakage to be in accordance with the Waikato Stormwater Management Guideline 2020.
- ~~(d) Stormwater disposal to treat water quality.~~
- ~~(e) The building design addresses the impacts of water quality as a result of building site coverage through the application of on lot treatment devices.~~
- ~~(f d) The extent to which avoidance, mitigation or minimisation of adverse stormwater effects addressed in criteria (b) and (c) above give effect to Te Ture Whaimana the Vision and Strategy for the Waikato River as per Appendix O1.1.3 (a) and (b).~~
- ~~(e) The building design addresses the impacts of downstream erosion as a result of building coverage through the application of on lot detention devices.~~

- (a) The extent to which the site will remain characterised by generous areas of open space and garden plantings, rather than buildings.
- (b) The ability to provide adequate opportunity for garden and mature tree plantings around buildings.
- (c) The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination that is out of character with the planned built form outcomes of the surrounding environment.
- (d) Where provided, on site vehicle parking and manoeuvring.
- (e) The extent to which increased site coverage would adversely affect adjoining properties, including historic heritage and character cluster sites, in terms of dominance of buildings, loss of privacy, access to sunlight and daylight.
- (f) The extent to which any increase in the level of site coverage will effect affect or has the potential to result in stormwater run-off to adjoining properties.

		<p>(g) <u>The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.</u></p> <p>(h) <u>Building location, bulk and design; addresses impacts of infill development and runoff from building footprint and impervious services on flood risk (level and velocity) within the site and outside the site.</u></p> <p>(i) <u>Stormwater disposal to treat water quality.</u></p> <p>(j) <u>The building design addresses the impacts of water quality as a result of building site coverage through the application of on lot treatment devices.</u></p> <p>(k) <u>The building design addresses the impacts of downstream erosion as a result of building site coverage through the application of on lot detention devices.</u></p>
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Medium Density Residential Zone Assessment Criteria		
<u>21.1.2A.1013</u>	<u>Impermeable surfaces</u>	<p>(a) <u>The degree to which on-site stormwater disposal can be achieved in a range of stormwater events.</u></p> <p>(b) <u>The extent to which any increase in the level of impermeable surfaces will affect or has the potential to result in stormwater run-off to adjoining properties.</u></p> <p>(c) <u>Alternative methods of retaining stormwater on site.</u></p>
<u>21.1.2A.1114</u>	<u>Outdoor living area</u>	<p>(a) <u>The extent to which the development incorporates outdoor living spaces that are private and have good access to sunlight in midwinter and/or provides access to communal landscaped outdoor areas that are orientated such that they have good solar aspect.</u></p> <p>(b) <u>The internal layout of the dwelling and its relationship to the outdoor living area.</u></p> <p>(c) <u>The size and dimension of the outdoor living area.</u></p>
<u>21.1.2A.1215</u>	<u>Outlook space</u>	<p>(a) <u>The design incorporates windows orientated to maximise daylight and outlook, without compromising dwelling privacy or the privacy of neighbouring dwellings.</u></p> <p>(b) <u>The extent to which the design maximises outlook onto adjacent streets and/or public open spaces.</u></p>
<u>21.1.2A.1316</u>	<u>Windows to street</u>	<p>(a) <u>The visual effect of the development on the streetscape.</u></p> <p>(b) <u>The extent to which the development takes into account the personal safety of people and principles of Crime Prevention Through Environment Design (CPTED).</u></p> <p>(c) <u>Whether the garage is practically located on the site of an existing dwelling.</u></p>
<u>21.1.2A.1417</u>	<u>Roof Pitch</u>	<p>(a) <u>The extent to which the proposed roof pitch contributes to neighbourhood amenity.</u></p>

21.1.2A.1518	Landscaped area	<p>(a) <u>The extent to which the site will be characterised by generous areas of open space and garden plantings, rather than buildings.</u></p> <p>(b) a) <u>The extent to which existing mature vegetation, that has biodiversity, heritage and/or character values, is retained and protected and landscaping adds to the amenity of the development.</u></p> <p>(c) <u>The extent to which the type and nature of the landscaping throughout the development contributes both to the neighbourhood and to on-site amenity</u></p> <p>(d) b) <u>The extent to which new development provides for alternative landscaping options above ground level such as green roofs and green walls.</u></p> <p>(e) c) <u>The extent to which the development contributes to the biodiversity and to esplanade and residential amenity values, including through off-site mitigation over and above any required financial contributions.</u></p>
21.1.2A.1619	Neighbourhood amenity and safety	<p>(a) <u>Whether the development promotes passive surveillance of public open spaces and reserves.</u></p> <p>(b) <u>The degree to which the development promotes public safety.</u></p> <p>(c) <u>Whether the design and height of the fence or type and height of landscape planting will undermine the principle of passive surveillance of the street.</u></p> <p>(d) <u>The degree to which the roof form is of a design that complements the character and amenity of the neighbourhood it is proposed to be located.</u></p>
21.1.2A.1720	Vibration	<p>(a) <u>The time and frequency that the activity occurs, the duration of vibration continuance, any adverse effects on buildings and structures either on-site or on surrounding properties and any special characteristics of the vibration and subsequent effects on health and safety and on the amenity values of the surrounding environment.</u></p> <p>(b) <u>The effects on buildings and structures, either on site or on surrounding buildings, structures and sites.</u></p>
21.1.2A.1821	Construction noise	<p>(a) <u>The time and frequency that the activity occurs, the duration of noise continuance, any adverse effects on buildings either on-site or on surrounding properties and any special characteristics of the noise and subsequent effects on health and safety and on the amenity values of surrounding properties.</u></p>
21.1.2A.1922	Noise: temporary military training activities	<p>(a) <u>The extent to which noise adversely affects the amenity of the surrounding environment including cumulative effects.</u></p>
21.1.2A.2023	Heavy motor vehicles	<p>(a) <u>The extent to which any associated noise adversely affects the amenity of the surrounding environment including cumulative effects.</u></p> <p>(b) <u>The extent to which the parking of heavy motor vehicles on a site adversely affects the amenity of the surrounding environment including cumulative effects.</u></p> <p>(c) <u>The adequacy of vehicle access.</u></p> <p>(d) <u>Any adverse effects on the road network.</u></p>

21.1.2A.2124	<u>Local Centres within the C2/C3 Structure Plan area</u>	<p>The extent to which the proposed Local Centres within the C2/C3 Structure Plan area, including access, parking (if provided), outdoor dining and any ancillary activities:</p> <ul style="list-style-type: none"> (a) <u>Are compatible with the surrounding neighbourhood context.</u> (b) <u>Provide Where provided, parking facilities that do not visually dominate the public realm or create obstructions in the pedestrian environment.</u> (c) <u>Maximise outlook onto adjacent streets and/or public open spaces.</u> (d) <u>Include universal access design principles.</u> (e) <u>Utilises landscaping to integrate the development into the surrounding open space context, and enhance the amenity of the site.</u> (f) <u>Avoids signs that are overly dominant (including back lit and neon signs) and are of a colour, size and location that integrate with the proposed building.</u> (g) <u>Will generate traffic or parking movements that can be adequately managed.</u> (h) <u>Can be adequately serviced.</u>
21.1.2A.2225	<u>Neighbourhood Centre within the T11 Growth Cell Structure Plan Area</u>	<p>The extent to which the proposed Neighbourhood Centre within the T11 Growth Cell Structure Plan area, including access, parking, outdoor dining and any ancillary activities:</p> <ul style="list-style-type: none"> (a) <u>Are compatible with the surrounding neighbourhood context.</u> (b) <u>Provide parking facilities that do not visually dominate the public realm or create obstructions in the pedestrian environment.</u> (c) <u>Maximise outlook onto adjacent streets and/or public open spaces.</u> (d) <u>Include universal access design principles.</u> (e) <u>Utilises landscaping to integrate the development into the surrounding open space context, and enhance the amenity of the site.</u> (f) <u>Avoids signs that are overly dominant (including back lit and neon signs) and are of a colour, size and location that integrate with the proposed building.</u> (g) <u>Will generate traffic or parking movements that can be adequately managed.</u> (h) <u>Can be adequately serviced.</u>
<p>Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>		
21.1.2A.2326	<u>Cambridge North Structure Plan Area: on site soakage</u>	<ul style="list-style-type: none"> (a) <u>Whether percolation tests undertaken for the subject site demonstrate that on-site soakage methods would be impractical to implement.</u> (b) <u>The extent to which alternative methods of stormwater disposal have been investigated and are proposed to be implemented.</u> (c) <u>The suitability of the site for development given the inability to achieve on-site stormwater disposal.</u> (d) <u>The overall effect on the integrity of the stormwater system and the cumulative effect of a limited capacity for on-site stormwater disposal.</u>

