

## **Further Submission on Variation 3 (Enabling Housing Supply) to the Proposed Waikato District Plan by Kāinga Ora – Homes and Communities**

### **Clause 8 of Schedule 1 to the Resource Management Act 1991**

**To:** Waikato District Council  
15 Galileo Street  
Private Bag 544  
Ngāruwāia  
Attn: Variation 3 Further Submission  
*Submitted via email to: [districtplan@waidc.govt.nz](mailto:districtplan@waidc.govt.nz)*

**Name of Further Submitter:** Kāinga Ora – Homes and Communities

1. **Kāinga Ora – Homes and Communities (“Kāinga Ora”)** makes this further submission on Variation 3 (Enabling Housing Supply) to the Proposed Waikato District Plan (“**Variation 3**”) in support of/in opposition to original submissions to Variation 3.
2. Kāinga Ora has an interest in Variation 3 that is greater than the interest the general public has, being an original submitter Variation 3 with respect to its interests as Crown entity responsible for the provision of public housing, and its housing portfolio in the Waikato District.
3. Kāinga Ora makes this further submission in respect of submissions by third parties to Variation 3.

#### **Reasons for further submission**

4. The submissions that Kāinga Ora supports or opposes are set out in the table attached as **Appendix A** to this further submission.
5. The reasons for this further submission are:

- (a) The reasons set out in the Kāinga Ora primary submission on the Variation 3.
  - (b) In the case of the Primary Submissions that are opposed:
    - (i) The Primary Submissions do not promote the sustainable management of natural and physical resources and are otherwise inconsistent with the purpose and principles of the Resource Management Act 1991 (“**RMA**”);
    - (ii) The relief sought in the Primary Submissions is not the most appropriate in terms of section 32 of the RMA;
    - (iii) Rejecting the relief sought in the Primary Submissions opposed would more fully serve the statutory purpose than would implementing that relief; and
    - (iv) The Primary Submissions are inconsistent with the policy intent of the Kāinga Ora primary submission.
  - (c) In the case of Primary Submissions that are supported:
    - (i) The Primary Submissions promote the sustainable management of natural and physical resources and are consistent with the purpose and principles of the RMA and with section 32 of the RMA;
    - (ii) The reasons set out in the Primary Submissions; and
    - (iii) Allowing the relief sought in the Primary Submissions supported would more fully serve the statutory purpose than would disallowing that relief.
6. Without limiting the generality of the above, the specific relief in respect of each Primary Submission that is supported or opposed is set out in **Appendix A**.
7. Kāinga Ora wishes to be heard in support of its further submission.
8. If others make a similar submission, Kāinga Ora will consider presenting a joint case with them at a hearing.

**DATED** 19<sup>th</sup> of December 2022

**Kāinga Ora – Homes and Communities**



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**Brendon Liggett**

**Manager – Development Planning**

**ADDRESS FOR SERVICE:**

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## Appendix A – Further Submission Table

Submitter Name	Original Submission Number	Provision/ Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Transpower NZ Ltd	18.6	Definitions	Amend	<p><b>Amend</b> definition of “Qualifying Matters” as follows:  <i>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</i>  <i>Means a matter referred to in section 771 or 770 of the Resource Management Act.</i>  <i>Qualifying matters include:</i>  <i>(a)The National Grid Yard</i>  <i>(b)The National Grid Subdivision Corridor</i>  <i>(c)..... (other qualifying matters to be listed)</i></p>	Oppose	Kāinga Ora opposes this request, as it considers that it is not required to aid in interpretation or implementation of the Plan. Kāinga Ora also opposes consequential changes to other provisions and rules referencing this proposed new term. Such matters are already within legislation a do not need to be replicated within the District Plan.	Disallow submission
Transpower NZ Ltd	18.11	Medium Residential Zone 2	Support	<p><b>Retain</b> table outlining qualifying matters, by adding it to the ‘Purpose’ section of the MRZ2 chapter, with the following (or similar) introductory wording:  <i>... Co-ordinate delivery of infrastructure and services.</i>  <i>The following qualifying matters also apply within the zone, which limit development within the areas to which a qualifying matter applies:</i>  <i>[Insert table as outlined in the submission, but without references to GRZ-R14 and SUB-R26, and noting that MRZ2-R10 and SUB-R162 are also matters required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.]</i></p>	Oppose	Kāinga Ora opposes this request, as it considers that it is not required to aid in interpretation or implementation of the Plan. Kāinga Ora also opposes consequential changes to other provisions and rules referencing this proposed new term. Such matters are already within legislation a do not need to be replicated within the District Plan.	Disallow submission
Transpower NZ Ltd	18.22	Generic Topic	Support	<p><b>Retain</b> the application of the National Grid provisions to development within the GRZ if the approach to the GRZ changes.</p> <ul style="list-style-type: none"> <li>• The submitter is neutral on the retention of the GRZ and its application as a qualifying matter. However, should the approach taken to the GRZ change.</li> <li>• The submitter seeks to ensure that the National Grid provisions and its status as a qualifying matter continues to apply to the zone.</li> </ul>	Oppose	Kāinga Ora opposes this request consistent with its further submissions on related submissions. Kāinga Ora considers that it is not required to aid in interpretation or implementation of the Plan. Kāinga Ora also opposes consequential changes to other provisions and rules referencing this proposed new term. Such matters are already within legislation and do not need to be replicated within the District Plan.	Disallow submission

