

Submitter: Tamahere Eventide Trust

Submission number: 769

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
769.1		Oppose	Amend the zoning of Atawhai Assisi at 158 Matangi Road (Lot 1 DPS 21156, CTSA20A/1259) from Rural Zone to Country Living Zone. AND Amend the zoning of 168 Matangi Road (Lot DPS 6744 and Part Allotment 54 Parish of Tamahere (CT SA3A/912) from the Rural to Country Living Zone. AND Amend the zoning of 174 Matangi Road (Section 1 Survey Office Plan 457326 CT 610816) from Rural Zone to Country Living zone. AND No specific decision sought, but submission opposes the Rural policy overlays/areas for the Atawhai Assisi property and the two adjoining properties. AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Accept	Decision Report 280: Zoning - Rest of District
FS1197.35	Bowrock Properties Limited	Support	<i>That the submission point is accepted.</i>	Accept	
FS1379.316	Hamilton City Council	Oppose		Reject	
769.2		Oppose	Delete all references to Designation NI Airways Corporation of NZ Ltd insofar as it relates to the Atawhai Assisi site at 158 Matangi Road, Tamahere (Lot 1 DPS 21156, CTSA20A/1259) from Section E Designations and the Planning Maps. AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Reject	Decision Report 31: Designations
FS1253.42	Waikato Regional Airport Ltd	Oppose	<i>Seek that the whole part of this submission be disallowed.</i>	Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
769.3		Oppose	Amend the Country Living Zone provisions in Chapter 23 to include specific provisions for existing and future Retirement Village activities and expansion at Atawhai Assisi (if the request to rezone the sites is accepted). OR Amend the Rural Zone provisions in Chapter 22 to include specific provisions for existing and future Retirement Village activities and expansion at Atawhai Assisi (if the request to rezone the sites is rejected). AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Reject	Decision Report 18: Country Living Zone
769.4		Oppose	Add a new activity rule to Rule 23.1.1 Permitted Activities as follows: <u>P5. A retirement village including alterations and expansions at Atawhai Assisi.</u> AND Add activity specific conditions for the new Rule 23.1.1 P5 as follows: <u>Any additions or expansion at the Atawhai Assisi 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 bedroomed unit- 15m2 area with minimum dimension horizontal and vertical of 2.5m; (b) 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; (c) Building height does not exceed 8m, except for 15% of the total building coverage, where buildings may be up to 10m high; (d) Building setbacks- a 7.5m setback is required from a local road, and 12m setback is required from all other boundaries; except internal site boundaries where no</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>setback shall apply. A 12m setback is required from the <u>Waikato Expressway</u>. (e) <u>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).</u> (f) <u>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 23.3.7.1 Building Setbacks- all boundaries vi. Rule 23.3.7.2 Building Setback- Sensitive land use (g) The following Infrastructure and Energy Rule in Chapter 14 does not apply: i. Rule 14.12.1 P4(10) (a) Traffic Generation AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.</u></p>		
FSI202.88	<i>New Zealand Transport Agency</i>	<i>Oppose</i>	<i>Oppose submission point 769.4.</i>	<i>Accept</i>	
FSI379.317	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept</i>	
769.5	\	<i>Oppose</i>	<p>Add a new restricted discretionary rule into Rule 23.1 Land Use Activities as follows: (a) <u>RDI The following Retirement Village Activities are Restricted Discretionary in the Country Living Zone A new retirement village; Alterations to existing retirement villages (excluding Atawhai Assisi); Alterations to Atawhai Assisi that do not comply with the Activity Specific Conditions in Rule 23.1.1</u></p>	<i>Reject</i>	<i>Decision Report 18: Country Living Zone</i>
FSI379.318	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept</i>	
FSI387.1163	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Accept</i>	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
769.6		Oppose	Delete Rule 23.1.3 NC3- Non-Complying Activities. AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Reject	Decision Report 18: Country Living Zone
FSI379.319	Hamilton City Council	Oppose		Accept	
FSI387.1164	Mercury NZ Limited for Mercury D	Oppose		Accept	
769.7		Oppose	Amend Signs Rule 23.2.6 so that signage provisions in Rules 23.2.6.1- General and 23.3.6.2- Effects on Traffic don't apply to a retirement village as follows: (3) Rules 23.2.6.1 and 23.2.6.2 do not apply to a retirement village. OR Add a new row to Rule 23.2.6.1 Signs General as follows: (x) Rules P1, P2,P3 and RDI above do not apply to a retirement village. AND Add a new row to Rule 23.2.6.2 Signs- effects on traffic as follows: (x) Rules P1, P2, P3 and RDI above do not apply to a retirement village AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Reject	Decision Report 18: Country Living Zone
FSI202.90	New Zealand Transport Agency	Oppose	Oppose submission point 769.7.	Accept	
769.8		Oppose	Amend Building Rule 23.3.4.1-Height - Building General so that it does not apply to Atawhai Assisi. AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Reject	Decision Report 18: Country Living Zone
769.9		Oppose	Retain Rule 23.3.5 P1 Daylight admission, except for amendments sought below AND Amend Rule 23.3.5- Daylight admission so that it only applies to the external boundaries of Atawhai Assisi, not the internal boundaries between the individual certificates of title. AND Amend	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
			the Proposed District Plan to make consequential amendments to give effect to the submission.		
769.10		Support	Retain Policy 5.6.4- Building setbacks.	Accept	Decision Report 18: Country Living Zone
769.11		Oppose	Amend Policy 5.6.5- Scale and intensity of development to include the additional wording as follows: <u>Except where such development correlates to existing site development.</u> AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Reject	Decision Report 18: Country Living Zone
FS1387.1165	Mercury NZ Limited for Mercury D	Oppose		Accept	
769.12		Neutral/Amend	Add a new Policy to Section 5.6 Country Living Zone for Atawhai Assisi as follows: <u>Policy 5.6.8 (a): Atawhai Assisi (a) Permit additions and expansions at Atawhai Assisi where they: (i) Have a functional need to locate within the Country Living Zone; and (ii) Provide for the health and well-being of the community.</u> AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Reject	Decision Report 18: Country Living Zone
769.13		Neutral/Amend	Add a new Policy to Section 5.6 Country Living Zone as follows: <u>Policy 5.6.9 (a): Atawhai Assisi (a) Enable the existing Atawhai Assisi 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 Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Reject	Decision Report 18: Country Living Zone
769.14		Oppose	Amend the definition of "Residential Activity" in Chapter 13: Definitions to specifically include, and refer to, a retirement village. AND Amend the Proposed District	Reject	Decision Report 30: Definitions