<u>21.1.2A.2427</u>	<u>Noise insulation: noise sensitive activities</u>	<p>(a) <u>The extent to which the design of the buildings and or layout of the site mitigates the effects of noise through any alternative methods.</u></p> <p>(b) <u>Where it is proposed to construct dwellings in the Road Noise Effect Area, regard shall be given to the following matters:</u></p> <p>(i) <u>The extent to which the development will mitigate the noise effects in an alternative manner to those proposed within the rule; and</u></p> <p>(ii) <u>The height and nature of the State Highway bypass in relation to the site.</u></p>
<u>21.1.2A.2528</u>	<u>Noise sensitive activities located close to hydro electric power generation infrastructure and activities</u>	<p>(a) <u>The extent to which the design of the buildings and/or layout of the site mitigates the effects of noise through any alternative methods.</u></p>
<u>21.1.2A.2629</u>	<u>Home occupations</u>	<p>(a) <u>The extent to which residential activity remains the predominant activity on the site.</u></p> <p>(b) <u>Any visual effects that detract from the residential character of the street and adjacent or adjoining properties including the removal of existing vegetation, the location of any parking areas, and the size, position and content of signs.</u></p> <p>(c) <u>Any potential adverse effects on the function and vibrancy of Commercial or Industrial Zones.</u></p> <p>(d) <u>Any potential for adverse nuisance effects on adjoining or adjacent properties including, noise, dust and odour.</u></p> <p>(e) <u>The operating hours for the home occupation to receive clients, visitors and deliveries.</u></p> <p>(f) <u>Any adverse effects resulting from increased traffic generation from the home occupation on the adjoining road network; including the position of the vehicle entrance its relationship to intersections, sight lines, sight distances and the function of the road network.</u></p>
<u>21.1.2A.2730</u>	<u>Temporary construction buildings and shipping containers</u>	<p>(a) <u>Where temporary construction buildings are proposed to be retained on site longer than a 12 months calendar period, consideration shall be given to any effect on amenity values, residential character and appearance of the site and on adjoining properties in the vicinity.</u></p> <p>(b) <u>The visibility of temporary buildings and or shipping containers from the street and adjoining or adjacent sites.</u></p>
<u>21.1.2A.2831</u>	<u>Activities within heritage items listed in Appendix N1</u>	<p>(a) <u>The extent to which the heritage character is values are maintained and enhanced.</u></p> <p>(b) <u>The extent to which the activity will enable the increased appreciation and enjoyment of the heritage item.</u></p>

21.1.2A.2932	Papakāinga, marae, churches and community centres	<p>(a) <u>The positive benefits the development has on cultural well-being, including the ability of tāngata whenua to reconnect with traditional sites and areas.</u></p> <p>(b) <u>The avoidance of development fronting onto, and having vehicular access directly from, a strategic road as shown on the Planning Maps.</u></p> <p>(c) <u>The standard of the road network and its ability to service the proposed development.</u></p> <p>(d) <u>The layout of dwellings and proposed landscaping as they relate to existing features of the site, particularly mature trees and landforms or any other identified environmental features of the locality.</u></p> <p>(e) <u>The design and appearance of buildings in order that they are not a detraction from the character and amenity of the area.</u></p> <p>(f) <u>The avoidance of land use conflicts within the development by means of the orientation of buildings, the use of fences and planting schemes.</u></p> <p>(g) <u>The methods and effectiveness of wastewater, stormwater, and rubbish disposal and the provision of a reliable potable water supply.</u></p> <p>(h) <u>The extent of the potential effects on the amenity of adjacent properties and the effectiveness of any mitigation measures proposed.</u></p> <p>(i) <u>The overall effect on the strategic settlement pattern for the District.</u></p>
21.1.2A.3033	Dwellings adjoining marae	<p>(a) <u>The extent to which the location, orientation and design of the dwelling provides for the visual, aural and cultural privacy of the adjoining marae.</u></p>
21.1.2A.3134	Non-residential activities including hospitals, education facilities, childcare facilities and pre-schools	<p>(a) <u>Whether the development has a functional need to locate in the Residential Zone, and whether the development meets an identified need within the local community.</u></p> <p>(b) <u>The social or community benefit of the proposed activity to the local community.</u></p> <p>(c) <u>Whether alternative locations (including possible locations in urban areas) have been considered.</u></p> <p>(d) <u>Whether the scale of the development is in keeping with the character of the area.</u></p> <p>(e) <u>Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site.</u></p>

Medium Density Residential Zone Assessment Criteria		
		<p>(f) <u>The avoidance of development fronting onto, and having vehicular access directly from, a strategic road as shown on the Planning Maps.</u></p> <p>(g) <u>The standard of the road network and its ability to service the proposed development.</u></p> <p>(h) <u>The hours and methods of operation of the activity and the effect it may have on the amenity enjoyed by the existing and future residents of the locality.</u></p> <p>(i) <u>Whether the site design, layout and appearance avoids adverse effects on landscape and amenity values of the surrounding area and how they relate to existing features of the site, particularly mature trees and landforms or any other identified environmental features of the locality.</u></p> <p>(j) <u>The avoidance of land use conflicts within the development by means of the orientation of buildings, the use of fences and planting schemes.</u></p> <p>(k) <u>The methods and effectiveness of wastewater, stormwater, and rubbish disposal and the provision of a reliable potable water supply.</u></p> <p>(l) <u>The extent of the potential effects on the amenity of adjacent properties and the effectiveness of any mitigation measures proposed.</u></p>
21.1.2A.3235	Residential Based Visitor Accommodation	<p>(a) <u>Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site.</u></p> <p>(b) <u>Any potential for adverse effects on adjoining or adjacent properties and the effectiveness of any mitigation measures proposed.</u></p> <p>(c) <u>Any adverse effects resulting from increased traffic generation.</u></p> <p>(d) <u>Whether the activity is in keeping with the character of the surrounding area.</u></p>

21.1.15 Infrastructure, Hazards, Development and Subdivision

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
	Controlled Activities	
21.1.15.43A	Subdivision creating residential sites in the Medium Density Residential Zone around either existing (implemented or approved) dwellings or proposed dwellings where the subdivision application is accompanied by a land use application that will be considered concurrently	<p>(a) <u>The subdivision contains an existing dwelling, or land use consent has been applied or approved for a dwelling on the proposed site;</u></p> <p>(b) <u>No vacant sites are proposed to be created;</u></p> <p>(c) <u>The extent to which the proposal will result in new or increased infringements to the applicable Medium Density Residential Zone rules and performance standards;</u></p> <p>(d) <u>The extent to which the proposal provides suitable access and servicing of the proposed sites;</u></p> <p>(e) <u>The risk of natural hazards on the site and whether this can be avoided or mitigated.</u></p>