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WEL Networks Limited	19.1	Subdivision	Amend	<b>Add</b> a new Rule SUB-R163 as follows: <i>Subdivision Activities adjacent to Electricity Distribution Infrastructure</i> <i>Any subdivision in the vicinity of electricity infrastructure must demonstrate that building platforms can be in positions where a subsequent building can comply with the NZ Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).</i> <i>Vegetation to be planted in the vicinity of electricity infrastructure should be selected and/or managed so that it does not breach the Electricity (Hazards from Trees) Regulations 2003.</i>	Oppose	Kāinga Ora opposes the submission. While helpful to a plan user, it is a general requirement to comply with other legislation, not just the NZECP. The district plan should remain focussed on administration of its own policy with (at best) explanatory text acknowledgement of the NZECP as-required – not in standards themselves as another ‘rule’.  Kāinga Ora considers that the overarching applicability of the NZECP and existing setback requirements in the District Plan (under both PC12 and subject to the relief sought in the original Kāinga Ora submission) are sufficient to address the matters sought by the submitter.	Disallow submission.
WEL Networks Limited	19.3	Medium Residential Zone 2	Amend	<b>Amend</b> Rule 4.2.5.6a as follows: <i>Front – 1.5m, provided the building or structure can achieve compliance with the NZ Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).</i>	Oppose	Kāinga Ora opposes the submission. While helpful to a plan user, it is a general requirement to comply with other legislation, not just the NZECP. The district plan should remain focussed on administration of its own policy with (at best) explanatory text acknowledgement of the NZECP as-required – not in standards themselves as another ‘rule’.  Kāinga Ora considers that the overarching applicability of the NZECP and existing setback requirements in the District Plan (under both PC12 and subject to the relief sought in the original Kāinga Ora submission) are sufficient to address the matters sought by the submitter.	Disallow submission.
Heritage New Zealand	28.4	Subdivision	Oppose in part	<b>Retain</b> SUB-P3 Lot sizes, except for the amendments sought below AND <b>Amend</b> SUB-P3(3) Lot sizes as follows: <i>(3) Within the MZR2 Medium Density Residential Zone 2. subdivision enables medium density housing outcomes, except in the instance of qualifying matters.</i>	Oppose	Kāinga Ora does not support the amendment, as zone outcomes should be separate from the application of a qualifying matter.	Disallow submission
Heritage New Zealand	28.5	Subdivision	Support	<b>Retain</b> SUB-P23	Oppose	Kāinga Ora does not support the amendment, as zone outcomes should be separate from the application of a qualifying matter. Kāinga Ora also consider that the policy is too restrictive.	Disallow submission

