

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

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

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

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

PROPOSED SECTION 2B - HIGH DENSITY RESIDENTIAL ZONE

HRZ: PURPOSE

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

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

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

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

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

HRZ: OBJECTIVES

HRZ: O1

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

HRZ: O1 (MDRS Objective 2)

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

HRZ: O2

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

HRZ: O3 (MDRS Objective 2)

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

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

HRZ: O4

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

HRZ: O5

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

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

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

HRZ: P2 (MDRS Policy 2)

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

HRZ: P3 (MDRS Policy 3)

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

HRZ: P4 (MDRS Policy 4)

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

HRZ: P5 (MDRS Policy 5)

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

HRZ: P6

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

HRZ : P7

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

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

HRZ: P8

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

HRZ: P9

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

HRZ: RULES – ACTIVITY STATUS

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

Rule	Use/Activity	Activity Status	
			<p>not comply with PER2 is precluded from being <u>publicly notified</u>.</p> <p>2. An application for resource consent made which does not comply with PER1 but complies with PER2 is precluded from being either <u>publicly</u> or <u>limited notified</u>.</p> <p>3. An application for resource consent made which does not comply with PER1 and PER2 but complies with height and building coverage is precluded from being <u>publicly notified</u>.</p>
HRZ: R3	Supported Residential care facilities	<p>Activity Status: Permitted Where the following are complied with:</p> <p>PER-1 1. Standards 1-10.</p> <p>PER-2 2. No more than 10 people, including staff and their dependents reside on site.</p> <p>PER-3 3. Staff providing supervision for managed care facilities accommodating eight or more residents shall be present on site at all times that residents are in occupation.</p> <p>PER-4 4. No part of any site or premises used as a managed care facility shall contain a secure unit.</p>	<p>HRZ : R4 Activity Status where compliance is not achieved with PER-1-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard. 2. The extent to which the intensity and scale of the activity adversely impacts on the planned urban built form of nearby residential properties and the surrounding neighbourhood. <p>Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.</p>

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

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

Rule	Use/Activity	Activity Status	
		Where the following are complied with: PER-1 1. Standards 1-10.	Activity Status where compliance is not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: 4. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard. Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.
HRZ: R9	Demolition or removal of existing buildings (except scheduled heritage buildings)	Activity Status: Permitted Where the following are complied with:	
HRZ: R10	Maintenance, repair and alterations and additions to existing buildings (except Scheduled heritage buildings)	Activity Status: Permitted Where the following are complied with: PER-1 1. Standards 1-10.	HRZ: R11 Activity Status where compliance is not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: 1. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria for the infringed standard. Notification status: An application for resource consent for a restricted discretionary activity under this rule is precluded from being publicly notified.
HRZ: R12	Childcare facility	Activity Status: Restricted Discretionary Where the following are	HRZ: R13 Activity Status where compliance not achieved with RDIS-1: Discretionary

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

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

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

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

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

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

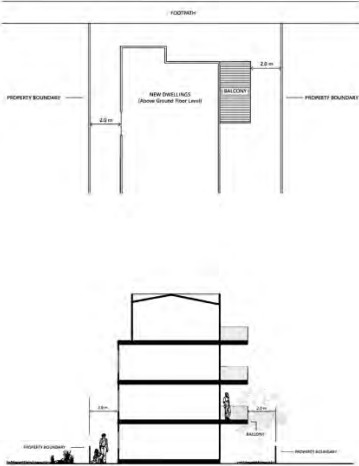
HRZ – DEVELOPMENT STANDARDS

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

<p>This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p>	<p>2. Dominance, privacy and shading effects on adjoining sites.</p>			
<p>HRZ – Standard 4 Building coverage The maximum building coverage must not exceed 70% of the net site area.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance effects on adjoining properties. 3. Whether topographical or other site constraints make compliance with the standard impractical. 			
<p>HRZ – Standard 5 Outdoor living space (per unit)</p> <ol style="list-style-type: none"> 1. Each residential unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; 2. Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and 3. Where communal outdoor living space is provided it does not need to be in a single continuous space, but it must be: <ol style="list-style-type: none"> a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and manoeuvring areas. <p>Table 1</p> <table border="1" data-bbox="209 1899 785 1989"> <thead> <tr> <th data-bbox="209 1899 400 1989">Living Space Type</th> <th data-bbox="400 1899 592 1989">Minimum Area</th> <th data-bbox="592 1899 785 1989">Minimum Dimension</th> </tr> </thead> </table>	Living Space Type	Minimum Area	Minimum Dimension	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> 1. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site.
Living Space Type	Minimum Area	Minimum Dimension		

Private			
Studio unit and 1-bedroom unit	5m ²	1.8m	
2+ bedroom unit	8m ²	1.8m	
Communal			
For every 5 units	10m ²	8m	
HRZ – Standard 6 Outlook Space (per unit) All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and <ol style="list-style-type: none"> An outlook space must be provided from habitable room windows as shown in the diagram below: <div data-bbox="304 1025 836 1413" data-label="Diagram"> </div> The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building. Outlook spaces may be under or over a balcony. Outlook spaces required from different rooms within the same building may overlap. 			Assessment criteria where the standard is infringed: The extent to which: <ol style="list-style-type: none"> Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment.

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

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