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
Restricted Discretionary Activities		
21.1.15.45	<p>Subdivision which complies with the performance standards of Part A</p> <p>OR</p> <p>Part A and Part C for 7 or more lots</p>	<p>(a) The extent to which the site is suitable for the proposed subdivision, <u>including the risk for natural hazards on the site and the extent to which this can be avoided or mitigated.</u></p> <p>(b)</p> <p>(l) The extent to which the subdivision may <u>affect effect</u> the surroundings, <u>or values</u> of a listed heritage item.</p> <p>(v) For Comprehensive Residential Subdivision within the C1 and C2/C3 Structure Plan areas, the extent to which the proposed subdivision and future staging achieves the following outcomes:</p> <p>(i) A logical distribution of densities taking into account access to surrounding land use, including existing and future residential densities and amenities such as open space, schools and neighbourhood and local centres.</p> <p>(ii) Appropriate graduation between densities, including regularity in densities along streets (i.e. to achieve consistency in character outcomes).</p> <p>(iii) Assurance that the proposed densities will be achieved, through appropriate conditions of consent and any appropriate other methods.</p>

21.1.15.64A	Subdivision in the Medium Density Residential Zone	<p>(a) <u>The extent to which the site is suitable for the proposed subdivision, including the risk of natural hazards and the extent to which this risk can be avoided or mitigated.</u></p> <p>(b) <u>The extent to which the proposal provides appropriate infrastructure and servicing.</u></p> <p>(c) <u>The extent to which the proposal achieves suitable access and manoeuvring for all lots.</u></p> <p>(d) <u>The extent to which low impact design methodology has been utilised throughout the subdivision.</u></p> <p>(e) <u>The extent to which the proposal has taken sufficient account of proximity to the dairy manufacturing sites and reverse sensitivity effects.</u></p> <p>(f) <u>The extent to which the proposal has taken sufficient account of proximity to rural industry, mineral extraction activities and intensive farming.</u></p> <p>(g) <u>The extent to which the proposal has taken sufficient account of proximity to effluent tanks, ponds and storage facilities.</u></p> <p>(h) <u>In the Rural Zone, the extent to which the proposal is designed to integrate with the on-going productive use of the land.</u></p> <p>(ih) <u>The extent to which the site is provided with suitable connectivity via pedestrian and cycleway linkages to the nearest reserves, employment areas, shopping centres, schools and community facilities. Provided that the Rural Zone is exempt from this criteria.</u></p> <p>(ii) <u>In the landscape overlays, the extent to which the building platform provides for a building that complies with the building location requirements of Section 25 - Landscapes and Viewshafts and Assessment Criteria 21.1.25.</u></p> <p>(kj) <u>In the landscape overlays, the extent to which the development complies with the building location requirements of Section 25 - Landscapes and Viewshafts and Assessment Criteria 21.1.25.6.</u></p> <p>(lk) <u>The extent to which the subdivision may affect the surroundings, or values of a listed heritage item.</u></p> <p>(ml) <u>The extent to which the subdivision design avoids, remedies or mitigates conflicts with existing lines, for example through the location and design of roads, reserves, landscaping and building platforms.</u></p> <p>(nm) <u>The ability for maintenance and inspection of transmission lines, including ensuring physical access.</u></p>
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		<p><u>(en)</u> The extent to which the design and development will minimise the risk or injury and/or property damage from such lines.</p> <p><u>(eo)</u> The ability to provide a complying building (platform).</p> <p><u>(ep)</u> Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).</p> <p><u>(eq)</u> Relevant technical advice provided by the affected utility operator.</p> <p><u>(er)</u> The extent to which the development will affect the archaeological resource of the District.</p> <p><u>(es)</u> The extent to which the proposed development and/or subdivision is consistent with the development patterns, infrastructure requirements, design standards and other requirements of an approved structure plan or development plan.</p> <p><u>(ut)</u> In the Character Cluster Areas and Character Cluster Qualifying Matter Overlay Precinct Areas, the extent to which the Design Guidelines (Appendix DG1 – DG6) have been applied.</p> <p><u>(vu)</u> For Comprehensive Residential Subdivision within the C1 and C2/C3 Structure Plan areas, the extent to which the proposed subdivision and future staging achieves the following outcomes:</p> <ul style="list-style-type: none"> <u>(i)</u> A logical distribution of densities taking into account access to surrounding land use, including existing and future residential densities and amenities such as open space, schools and neighbourhood and local centres. <u>(ii)</u> Appropriate graduation between densities, including regularity in densities along streets (i.e. to achieve consistency in character outcomes). <u>(iii)</u> Assurance that the proposed densities will be achieved, through appropriate conditions of consent and any appropriate other methods.
21.1.15.5-7	Subdivision of existing dwellings in the Residential Zone constructed prior to 31 May 2012	<ul style="list-style-type: none"> (a) The extent to which the existing dwelling will be serviced with its own infrastructure connections, rather than sharing connections. (b) The extent to which the existing dwelling will be serviced with appropriate parking (excluding consideration of the number of parking spaces for cars) and manoeuvring on site. (c) The extent to which the subdivision design avoids, remedies or mitigates conflicts with existing lines, for example through the location and design of roads, reserves, landscaping and building platforms. (d) The ability for maintenance and inspection of transmission lines, including ensuring physical access. (e) The extent to which the design and development will minimise the risk or injury and/or property damage from

		such lines.
		(f) The ability to provide a complying building (platform).
		(g) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
		(h) Relevant technical advice provided by the affected utility operator.

21.1.18 **Financial Contributions**

There are no specific Financial Contributions assessment criteria. Please refer to section 18 - Financial Contributions.

Section 22 – Heritage and Archaeology

Key

Text additions proposed by Council, the s42A authors or submitters that the Panel has accepted are shown underlined.

Text deletions proposed by Council, the s.42A authors or submitters that the Panel has accepted are shown ~~strikethrough~~.

Further text additions or deletions that the Panel has made following the hearing of evidence and submissions are identified with **grey shading**.

Text that is not underlined or struck through is original PC26 text as notified.

22.4.1.1	Activity	Category				
		Category A Nationally Significant	Category B Regionally Significant	Category C Local Significance	Archaeological Site	Cultural
(l)	Construction of new buildings, and relocated buildings within the <u>site or defined</u> surroundings of a listed heritage items and fencing in the Karāpiro Hydroelectric Village Heritage Item. Provided that this rule does not apply to Category C items where the new building is parallel to the rear boundary of the site.	D	D Provided that for the Karāpiro Hydroelectric Village Heritage Items the status is RD.	RD	NA	NA (Note: Consultation with Heritage New Zealand is recommended as an authority may be required).

Appendix DG 1 Character Cluster Statements

Key

Text additions proposed by Council, the s42A authors or submitters that the Panel has accepted are shown underlined.

Text deletions proposed by Council, the s.42A authors or submitters that the Panel has accepted are shown ~~strikethrough~~.

Further text additions or deletions that the Panel has made following the hearing of evidence and submissions are identified with **grey shading**.

Text that is not underlined or struck through is original PC26 text as notified.

DG1.1 Introduction

DG1.1.1 The statements included below explain the historical values and visual and physical characteristics specific elements of character that are to be maintained in each character cluster. These character clusters are essential to maintain local identities and a distinctive “sense of place” that contribute to the amenity values located in the Waipā District. This information is to be read in conjunction with the objectives, policies and rules in Section 2 – Residential Zone, Section 2A – Medium Density Residential Zone and the associated assessment criteria in Section 21 – Assessment Criteria and Information Requirements.