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Heritage New Zealand	28.6	Medium Residential Zone 2	Support in part	<b>Retain</b> the purpose of MRZ2 AND <b>Add</b> the following words to the purpose of MRZ2: <i>Except in the instances of a qualifying matter on the site.</i>	Oppose	Kāinga Ora does not support the amendment, as zone outcomes should be separate from the application of a qualifying matter.	Disallow submission
Heritage New Zealand	28.9	Medium Residential Zone 2	Support in part	<b>Retain</b> the matters of discretion in MRZ2-S2(2) Height – building general except for the amendments sought below AND <b>Add</b> the following matter of discretion to MRZ2-S2(2) Height - building general as follows: <i>e) whether the infringement detracts from the recognised values of any qualifying matters located adjacent sites.</i>	Oppose	Kāinga Ora does not support the amendment as qualifying matters on adjacent sites may not be relevant to a site (particularly a site that is not subject to a qualifying matter), depending on the nature of the qualifying matter.	Disallow submission.
Heritage New Zealand	28.10	Medium Density Residential Zone 2	Amend	<b>Retain</b> the matters of discretion in MRZ2-S3(2) Height in relation to boundary, except for the amendments sought below AND <b>Add</b> the following matter of discretion to MRZ2-S3(2) height in relation to boundary as follows: <i>(e) Whether the infringement detracts from the recognised values of any qualifying matters located on adjacent sites.</i>	Oppose	Kāinga Ora does not support the amendment, as qualifying matters on adjacent sites may not be relevant to a site (particularly a site that is not subject to a qualifying matter), depending on the nature of the qualifying matter.	Disallow submission.
Heritage New Zealand	28.11	Medium Density Residential Zone 2	Support in part	<b>Retain</b> the matters of discretion in MRS2-S4(2) Setbacks, except for the amendments sought below AND <b>Add</b> a matter of discretion to MRZ2-S4(2) Setbacks as follows: <i>e) Whether the infringement detracts from the recognised values of any qualifying matters located on adjacent sites.</i>	Oppose	Kāinga Ora does not support the amendment, as qualifying matters on adjacent sites may not be relevant to a site (particularly a site that is not subject to a qualifying matter), depending on the nature of the qualifying matter.	Disallow submission.

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Heritage New Zealand	28.12	Medium Density Residential Zone 2	Support in part	<b>Retain</b> the matters of discretion in MRZ2-S5(2) Building coverage, except for the amendments sought below AND <b>Add</b> the following matter of discretion to MRZ2-S5 Building coverage as follows: <i>d) Whether the infringement detracts from recognised values of any qualifying matters located on adjacent sites.</i>	Oppose	Kāinga Ora does not support the amendment, as qualifying matters on adjacent sites may not be relevant to a site (particularly a site that is not subject to a qualifying matter), depending on the nature of the qualifying matter.	Disallow submission.
Waka Kotahi	29.4	Medium Density Residential Zone 2 and associated maps	Amend	<b>Evaluate</b> the additional option of providing for increased density in the four towns and make any consequential changes.	Support	Kāinga Ora supports the submission; to the extent the relief sought is consistent with that sought in the original Kāinga Ora submission.	Allow submission.
Ara Poutama Aotearoa	30.1	Generic topic	Not stated	<b>Provide</b> for community corrections facilities in appropriate locations, should they be required in the future. Ara Poutama currently operates one non-custodial community corrections site in the Waikato district, comprising 'Huntly Community Corrections' is located at 2 Glasgow Street, Huntly within the Commercial Zone.	Support	Kāinga Ora supports Ara Poutama Aotearoa's submission, particularly as it relates to enabling and providing a consent pathway for community corrections activities within the urban environment.	Allow submission.
Ara Poutama Aotearoa	30.2	Generic Topic	Not stated	<b>Enable</b> residential accommodation activities (with support) to establish and operate within appropriate areas, which is likely to include areas of housing intensification.	Support	Kāinga Ora supports Ara Poutama Aotearoa's submission, particularly as it relates to enabling and providing a consent pathway for community corrections activities within the urban environment.	Allow submission.
Ara Poutama Aotearoa	30.3	Definitions	Amend	<b>Add</b> a definition for "Household" as follows: <i>Means a person or group of people who live together as a unit whether or not:</i> <i>(a) any or all of them are members of the same family; or</i> <i>(b) one or more members of the group (whether or not they are paid) provides day-to-day care, support and supervision to any other member(s) of the group.</i>	Oppose	Kāinga Ora seeks clarity as to how this definition relates to other defined activities within the District Plan e.g. rehabilitation facilities, boarding houses etc.	Disallow submission.

