

Submitter: Atawhai Assisi Retirement Village (behalf of Tamahere Eventide Home Trust)

Submission number: 765

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
765.1	-	Support	Retain the Country Living Zoning of Tamahere Eventide Retirement Village and the surrounding land in the immediate area at 621 State Highway One (Lot 2 DPS 88165), 0 State Highway One (Lot 1 DPS 88165) and 597 State Highway One (Pt Lot 2 DPS 2182) as notified.	Accept	Decision Report 280: Zoning - Rest of District
FSI387.1130	Mercury NZ Limited for Mercury D	Oppose		Reject	
765.2		Support	Retain the proposed overlays as notified identified in Planning Maps for Tamahere Eventide Retirement Village and the surrounding properties in the immediate area at 621 State Highway One (Lot 2 DPS 88165), 0 State Highway One (Lot 1 DPS 88165) and 597 State Highway One (Pt Lot 2 DPS 2182).	Accept	Decision Report 32: Miscellaneous Matters
FSI385.48	Mercury NZ Limited for Mercury B	Oppose		Reject	
765.3		Oppose	Add a new activity to Rule 23.1.1 Permitted Activity for Tamahere Eventide as follows: <u>P5. A retirement village (including alterations, expansions) at the Tamahere Eventide.</u> AND Add activity specific conditions to Rule 23.1.1 P5 Permitted Activity for Tamahere Eventide as follows: <u>Any additions or expansion at the Tamahere Eventide Retirement Village (a) Minimum living court or balcony area and dimensions: (iv) Apartment- 10m2 area within minimum dimension horizontal and vertical of 2.5m; (v) Studio unit or 1 bedroom unit- 12.5m2 area with minimum dimension horizontal and vertical of 2.5m; or (vi) 2 or more</u>	Reject	Decision Report 18: Country Living Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>bedroomed unit- 15m² area with minimum dimension horizontal and vertical of 2.5m; (a) Minimum service court is either: (iii) Apartment- communal outdoor space (i.e. no individual service courts required); or (iv) All other units- 10m² for each unit; (a) Building height does not exceed 8m, except 15% of total building coverage, where buildings may be up to 10m high; (b) Building setbacks – a 7.5m setback is required from a local road, and a 12m setback is required from all other boundaries; except internal site boundaries where no setback shall apply (c) The following Land Use- Effects rule in Rule 23.2 do not apply: (i) Rule 23.2.6 (Signs- General). (ii) Rule 23.2.6.2 (Signs- Effects on traffic). (a) The following Land Use- Building rules in Rule 23.3 do not apply: (i) Rule 23.3.1 (Dwelling); (ii) Rule 23.3.4.1 (Height- Building General); (iii) 23.3.5 Daylight Admission (iv) 23.3.6 Building Coverage (v) Rule 23.3.7.2 Building Setback- Sensitive Land Use. (a) The following Infrastructure and Energy Rule in Chapter 14 does not apply: (i) Rule 14.12.1 P4 10 (a). AND Any consequential amendments that are required to give effect to the above submission.</u></p>		
FS1367.1	Rosita Dianne-Lynn Barnes	Support		Reject	
FS1202.87	New Zealand Transport Agency	Oppose		Accept	
FS1379.312	Hamilton City Council	Oppose		Accept	
FS1387.1131	Mercury NZ Limited for Mercury D	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
765.4		Neutral/Amend	Add a restricted discretionary table into Rule 23.1 Land Use-Activities with a new restricted discretionary activity for retirement villages as follows: <u>RDI (a) The following Retirement Village Activities are Restricted Discretionary in the Country Living Zone: A new retirement village Alterations to existing retirement villages (excluding Tamahere Eventide); Alterations to Tamahere Eventide that do not comply with the Activity Specific Conditions in Rule 23.1.1. AND Any consequential amendments that are required to give effect to the above submission.</u>	Reject	Decision Report 18: Country Living Zone
FSI379.313	Hamilton City Council	Oppose		Accept	
FSI387.1132	Mercury NZ Limited for Mercury D	Oppose		Accept	
765.5		Oppose	Delete Rule 23.1.3 NC3- Non-Complying Activities. AND Any consequential amendments that are required to give effect to the above submission.	Reject	Decision Report 18: Country Living Zone
FSI367.2	Rosita Dianne-Lynn Barnes	Support		Reject	
FSI379.314	Hamilton City Council	Oppose		Accept	
FSI387.1133	Mercury NZ Limited for Mercury D	Oppose		Accept	
765.6		Oppose	Add a new rule to Rule 23.2.6 Signs as follows: (3) <u>Rules 23.2.6.1 and 23.2.6.2 do not apply to a retirement village.</u> OR Add a new row to the activity table in Rule 23.2.6 Signs- General as follows:	Reject	Decision Report 18: Country Living Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			(x) Rules P1, P2, P3 and RD1 above do not apply to a retirement village. AND Any consequential amendments that are required to give effect to the above submission.		
765.7		Oppose	Add a new rule to Rule 23.2.6 Signs as follows: (3) Rule 23.2.6.1 and 23.2.6.2 do not apply to a retirement village OR Add a new rule to Rule 23.3.6.2 Signs-Effects on traffic as follows: (x) Rules P1, P2, P3 and RD1 above do not apply to a retirement village. AND Any consequential amendments that are required to give effect to the above submission.	Reject	Decision Report 18: Country Living Zone
FS1202.91	New Zealand Transport Agency	Oppose		Accept	
765.8		Oppose	Amend Rule 23.3.4.1- Height- Building Control so that it does not apply to Tamahere Eventide. AND Any consequential amendments that are required to give effect to the above submission.	Reject	Decision Report 18: Country Living Zone
765.9		Support	Retain Rule 23.3.5 P1 Daylight admission AND Amend Rule 23.3.5- Daylight Admission so that it only applies to the external boundaries of Tamahere Eventide (not internal boundaries between the individual certificates of title that collectively make up the retirement village site). AND Any consequential amendments that are required to give effect to the above submission.	Reject	Decision Report 18: Country Living Zone
765.10		Oppose	Amend Policy 5.6.2- Country Living Character as follows: (a) Any building and activity within the Country Living Zone are designed, located, scaled and serviced in a manner that does not detract from the character of the area by: (i) Maintaining the <u>existing</u> open space character; (ii) Maintaining <u>existing</u> low density residential development; (iii) Recognizing the absence of Council wastewater services and lower levels of other infrastructure. (b) Maintain <u>existing</u> views and vistas of the rural hinterland beyond,	Reject	Decision Report 18: Country Living Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			including, where applicable, Waikato River, wetlands, lakes and the coast. (c) Maintain an <u>existing</u> road pattern that follows the natural contour of the landform. AND Any consequential amendments that are required to give effect to the above submission.		
FS1387.1134	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Accept</i>	
765.11		Support	Retain Policy 5.6.4- Building setbacks, insofar as it seeks to maintain the existing spaciousness between adjoining sites (as opposed to the internal boundaries within a development).	Accept	Decision Report 18: Country Living Zone
FS1387.1135	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Reject</i>	
765.12		Oppose	Amend Policy 5.6.5- Scale and intensity of development as follows: Minimise the adverse effects of development created by excessive building scale, overshadowing, building bulk, excessive site coverage or loss of privacy, <u>except where such development correlates to existing site development.</u> OR Add a new policy for Tamahere Eventide. AND Any consequential amendments that are required to give effect to the above submission.	Reject	Decision Report 18: Country Living Zone
FS1387.1136	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Accept</i>	
765.13		Not Stated	Add a new policy for Tamahere Eventide after policy 5.6.8 Non-residential activities as follows: <u>Policy 5.6.X: Tamahere Eventide (a) Permit additions and expansions at Tamahere Eventide where they: (i) Have functional need to locate within the Country Living Zone; and (ii) Provide for the health and wellbeing of the community.</u> AND Any consequential amendments that are required to give effect to the above submission.	Reject	Decision Report 18: Country Living Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1379.310	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept</i>	
765.14		Not Stated	Amend the definition of "Residential activity" in Chapter 13: Definitions to specifically include and refer to a Retirement Village. AND Any consequential amendments that are required to give effect to the above submission.	Reject	Decision Report 30: Definitions
FS1387.1137	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Accept</i>	
765.15		Oppose	Delete the definition of "Rest home" from Chapter 13: Definitions. AND Any consequential amendments that are required to give effect to the above submission.	Accept	Decision Report 30: Definitions
FS1387.1138	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Reject</i>	
765.16		Support	Retain the definition for "Retirement Village" in Chapter 13: Definitions as notified.	Reject	Decision Report 30: Definitions
FS1387.1139	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Accept</i>	
765.17		Oppose	Delete the following from Table 14.12.5.7- Required parking spaces and loading bays: Retirement Village: 1 car space per dwelling or unit. Housing for the elderly/residential care: 1 car space per 4 occupants. Hospital or care facilities associated with retirement village: 2 car space per 3 patients accommodated plus 1 per 2 full time staff equivalents. AND Any consequential amendments that are required to give effect to the above submission.	accept	Decision Report 13: Infrastructure