Hall Street / Hamilton Road Character Cluster

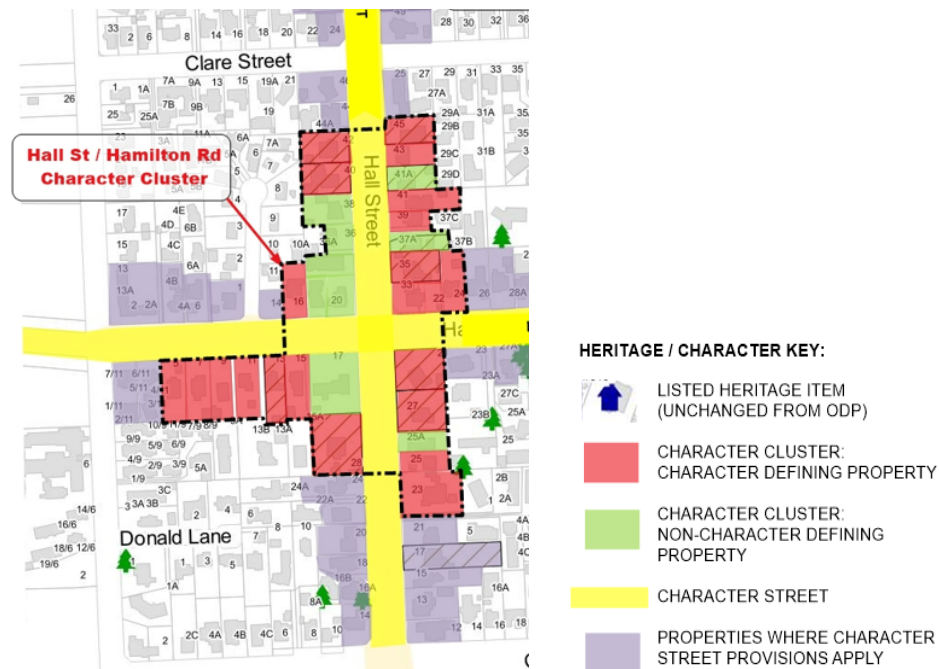
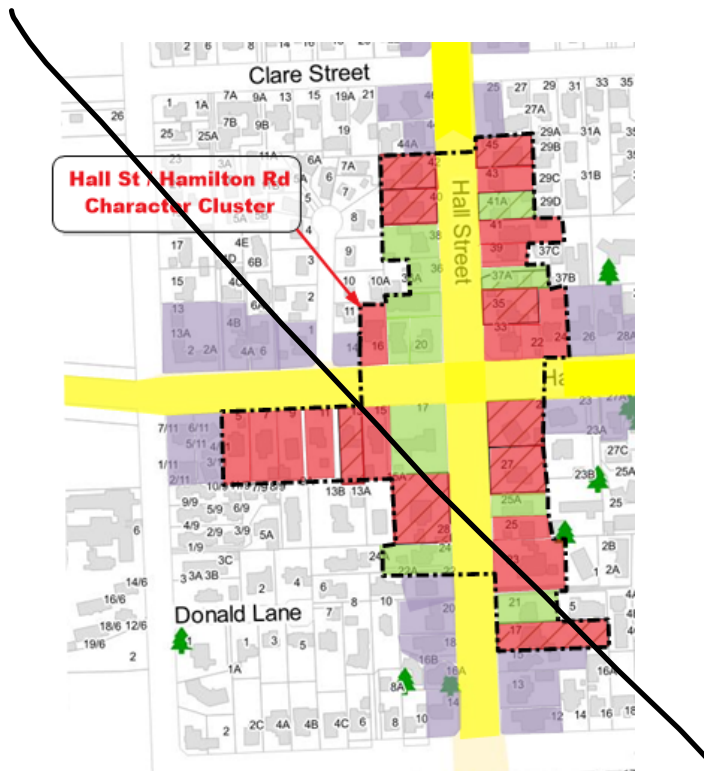


Figure Hall Street / Hamilton Road Character Cluster



	Total sites:	No. character defining	% character defining
<u>Hall / Hamilton</u>	<u>3431</u>	<u>2322</u>	<u>6871%</u>

DG1.1.2 The Hall Street / Hamilton Road Character Cluster has historical values related to Cambridge’s early establishment and development as a town. Located at the intersection of two of the town’s earliest streets and on the major arterial between Hamilton and Cambridge, it contains a cohesive collection of late 19th and early 20th century houses that represent Cambridge’s earliest period of residential development. Together with its historical streetscape context, the properties collectively provide a tangible history of the town’s settlement and incremental growth.

DG1.1.3 The cluster has visual and physical characteristics that are of significance to Cambridge’s distinctive local identity and history. The attributes that define its character are:

DG1.1.4 Streetscape forms:

- The right-angle intersection of Hall Street and Hamilton Road – this typifies the town’s geometric grid layout and creates long vistas, particularly east-west along Hamilton Road,
- Very substantial mature tree avenues laid out in wide berms along both streets, established in the early decades of the 20th century,
- A soft street edge, with grassed berms generally directly abutting asphalted road surfaces,
- Low density layout creating an open context visually dominated by vegetation.

DG1.1.5 Site-specific forms:

- Stand-alone and generally single storey built form set within garden settings,
- Generous and generally consistent boundary setbacks with landscaped frontages,
- Low front boundary treatments, including hedges and low fences, that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the villa style (late 19th – early 20th century), typified by gabled bays, verandas, weatherboard cladding, timber sash windows, substantial brick chimneys and generous ornamentation,
- Houses in the English bungalow style (early 20th century), typified by asymmetrical composition, wide eaves and recessed porches, exposed rafters and shingled gables with louvered ventilators, weatherboard cladding and timber casement windows with faceted glass and lead lighting,
- Several houses in other early – mid-20th century housing styles, including Moderne and faux Tudor.

DG1.1.6 Modern developments within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

Grey Street Character Cluster

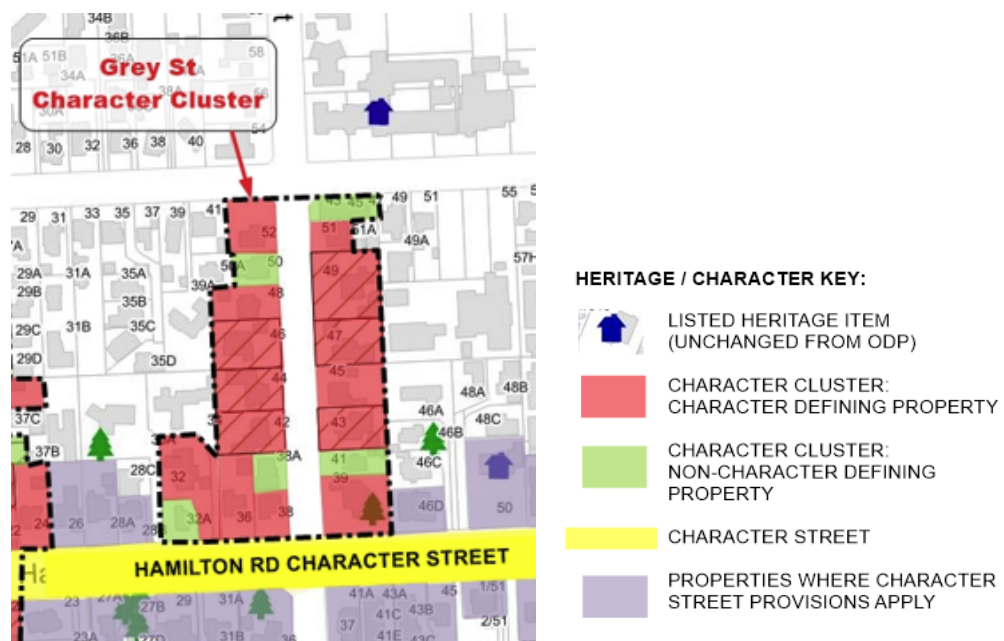


Figure Grey Street Character Cluster

	Total sites:	No. character defining	% character defining
Grey Street	<u>19</u>	<u>14</u>	<u>74%</u>

DG1.1.7 The Grey Street Character Cluster has historical values related to Cambridge’s early establishment and consolidation into the mid-20th century. Located between Clare Street (north) and the major arterial of Hamilton Road, it contains a cohesive

collection of late 19th and early 20th century houses combined with early state houses and private houses built via the State Advances Corporation (SAC). The cluster collectively represents both Cambridge's early residential development and its progressive growth as previously undeveloped lots in the town plan grid were infilled in the 1940s and 50s.