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Tuurangawaewae Marae	35.1	Generic topic	Amend	<b>Amend</b> Section 6E and 6F (historic heritage qualifying matters) to include the surrounding areas of Tuurangawaewae Marae.	Oppose in part	While Kāinga Ora acknowledges the cultural importance of Tuurangawaewae Marae, prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow in part.
Tuurangawaewae Marae	35.2	Maps	Oppose	<b>Delete</b> the surrounding area of Tuurangawaewae Marae from MDRS zoning maps including River Road, Regent Street, Kent Street, George Street, Edwards Street, and King and Queen Street.	Oppose in part	While Kāinga Ora acknowledges the cultural importance of Tuurangawaewae Marae, prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow in part.
Pookeno Community Committee	41.2	Qualifying Matters	Amend	<b>Add</b> Pookeno Special Character as a Qualifying matter in MRZ2-P6.	Oppose	Kāinga Ora opposes the addition of 'special character areas' as qualifying matters, noting that specific site by site analysis is required under ss77J-L of the Housing Supply Amendment Act.	Disallow submission.
Pookeno Community Committee	41.3	All of Variation	Oppose	<b>Add</b> more strict measures to protect current homeowners who may be adjacent to future medium density housing.	Oppose	Kāinga Ora opposes the submission as it is contrary to the NPS-UD and recognition therein that amenity values will change over time.	Disallow submission.
Waikato Regional Council	42.2	All of Variation	Amend	<b>Amend</b> provisions to make consequential amendments that have not been included in Variation 3 in order to support the creation of well-functioning urban environments. The submission draws particular attention to provisions relating to transport and considers they have not been updated to reflect the likely outcomes of implementing the National Policy Statement on Urban Development 2020 (NPS-UD) and the Medium Density Residential Standards (MDRS).	Support	Kāinga Ora supports the submission to the extent it is consistent with the relief sought in the original Kāinga Ora submission.	Allow submission.
Waikato Regional Council	42.4	Generic Topic	Amend	<b>Amend</b> to strengthen objectives and policies to address the following: (a) Enabling and prioritising walking, cycling, micro-mobility, and public transport over private vehicles (with pedestrian-oriented town centres).	Support	Kāinga Ora supports the submission to the extent it is consistent with the relief sought in the original Kāinga Ora submission.	Allow submission.



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				<p>(b) Integration with land use to reduce the need to travel and vehicle kilometres travelled.</p> <p>(c) Prioritisation of climate change adaptation and reduction of greenhouse gas emissions.</p> <p>(d) Multi-modal connections.</p> <p>(e) End-of-journey facilities.</p> <p>(f) Cycle and micro-mobility parking and electric charging facilities.</p> <p>(g) Growing public transport patronage and supporting the transition to a rapid and frequent public transport network (also consistent with the Regional Public Transport Plan (RPTP)).</p> <p>(h) Providing for travel choices.</p> <p>(i) Reconfiguring transport corridor space and requiring public transport provision for new transport corridors (including in this instance needing to consult with WRC).</p> <p>(j) Enhancing public and personal safety throughout the towns through the use of Crime Prevention through Environmental Design (CPTED) principles. These principles, when implemented provide actual and perceived safety outcomes, and therefore encourage walking and cycling.</p> <p>(k) Ensuring Land Transport Management Act and Government Policy Statement on Land Transport concepts are embedded – efficient, safe, accessible, sustainable and affordable.</p>			
Waikato Regional Council	42.5	Qualifying Matters	Not stated	<p><b>Clarify</b> whether the need for additional provisions to restore and protect the health and wellbeing of the Waikato River has been investigated given the additional intensification enabled by the Variation.</p>	Support	Kāinga Ora supports the submission, to the extent that the relief sought and any consequential amends are consistent with the original Kāinga Ora submission in relation to Te Ture Whaimana and its associated provisions under Variation 3.	Allow submission.