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			Plan to make consequential amendments to give effect to the submission.		
FSI387.1166	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Accept</i>	
769.15		Oppose	Delete the definition of "Rest home" from Chapter 13: Definitions. AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Accept	Decision Report 30: Definitions
FSI387.1167	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Reject</i>	
769.16		Support	Retain the definition of "Retirement Village" definition in Chapter 13: Definitions as notified.	Reject	Decision Report 30: Definitions
FSI387.1168	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Accept</i>	
769.17		Oppose	Delete the following parking standards 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 spaces per 3 patients accommodated plus 1 per 2 full time staff equivalents. AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	accept	Decision Report 13: Infrastructure
769.18		Oppose	Add a parking standard for Table 14.12.5.7- Required parking space and loading bays as follows: <u>Retirement Village: 1 car space per 4 occupants.</u> AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	reject	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
769.19		Oppose	Retain Rule 23.3.5 RDI-Daylight admission.	Reject	Decision Report 18: Country Living Zone
769.20		Oppose	Amend Rule 23.3.6 PI- Building coverage so that the building coverage requirements do not apply to Atawhai Assisi. AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Reject	Decision Report 18: Country Living Zone
769.21		Oppose	Amend Rule 23.3.7.1- Building setbacks - All boundaries so that the building set back requirements do not apply to Atawhai Assisi. AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Reject	Decision Report 18: Country Living Zone
769.22	\	Oppose	Amend Objective 5.6.1 (a)- Country Living Zone to recognise character and abutting character/amenity, not just amenity and character of the zone. AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.	Reject	Decision Report 18: Country Living Zone
FS1387.1169	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Accept</i>	
769.23		Oppose	Amend Policy 5.6.2 (a)- 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)Recognising 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, including, where applicable, Waikato River, wetlands, lakes, and the coast. (c)Maintain <u>existing</u> road pattern that follows the natural contour of	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
			the landform. AND Amend the Proposed District Plan to make consequential amendments to give effect to the submission.		
FS1387.1170	<i>Mercury NZ Limited for Mercury D</i>	<i>Oppose</i>		<i>Accept</i>	