DG1.1.8 The cluster has visual and physical characteristics that are of significance to Cambridge's distinctive local identity and history. The attributes that define its character are:

DG1.1.9 Streetscape forms:

- The straight street line, set at right angles to Clare Street and Hamilton Road – this typifies the town's geometric grid layout and creates long vistas north and south,
- Wide berms, with kerb and channel and footpath on one side only, set with a reasonably continuous avenue of mature trees,
- A soft street edge, with grassed berms generally directly abutting asphalted road surfaces,
- Low density layout creating an open context visually dominated by vegetation.

DG1.1.10 Site-specific forms:

- Stand-alone and generally single storey built form set within a garden context,
- Generous and generally consistent boundary setbacks with landscaped frontages,
- Generally low front boundary treatments, including hedges and low fences, that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the villa style (late 19th – early 20th century), typified by gabled bays, verandas, weatherboard cladding, timber sash windows, substantial brick chimneys and generous ornamentation,
- Houses in the English bungalow style (early 20th century), typified by asymmetrical composition, wide eaves and recessed porches, exposed rafters and shingled gables with louvered ventilators, weatherboard cladding and timber casement windows with faceted glass and lead lighting,
- Houses in the early state house / SAC house style (mid-20th century), typified by simple box-like forms, hipped roofs clad in concrete, clay tile or corrugated steel, plastered brick or weatherboard-clad walls, and timber casement windows divided horizontally.

DG1.1.11 Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

Victoria Street Character Cluster

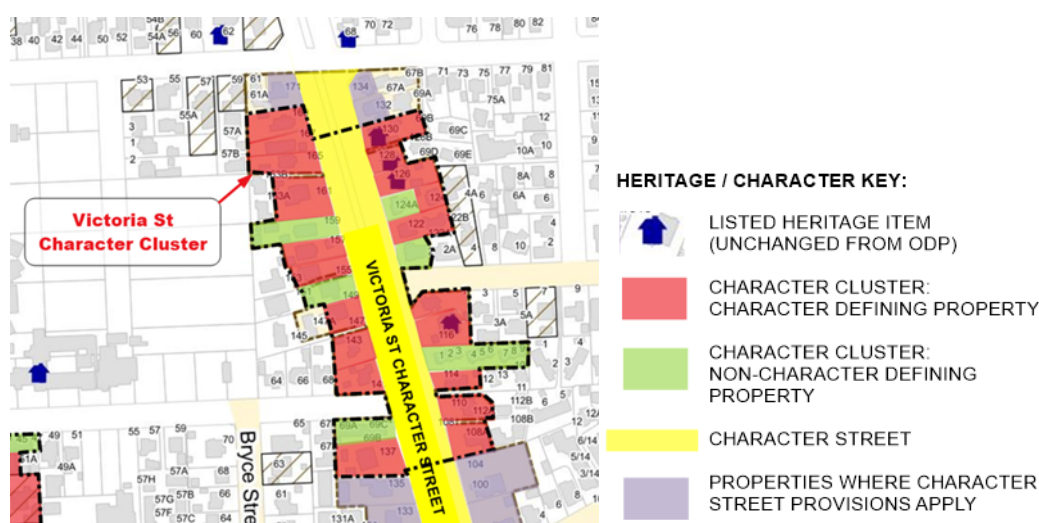


Figure Victoria Street Character Cluster

	Total sites:	No. character defining	% character defining
Victoria Street	<u>26</u>	<u>20</u>	<u>77%</u>

DG1.1.12 The Victoria Street Character Cluster has historical values related to Cambridge's earliest establishment and consolidation. The street already had a prominent place in Cambridge's limited residential development by the 1880s, and this was amplified by the construction of the Hamilton to Cambridge railway line, completed in 1884, which passed down the middle of street. The cluster is Cambridge's most comprehensive example of residential development from the 1880s into the first half of the 20th century, as lots set out in the town plan grid were progressively built upon over subsequent decades from the 1860s.

DG1.1.13 The cluster has visual and physical characteristics that are of significance to Cambridge's distinctive local identity and history. The attributes that define its character are:

DG1.1.14 Streetscape forms:

- The long, straight street line, set at an unusual oblique angle to the town's geometric grid layout, and double-width street layout which together create wide and long vistas north and south,
- The very wide central grassed promenade with a footpath following the former railway line, lined with a largely continuous avenue of mature trees,
- A soft street edge on the Victoria Street East side, with the central grassed berm directly abutting the asphalted road surface,
- Low density layout creating an open context visually dominated by vegetation.

DG1.1.15 Site-specific forms:

- Stand-alone and generally single storey built form set within a garden context,

- Generous and generally consistent boundary setbacks with landscaped frontages, set with mature trees that visually augment the central public tree avenue,
- Generally low or medium-height front boundary treatments, including hedges and low fences, that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the villa style (late 19th – early 20th century), typified by gabled bays, verandas, weatherboard cladding, timber sash windows, substantial brick chimneys and generous ornamentation,
- Houses in the English bungalow style (early 20th century), typified by asymmetrical composition, wide eaves and recessed porches, exposed rafters and shingled gables with louvered ventilators, weatherboard cladding and timber casement windows with faceted glass and lead lighting,
- A house in the Art Deco style, designed with stepped parapeted roof, curved bay, stuccoed walls, horizontally-banded windows and louvered ventilators, and a stylised chimney,
- Houses in the early state house / SAC house style (mid-20th century), typified by simple box-like forms, clay tile-clad hipped roofs, Huntly brick or weatherboard-clad walls, false shutters, and stylised features including curved entrances and chimneys, and timber casement windows divided horizontally.

DG1.1.16 Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

Grosvenor Street Character Cluster

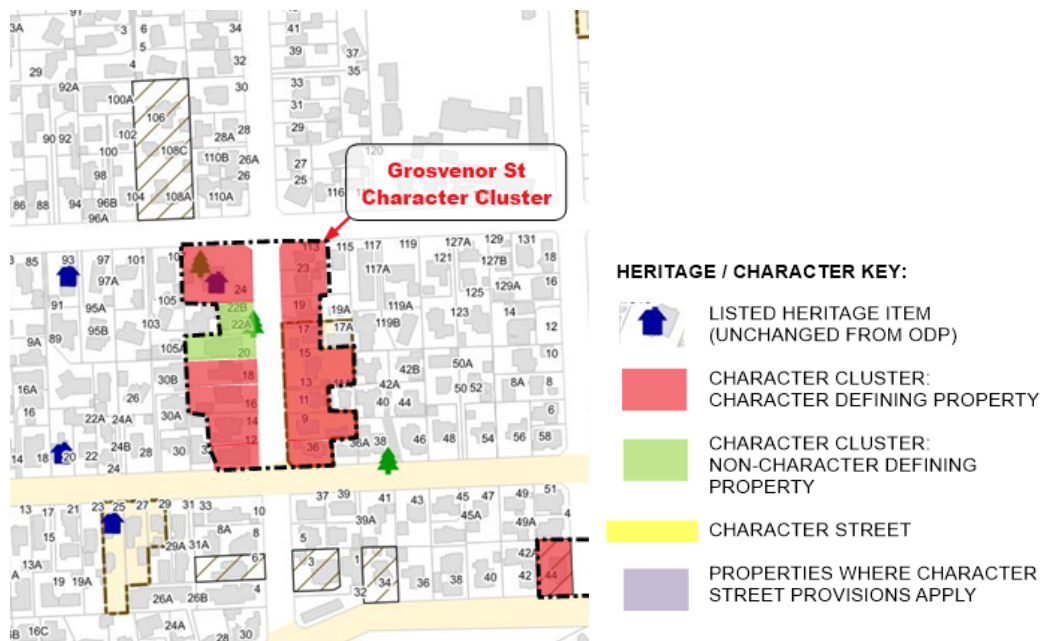


Figure Grosvenor Street Character Cluster

-	Total sites:	No. character defining	% character defining
<u>Grosvenor Street</u>	<u>17</u>	<u>14</u>	<u>82%</u>

DG1.1.17 The Grosvenor Street Character Cluster has historical values related to Cambridge’s continued consolidation in the early – mid-20th century. Located to the north of Princes Street and east of Victoria Street, the cluster contains some of the first state houses to be constructed in Cambridge, part of the government’s expanded housing scheme and in response to a housing shortage in the town in the 1930s. The cluster collectively represents Cambridge’s progressive growth and housing needs through the early decades of the 20th century.