Submitter Name	Original Submission Number	Provision/ Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Waikato Regional Council	42.6	Qualifying Matters	Amend	<b>Amend</b> objectives, policies, and rules to better give effect to Te Ture Whaimana, if required.	Support	Kāinga Ora supports the submission, to the extent that the relief sought and any consequential amends are consistent with the original Kāinga Ora submission in relation to Te Ture Whaimana and its associated provisions under Variation 3.	Allow submission.
Waikato Regional Council	42.7	Medium Density Residential Zone 2	Amend	<b>Add</b> a new section that identifies and discusses the qualifying matters that have resulted in the modification of the MDRS. This could be added under the 'Purpose' section or the objectives and policies of the MRZ2 chapter.	Oppose	Kāinga Ora opposes this request, as it considers that it is not required to aid in interpretation or implementation of the Plan. Kāinga Ora also opposes consequential changes to other provisions and rules referencing this proposed new section. Such matters are already within legislation a do not need to be replicated within the District Plan.	Disallow submission.
Waikato Regional Council	42.8	Maps	Support in part	<b>Consider</b> enabling an intermediary density within the areas of the four towns outside of the 800m walkable catchment, for example by providing for two residential units per site as a Permitted Activity. AND <b>Amend</b> the objectives, policies, and rules within the areas of the four towns outside of the 800m walkable catchments subsequently.	Oppose	Kāinga Ora opposes an intermediary density provision, consistent with its original submission.	Disallow submission.
Waikato Regional Council	42.9	Medium Density Residential Zone 2	Support	<b>Retain</b> MRZ2-O3 Residential amenity AND <b>Retain</b> MZR2 P8 Changes to amenity values	Oppose	Kāinga Ora oppose the reference to 'storeys' within MRZ2-O3 and seek that the permitted heights in performance standards should be relied upon.	Disallow submission
Waikato Regional Council	42.10	Generic Topic	Support in part	<b>Add</b> new OR <b>Amend</b> objectives, policies, rules, and standards to address climate change and carbon emissions reduction goals in the context of housing intensification, including consequential amendments to Part 2: District-wide matters.	Support in part	Kāinga Ora is supportive of the intent of the submission, provided that any consequential amendments made do not place an unreasonable constraint on housing intensification opportunities otherwise-sought to be enabled under the Housing Supply (Amendment) Act.	Allow in part.
Waikato Regional Council	42.11	Transport	Support in part	<b>Add</b> new policies that seek to avoid, minimise, or reduce the adverse effects of the transport network on adjoining land uses and the wider environment, such as those caused by transport emissions.	Oppose	Kāinga Ora does not support 'reverse sensitivity' type provisions that may place onerous constraints on residential intensification and development, and/or require mitigation for effects generated by other activities. Effects should be managed 'at source' as far as practicable	Disallow submission.

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Waikato Regional Council	42.13	Transport	Support in part	<b>Amend</b> objectives and policies to protect and promote the development of the regional rail network for the transportation of passengers, as well as freight.	Oppose in part	Kāinga Ora does not support 'reverse sensitivity' type provisions that may place onerous constraints on residential intensification and development, and/or require mitigation for effects generated by other activities. Effects should be managed 'at source' as far as practicable. Kāinga Ora does however support the development of the regional rail network for the transportation of passengers, as well as freight.	Disallow in part.
Waikato Regional Council	42.14	Generic Topic	Support in part	<b>Amend</b> the objectives and policies to ensure that structures and other features are located and designed to avoid conflicts between road users.	Oppose in part	Whilst Kāinga Ora support undertaking development in a manner that avoids conflict between road users, this submission is not supported due to the absence of specific relief sought. Kāinga Ora seeks to understand the provisions that are requested to be subject to such amendments.	Disallow in part.
Waikato Regional Council	42.15	Generic Topic	Support	<b>Retain</b> references to CPTED principles	Support	Kāinga Ora supports the submission to the extent it is consistent with the relief sought in the original Kāinga Ora submission.	Allow submission.
Waikato Regional Council	42.17	Transport	Support in part	<b>Amend</b> objectives and policies to: <ul style="list-style-type: none"> <li>• Require adverse effects from the construction of the transport network, including embodied and operational greenhouse gas emissions, to be avoided, remedied, or mitigated; and -</li> <li>• Minimise the need to travel and the total distance travelled.</li> </ul>	Oppose	While Kāinga Ora appreciates the intent of the submission and statutory context created by the NPS-UD, Kāinga Ora questions whether such directive objectives policies concerning effects from the construction of the transport network, are appropriate, and whether they will frustrate infrastructure delivery. Temporary and construction related effects are already managed through other sections/chapters of the Plan.	Disallow submission.
Waikato Regional Council	42.18	Transport	Support in part	<b>Amend</b> objectives and policies to require the resilience of the transport network to natural hazard risk and climate change disruptions to be improved.	Oppose in part	Whilst Kāinga Ora generally support the principle behind this submission, the submission is not supported due to the absence of specific relief sought. Kāinga Ora seeks to understand the provisions that are requested to be subject to such amendments.	Disallow in part.
Waikato Regional Council	42.19	Generic Topic	Support in part	<b>Amend</b> OR <b>Add</b> objectives, policies, rules and/or matters of discretion which promote the retention of existing vegetation, particularly mature trees, wherever possible during development.	Oppose	Kāinga Ora considers this a blanket-style approach to tree protection, and while not explicitly a 'rule', could be used to frustrate the development process. Should there be identified mature trees worthy of protection, then they should be scheduled as-such.	Disallow submission.