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
765.18		Oppose	Add parking standards to Table 14.12.5.7- Required parking spaces and loading bays as follows: <u>Retirement Village: 1 car space per 4 occupants.</u> AND Any consequential amendments that are required to give effect to the above submission.	reject	Decision Report 13: Infrastructure
765.19		Neutral/Amended	Add new Policy 5.6.X (a) Tamahere Eventide as follows: <u>(a) Enable the existing Tamahere Eventide activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse effect on the character and amenity of the Country Living Zone.</u> AND Any consequential amendments that are required to give effect to the above submission.	Reject	Decision Report 18: Country Living Zone
FS1379.311	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept</i>	
FS1387.1140	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Accept</i>	
765.20		Support	Retain Building Rule 23.3.5 RD1- Daylight Admission.	Reject	Decision Report 18: Country Living Zone
765.21		Oppose	Amend Rule 23.3.6- Building Coverage so that the building coverage rules do not apply to Tamahere Eventide. AND Any consequential amendments that are required to give effect to the above submission.	Reject	Decision Report 18: Country Living Zone
FS1387.1141	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Accept</i>	
765.22		Not Stated	Amend Rule 23.3.7.1- Building setbacks - All boundaries so that the setback requirements do not apply to Tamahere Eventide. AND Any consequential amendments that are required to give effect to the above submission.	Reject	Decision Report 18: Country Living Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
765.23		Oppose	Amend Rule 23.3.7.2 Building setback- Sensitive Land Use so that the setback requirements do not apply to Tamahere Eventide. AND Any consequential amendments that are required to give effect to the above submission.	Reject	Decision Report 18: Country Living Zone
765.24		Oppose	Amend Objective 5.6.1 (a)- Country Living Zone to recognise the existing character and abutting character/amenity, not just amenity and character of the zone. AND Any consequential amendments that are required to give effect to the above submission.	Reject	Decision Report 18: Country Living Zone
FS1387.1142	Mercury NZ Limited for Mercury D	Oppose		Accept	