DG1.1.18 The cluster has visual and physical characteristics that are of significance to Cambridge’s distinctive local identity and history. The attributes that define its character are:

DG1.1.19 Streetscape forms:

- The straight street line, set at right angles to Williams and Princes Streets – this typifies the town’s geometric grid layout and creates long vistas north and south,
- Berm and footpath layouts typical of early state housing street layouts, with 4 ft footpaths set in relatively modest grassed berms,
- Low density layout creating an open and vegetated context.

DG1.1.20 Site-specific forms:

- Usually stand-alone and generally single storey built form, generally consistent boundary setbacks with landscaped frontages,
- Generally low front boundary treatments, including hedges and low fences, that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the state house style; being early examples, the forms are varied and include gabled as well as hipped roofs, projecting box windows, clay tile roofs and timber weatherboard cladding, and timber casement windows divided horizontally into thirds. Protruding brick chimneys are a prominent feature.
- The cluster also has several examples of houses in the villa and bungalow styles.

DG1.1.21 Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

Thornton Road / Princes Street Character Cluster

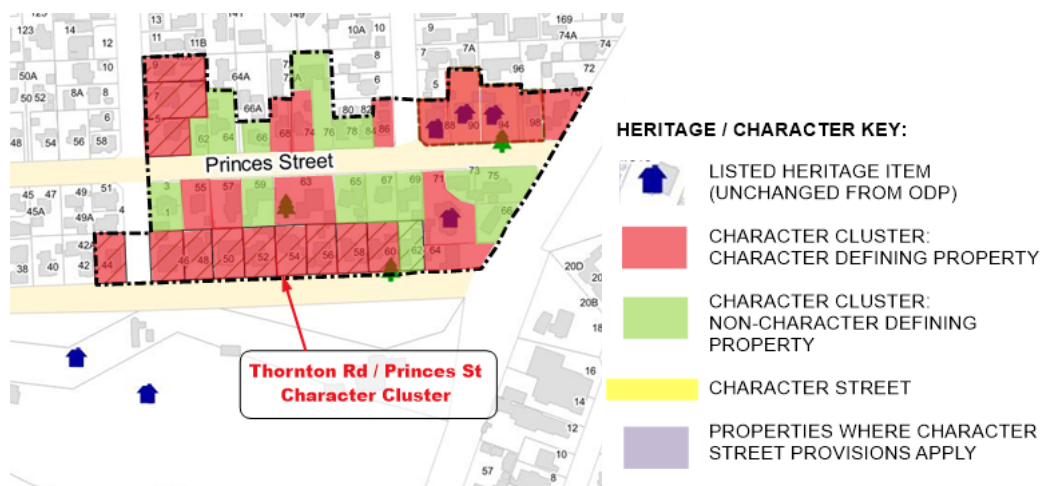


Figure Thornton Road / Princes Street Character Cluster

	Total sites:	No. character defining	% character defining
Thornton / Princes	41	25	61%

DG1.1.22 The Thornton Road / Princes Street Character Cluster has historical values related to Cambridge’s early establishment and consolidation into the mid-20th century. The cluster is relatively large, incorporating the eastern ends of both Thornton Road and Princes Street, and is directly connected with Lake Te Kōe Utu Reserve directly to the south. This location, long valued as a scenic area in the town, historically influenced property values. This is reflected in the cluster’s visual and physical characteristics, with relatively grand examples of late 19th century villas typifying the built form. The cluster collectively represents the historical and continued importance of landscaped amenity to the town as it established itself in the late 19th and early 20th century.

DG1.1.23 The cluster has visual and physical characteristics that are of significance to Cambridge’s distinctive local identity and history. The attributes that define its character are:

DG1.1.24 Streetscape forms:

- The relationship of Thornton Road properties with the Lake Te Kōe Utu Reserve on the south side of the road, with residences set out to address the reserve,
- The straight street line of Princes Street, conforming to the geometric grid layout and creating a long east-west vista,
- A relatively narrow berm and footpath on Thornton Road, contrasted with the wide grassed lawn and heavily treed edge of the reserve opposite,
- Wide berms on Princes Street, with footpath on one side only,
- Low density layout and highly landscaped private frontages creating an open context and visual variation in tree line views.

DG1.1.25 Site-specific forms:

- Stand-alone and generally single storey built form set within a garden context,
- Generous and generally consistent boundary setbacks with often highly cultivated front landscaping with a wide variety of mature trees,
- Generally low front boundary treatments, including hedges and low fences (and sometimes no boundary treatment at all) that enable appreciation of the streetscape as a whole from the public realm. Boundary treatments are often designed in keeping with the architectural style of the dwelling itself,
- Houses in the villa style (late 19th – early 20th century), typified by gabled bays, often highly-ornamented verandas and projecting window boxes, weatherboard cladding, timber sash windows, substantial brick chimneys and generous ornamentation,
- Houses in the English bungalow style (early 20th century), typified by asymmetrical composition, multiple intersecting roof forms, wide eaves and recessed porches, exposed rafters and shingled gables with louvered ventilators, weatherboard cladding and timber casement windows with faceted glass and lead lighting.

DG1.1.26 Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

Queen Street Character Cluster

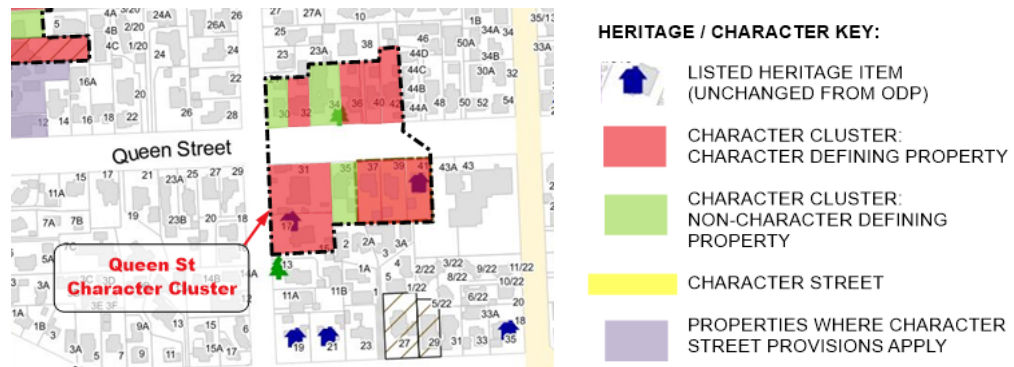


Figure Queen Street Character Cluster

	<u>Total sites:</u>	<u>No. character defining</u>	<u>% character defining</u>
<u>Queen Street</u>	<u>12</u>	<u>9</u>	<u>75%</u>

DG1.1.27 The Queen Street Character Cluster has historical values related to Cambridge’s early establishment and development as a town. Located on the historically significant road of Queen Street that intersects the town centre, it contains a cohesive collection of late 19th and early 20th century houses that represent Cambridge’s earliest period of residential development. Together with its historical streetscape context, the properties collectively provide a tangible history of the town’s settlement and incremental growth.