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Waikato Regional Council	42.21	Medium Density Residential Zone 2	Support	<b>Retain</b> MRZ2-S10(1) Impervious surfaces	Support	Kāinga Ora supports the submission, to the extent that the relief sought and any consequential amends are consistent with the original Kāinga Ora submission in relation to Te Ture Whaimana and its associated provisions under Variation 3.	Allow submission.
Waikato Regional Council	42.22	Medium Density Residential Zone 2	Amend	<b>Add a</b> new matter of discretion to MRZ2-S10(2) Impervious surfaces relating to effects on waterways and/or the use of low-impact design technologies.	Support	Kāinga Ora supports the submission, to the extent that the relief sought and any consequential amends are consistent with the original Kāinga Ora submission in relation to Te Ture Whaimana and its associated provisions under Variation 3.	Allow submission.
Ministry of Housing and Urban Development (HUD)	50.1	Qualifying Matter	Oppose	<b>Delete</b> the urban fringe qualifying matter and apply the MDRS as required by the RMA across the relevant residential zones. <b>AND Amend</b> to apply the MDRS to all relevant residential zones.	Support	Kāinga Ora supports the submission to the extent it is consistent with the original Kāinga Ora submission.	Allow submission.
Fire and Emergency NZ	53.8	Medium Density Residential Zone 2	Support in part	<b>Amend</b> matter of discretion in MRZ2-S1: <i>(b) Design, scale and layout of buildings and outdoor living spaces in relation to the planned urban character of the zone, the efficient movement of residents and the provision for the health and safety of residents in meeting their day-to-day needs.</i>	Oppose	Kāinga Ora opposes the submission as the additional matters sought confuse the matter of discretion.	Disallow submission.
Fire and Emergency NZ	53.9	Medium Density Residential Zone 2	Support in part	<b>Add</b> advice note to MRZ2-S4 as follows: <i>Advice note: Building setback requirements are further controlled by the Building Code. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i> <b>AND Add</b> new matter of discretion as follows: <i>4. The extent to which the non-compliance compromises the efficient movement of residents and emergency services and the provision for the health and safety of residents in meeting their day-to-day needs.</i>	Oppose	Kāinga Ora generally supports the intent of the advice not for the reasons provided by the submitter but questioned if it is necessary to be included in the District Plan.  Kāinga Ora opposes the submission as the proposed matter of discretion would be difficult for an applicant to address given the breadth of its requirement. It is not clear what level of information is required to therefore satisfy the matter.	Disallow submission.

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Fire and Emergency NZ	53.10	Medium Density Residential Zone 2	Support in part	<p><b>Add</b> advice note within MRZ2-S6 :  <i>Advice note: Access requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i></p> <p>AND</p> <p><b>Add</b> new matter of discretion (new text shown as bold underlining):  <i>4. The extent to which the non-compliance compromises the provision for the health and safety of residents in meeting their day-to-day needs.</i></p>	Oppose	<p>Kāinga Ora generally supports the intent of the advice not for the reasons provided by the submitter but questioned if it is necessary to be included in the District Plan.</p> <p>Kāinga Ora opposes the submission as the proposed matter of discretion would be difficult for an applicant to address given the breadth of its requirement. It is not clear what level of information is required to therefore satisfy the matter.</p>	Disallow submission.
KiwiRail	54.1	Generic Topic	Support	<p><b>Retain</b> rail as a qualifying matter pursuant to s771(e) and s770(e) of the Resource Management Act 1991</p>	Oppose	<p>Kāinga Ora is opposed to provisions concerning reverse sensitivity, that require mitigation for effects generated by other activities (whether infrastructure or otherwise). Effects should be managed 'at source' as far as practicable, and consider that the noise and vibration provisions will appropriately mitigate any potential effects on future development on sites within proximity to the North Island Main Trunk Railway.</p>	Disallow submission.
KiwiRail	54.2	Generic Topic	Amend	<p><b>Amend</b> Variation 3 to ensure development near the rail corridor does not adversely affect the safe or efficient operation of the rail corridor as follows:</p> <ul style="list-style-type: none"> <li>• a 5m setback apply to all buildings, not just buildings containing sensitive land uses; and</li> <li>• acoustic insulation and ventilation standards be applied to all (new and altered) noise sensitive activities within 100m of the railway corridor; and</li> <li>• a vibration standard be applied to all (new and altered) noise sensitive activities within 60m of the rail corridor.</li> </ul> <p>AND</p> <p>Such further or other consequential relief, as</p>	Oppose	<p>Kāinga Ora is opposed to provisions concerning reverse sensitivity, that require mitigation for effects generated by other activities (whether infrastructure or otherwise). Effects should be managed 'at source' as far as practicable, and consider that the noise and vibration provisions will appropriately mitigate any potential effects on future development on sites within proximity to the North Island Main Trunk Railway.</p>	Disallow submission.