DG1.1.28 The cluster has visual and physical characteristics that are of significance to

Cambridge's distinctive local identity and history. The attributes that define its character are:

DG1.1.29 Streetscape forms:

- The straight street line, set at right angles to Grey and Bryce Streets – this typifies the town's geometric grid layout and creates long vistas east and west,
- Wide berms, with kerb and channel and footpath on one side only, set with a continuous avenue of mature trees,
- A soft street edge, with the grassed berm directly abutting the asphalted road surface on the southern side,
- Low density layout creating an open context visually dominated by vegetation.

DG1.1.30 Site-specific forms:

- Stand-alone and generally single storey built form set within garden settings,
- Generous and generally consistent boundary setbacks with landscaped frontages,
- Generally low front boundary treatments, including hedges and low fences, that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the villa style (late 19th – early 20th century), typified by gabled bays, verandas, weatherboard cladding, timber sash windows, substantial brick chimneys and generous ornamentation,
- Houses in the English bungalow style (early 20th century), typified by asymmetrical composition, wide eaves and recessed porches, exposed rafters and shingled gables with louvered ventilators, weatherboard cladding and timber casement windows with faceted glass and lead lighting.

DG1.1.31 Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

Rewi Street Character Cluster

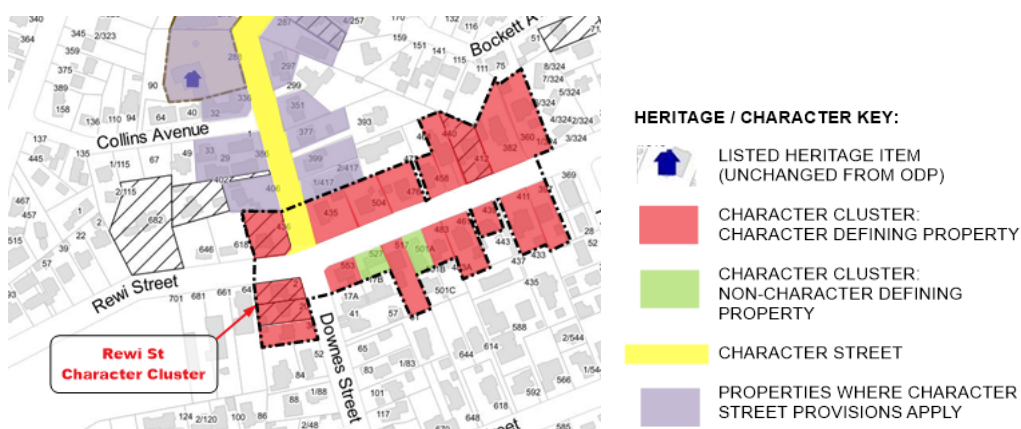


Figure _____ Rewi Street Character Cluster

	Total sites:	No. character defining	% character defining
<u>Rewi Street</u>	<u>2122</u>	<u>1819</u>	<u>86%</u>

DG1.1.32 The Rewi Street Character Cluster has historical values related to Te Awamutu's early establishment and development as a town. The street's name memorialises Rewi Manga Maniapoto, a rangatira of Ngāti Paretekawa and a leader of Ngāti Maniapoto during the Crown invasion of the Waikato in 1863/64. Connecting Te Awamutu town centre to the Pirongia township to the west, Rewi Street represents Te Awamutu's early residential subdivision and development following the sale of the Otāwhao Mission Station and farm in 1907. The cluster's largely intact collection of early 20th century dwellings is unusual in Te Awamutu and collectively provides a tangible history of the town's housing vernacular in this period.

DG1.1.33 The cluster has visual and physical characteristics that are of significance to Te Awamutu's distinctive local identity and history. The attributes that define its character are:

DG1.1.34 Streetscape forms:

- The straight street line that creates a visual connection from the town centre in the east to Centennial Park in the west,
- The visual prominence of dwellings on the northern side of the street due to the upwards-sloping landform to the north,
- Berm and footpath layouts typical of the period, with 4 ft footpaths set in relatively modest grassed berms,
- Low density layout creating an open visual context.

DG1.1.35 Site-specific forms:

- Stand-alone and generally single storey built form with generous but varied boundary setbacks and front gardens,
- Generally low front boundary treatments that enable appreciation of the

streetscape as a whole from the public realm,

- Houses in the English bungalow style (early 20th century), typified by asymmetrical composition, multiple intersecting roof forms, exposed rafters and timbered gables with louvered ventilators, recessed porches and projecting box bays, weatherboard cladding and vertical skirts, and timber casement windows with decorative top lights. Dwellings on the northern (upper) side of the street are generally larger with more features and decoration, while the dwellings on the southern (lower) side are simpler in form and detailing,
- A prominent villa-style house which predates the surrounding bungalows and features a single gabled bay and veranda, weatherboard cladding, timber sash windows, substantial brick chimney and generous ornamentation,
- Several houses in the Art Deco style, typified by parapeted roofs, simple box-like forms with stuccoed walls, horizontally-banded windows and stylised plaster ornamentation.

DG1.1.36 Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

Bank Street Character Cluster

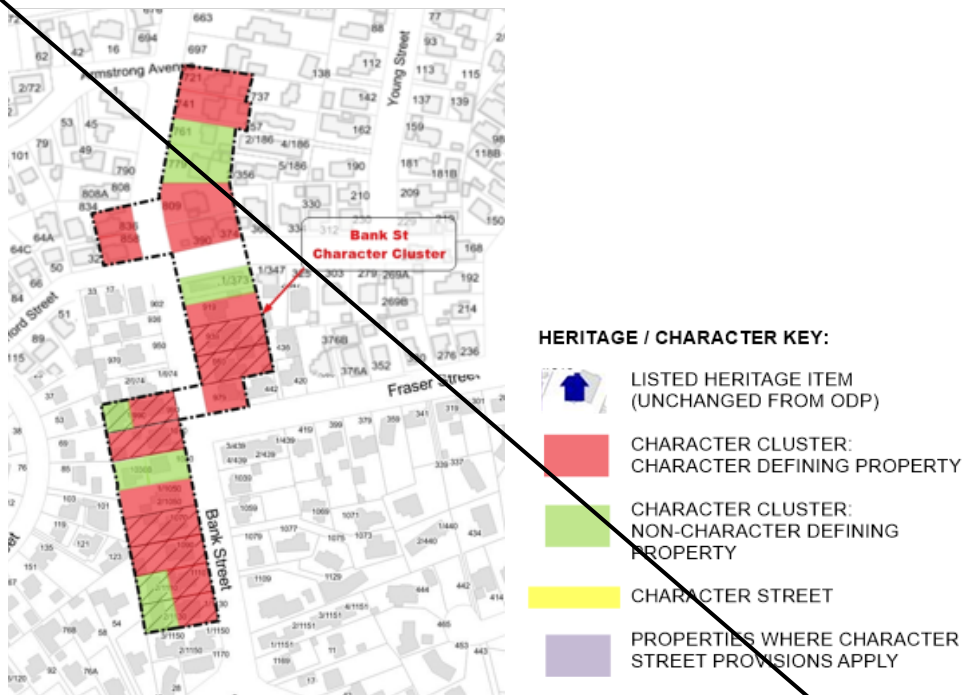
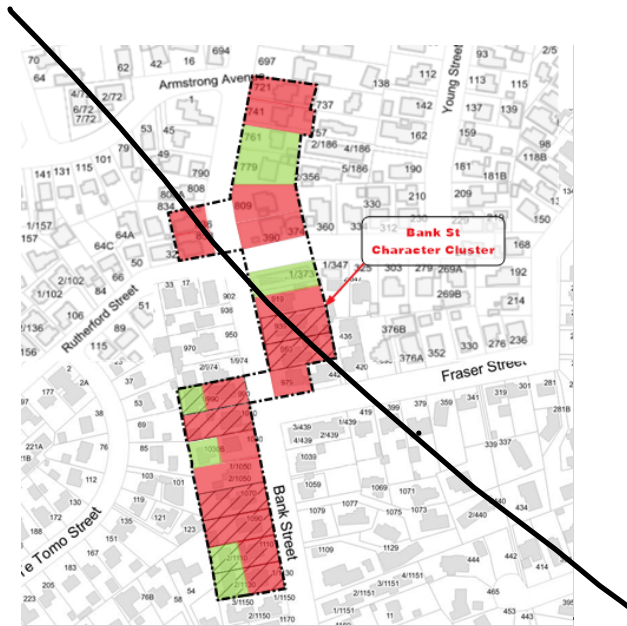