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				may be necessary, to fully give effect to the relief sought.			
KiwiRail	54.8	Medium Density Residential Zone 2	Amend	<p><b>Amend</b> MRZ2-O6 Reverse sensitivity as follows:  <i>(1) Avoid or minimise the potential for reverse sensitivity and risks to public health and safety by managing the location and design of sensitive activities through:</i>  <i>(a) The use of building setbacks; and</i>  <i>(b) The design of subdivisions and development. ; and</i>  <i>(c) The design of buildings, including use of acoustic insulation, ventilation and vibration measures.</i>            AND            Such further or other consequential relief, as may be necessary, to fully give effect to the relief sought.</p>	Oppose	Kāinga Ora is opposed to provisions concerning reverse sensitivity, that require mitigation for effects generated by other activities (whether infrastructure or otherwise). Effects should be managed 'at source' as far as practicable, and consider that the noise and vibration provisions will appropriately mitigate any potential effects on future development on sites within proximity to the North Island Main Trunk Railway.	Disallow submission.
KiwiRail	54.9	Medium Density Residential Zone 2	Amend	<p><b>Amend</b> MRZ2-P6 Qualifying matters as follows:  <i>Restrict residential development to an appropriate level to provide for and protect any relevant qualifying matters</i>            AND            Such further or other consequential relief, as may be necessary, to fully give effect to the relief sought.</p>	Oppose	Kāinga Ora opposes the amendment as there are a measure of non-residential activities that may locate in the zone.	Disallow submission.
KiwiRail	54.10	Medium Density Residential Zone 2	Amend	<p><b>Amend</b> MRZ2-P11 Reverse sensitivity as follows:  <i>Maintain appropriate setback distances between new sensitive (and altered) land uses and existing lawfully established activities and require buildings to be designed with acoustic insulation and vibration measures to minimise the potential that may result in for reverse sensitivity effects and risks to public health and safety.</i>            AND            Such further or other consequential relief, as may be necessary, to fully give effect to the relief sought.</p>	Oppose	Kāinga Ora is opposed to provisions concerning reverse sensitivity, that require mitigation for effects generated by other activities (whether infrastructure or otherwise). Effects should be managed 'at source' as far as practicable, and consider that the noise and vibration provisions will appropriately mitigate any potential effects on future development on sites within proximity to the North Island Main Trunk Railway.	Disallow submission.

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KiwiRail	54.11	General Residential Zone	Amend	<p><b>Amend</b> GRZ-S20 Building setback – sensitive land use as follows:  <i>(1) Activity status: PER</i>  <i>Where:</i>  <i>(a) Any new building or alteration to an existing building for a sensitive land use shall be set back a minimum of:</i>  <i>(i) 5m from the designated boundary of the railway corridor;</i>  <i>(ii)(i) 15m from the boundary of a national route or regional arterial;</i>  <i>(iii)(ii) 25m from the designated boundary of the Waikato Expressway;</i>  <i>(iv)(iii) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;</i>  <i>(v)(iv) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</i>  <i>(vi)(v) 300m from the boundary of the Alstra Poultry intensive farming activities located on River Road and Great South Road, Ngaaruawaahia.</i>  <b>AND</b>            Such further or other consequential relief, as may be necessary, to fully give effect to the relief sought.</p>	Oppose	Kāinga Ora is opposed to provisions concerning reverse sensitivity, that require mitigation for effects generated by other activities (whether infrastructure or otherwise). Effects should be managed ‘at source’ as far as practicable, and consider that the noise and vibration provisions will appropriately mitigate any potential effects on future development on sites within proximity to the North Island Main Trunk Railway.	Disallow submission.
KiwiRail	54.12	Medium Density Residential Zone 2	Amend	<p><b>Amend</b> MRZ2-S14 Building setback – sensitive land use as follows:  <i>(1) Activity status: PER</i>  <i>Where:</i>  <i>(a) Any new building or alteration to an existing building for a sensitive land use shall be set back a minimum of:</i>  <i>(i) 5m from the designated boundary of the railway corridor;</i>  <i>(ii)(i) 15m from the boundary of a national route or regional arterial;</i>  <i>(iii)(ii) 25m from the designated boundary of the Waikato Expressway;</i></p>	Oppose	Kāinga Ora is opposed to provisions concerning reverse sensitivity, that require mitigation for effects generated by other activities (whether infrastructure or otherwise). Effects should be managed ‘at source’ as far as practicable, and consider that the noise and vibration provisions will appropriately mitigate any potential effects on future development on sites within proximity to the North Island Main Trunk Railway.	Disallow submission.