Figure Bank Street Character Cluster



	<u>Total sites:</u>	<u>No. character defining</u>	<u>% character defining</u>
<u>Bank Street</u>	<u>25</u>	<u>18</u>	<u>72%</u>

DG1.1.37 — The Bank Street Character Cluster has historical values related to Te Awamutu's early establishment and development as a town. As a major arterial from the town centre to the southwest, Bank Street contains a varied collection of dwellings from the early 20th century. The cluster collectively represents ongoing patterns of settlement in Te Awamutu as land was progressively subdivided and made available for residential development. Its sequence of early 20th century dwellings is unusual in Te Awamutu and collectively provides a tangible history of the town's settlement and incremental growth.

DG1.1.38 — The cluster has visual and physical characteristics that are of significance to Te Awamutu's distinctive local identity and history. The attributes that define its character are:

DG1.1.39 — Streetscape forms:

- The curved and elevated straight street line, which creates views to the wider township and the maunga beyond,
- The varied slope of the landform, which gives varied visual prominence to dwellings on opposite sides of the street,
- Berm and footpath layouts typical of the period, with 4 ft footpaths set in relatively modest grassed berms,
- Low density layout creating an open visual context.

DG1.1.40 — Site specific forms:

- Stand alone and generally single storey built form set within garden settings,
- Generous and generally consistent boundary setbacks

- Landscaped frontages that are generally characterised by open lawns, meaning that dwellings are prominent,
- Generally low front boundary treatments that enable appreciation of the streetscape as a whole from the public realm,
- Houses in the box villa style (late 19th—early 20th-century), typified by flat frontages, full-width verandas, weatherboard cladding and vertical skirts, timber sash windows and some ornamentation,
- Houses in the English bungalow style (early 20th-century), typified by asymmetrical composition, intersecting roof forms, exposed rafters and timbered gables, recessed porches and projecting box bays, weatherboard (and occasionally stuccoed) cladding, and timber casement windows. Dwellings on the prominent upper slope are generally more substantial and decorative, while the dwellings on lower slopes are simpler in form and detailing,

DG1.1.41 — Modern residences within the cluster are largely sympathetic to the established historical character in form, scale, setback and materiality.

Te Awamutu: College Street Cluster

DG1.1.2 — This group of houses is located within sight of each other on a wide tree-lined street and includes listed heritage houses. These large, well-maintained wooden houses were constructed from the late 1800 onwards.

DG1.1.3 — The houses all have matching garages, multi-pitch roofs, several chimneys and porches. ; however, the entrances into the houses are not a pronounced part of the design.

DG1.1.4 — It is anticipated that new development would have matching garages, multi-pitch roofs, porches and possibly chimneys.

DG1.1.5 — College Street is considered to be one of the most picturesque streets in Te Awamutu with its mature trees and established gardens. The houses in this cluster are set well back from the property's front boundary.

Te Awamutu: Alexandra Street Cluster

DG1.1.6 — The houses in this cluster are located in close proximity to each and each property contains a house of significant character.

DG1.1.7 — Each of the properties in this cluster have several mature and significant trees located on them.

Te Awamutu: Bridgeman Road Cluster

DG1.1.8 — The Bridgeman Road character cluster is made up of two houses which are located close to each other.

~~DG1.1.9 — Both houses sit on large sections with well-established gardens and mature trees.~~

Cambridge: Queen Street Cluster

~~DG1.1.5 10 — This cluster is located in Queen Street between Bryce Street and Grey Street. These single level wooden dwellings are a group of larger villas on the southern side of Queen Street. Queens Street has a broad public road with wide grass verges and numerous well established trees which have created an attractive and functional streetscape.~~

~~DG1.1.11 — The houses are single level wooden dwellings. They tend to be larger villas with common elements of deep verandas, porches, and windows with architectural details and features which are historically significant.~~

~~DG1.1.6 12 — The cluster has very little modification and includes a listed heritage building. The group of houses is located the same distance back from the front boundary amidst landscaped gardens with the front doors and large windows facing the street.~~

~~DG1.1.7 13 — It is anticipated that new development will maintain the single level scale of dwelling. External cladding would be weatherboard or similar in appearance with a front door, porch and glazing facing to the street.~~

Victoria Street Cluster (between Hamilton Road and Victoria Street)

~~DG1.1.8 14 — This is an extensive heritage cluster located along one of Cambridge's main roads. The cluster is eclectic in style and contains a This character cluster features an eclectic range of houses between one and two stories in height in a variety of building styles ranging from early cottages and villas to 1960's show homes. There are a number of listed heritage houses within the cluster area.~~

~~DG1.1.9 15 — This diverse range of well maintained houses has a pleasing uniformity through similar setback from the street, houses directly fronting the street and pronounced front entrances. Many of the dwellings have verandahs or porches.~~

~~DG1.1.10 16 — It is anticipated that new development will maintain the single or one and a half level scale of dwelling. External cladding would be similar to immediately surrounding houses with a front door, porch and glazing facing to the street.~~

Princes Street Cluster (between Thornton Road and Stafford Street)

~~DG1.1.11 17 — This character cluster of well maintained houses on the northern side of Princess Street contains three listed heritage buildings. While the group of houses includes both single and double storey structures with differing building materials, they are unified by the similarities of verandahs/porches and a good setback from the street. The sites all contain significant levels of planting.~~

~~DG1.1.12 18 — It is anticipated that new development will maintain the single or two level scale of dwelling. External cladding would be similar to immediately surrounding houses with a front door, porch and glazing facing to the street.~~

~~Princes Street Cluster (between Grosvenor and Weld Streets)~~

~~DG1.1.13 19 This small group of wooden villas on the southern side of Princess Street includes one listed heritage building. The villas are set back a similar distance in their respective sites, all face the street with front doors and glazing facing the street.~~

~~DG1.1.14 20 It is anticipated that new development will maintain the single level scale of dwelling. External cladding would be weatherboard or similar in appearance with a front door, porch and glazing facing to the street.~~

~~Grosvenor Street Cluster (between Princes and William Streets)~~

~~DG1.1.15 21 This cluster of single level brick dwellings were some of the first state houses to be constructed in Cambridge and include a duplex. Some of the dwellings have been modified.~~

~~DG1.1.16 22 It is anticipated that new development will maintain the single level scale of dwelling with smaller rather than larger windows. External cladding would be brick or similar in appearance.~~

~~Bowen Street Cluster (between William and King Streets)~~

~~DG1.1.17 23 These clusters of single level dwellings, predominantly constructed of wooden weatherboards, were some of the first state houses to be constructed in Cambridge. While some of the dwellings have been renovated, they have few external modifications.~~

~~DG1.1.18 24 It is anticipated that new development will maintain the single level scale of dwelling with smaller rather than larger windows. External cladding would be weatherboard or similar in appearance~~