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				<p>(iv)(iii) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;</p> <p>(v)(iv) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</p> <p>(vi)(v) 300m from the boundary of the Alstra Poultry intensive farming activities located on River Road and Great South Road, Ngaaruawaahia.</p> <p>(vii)(vi) 6m from the centre of a gas transmission line identified on the planning maps</p> <p>AND</p> <p>Such further or other consequential relief, as may be necessary, to fully give effect to the relief sought.</p>			
KiwiRail	54.13	General Residential Zone AND Medium Density Residential Zone 2	Amend	<p><b>Add</b> a new permitted activity standard into the GRZ and MRZ2 (and all relevant zones adjoining the rail corridor affected by Variation 3) as follows:</p> <p><i>RX- Building Setback – railway corridor</i></p> <p><i>(1) Activity status: PER</i></p> <p><i>Where:</i></p> <p><i>(a) Any new building or alteration to an existing building must be setback 5 metres from any designated railway corridor boundary.</i></p> <p><i>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</i></p> <p><i>(a) The size, nature and location of buildings the on the site;</i></p> <p><i>(b) The extent to which the safety efficiency and of rail operations will be adversely affected;</i></p> <p><i>(c) The outcome of any consultation with KiwiRail;</i></p> <p><i>(d) Any characteristics of the proposed use that will make compliance unnecessary.</i></p> <p>AND</p> <p>Such further or other consequential relief, as</p>	Oppose	Kāinga Ora is opposed to provisions concerning reverse sensitivity, that require mitigation for effects generated by other activities (whether infrastructure or otherwise). Effects should be managed ‘at source’ as far as practicable, and consider that the noise and vibration provisions will appropriately mitigate any potential effects on future development on sites within proximity to the North Island Main Trunk Railway.	Disallow submission.



Submitter Name	Original Submission Number	Provision/ Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
				may be necessary, to fully give effect to the relief sought.			
KiwiRail	54.14	General Residential Zone and Medium Density Residential Zone 2	Amend	<p><b>Add</b> a new rule RX- Indoor railway noise into the GRZ and MRZ2 (and all relevant zones affected by Variation 3) for sensitive land uses within 100m of the legal boundary of the rail corridor. See submission for details of new rule, which includes:</p> <ul style="list-style-type: none"> <li>• a permitted activity;</li> <li>• restricted discretionary activity where there is non-compliance with any of the standards; and</li> <li>• Schedule Y Construction Schedule for indoor noise control.</li> </ul> <p>AND Such further or other consequential relief, as may be necessary, to fully give effect to the relief sought.</p>	Oppose	Kāinga Ora is opposed to provisions concerning reverse sensitivity, that require mitigation for effects generated by other activities (whether infrastructure or otherwise). Effects should be managed 'at source' as far as practicable, and consider that the noise and vibration provisions will appropriately mitigate any potential effects on future development on sites within proximity to the North Island Main Trunk Railway.	Disallow submission.
KiwiRail	54.15	General Residential Zone and Medium Density Residential Zone 2	Amend	<p><b>Add</b> a new rule into the GRZ and MRZ2 (and all relevant zones adjoining the rail corridor) as follows:</p> <p><i>R4-Rail Vibration</i> (1) Activity status: PER (a) Any new building or alteration to an existing building for a sensitive land use within 60m of the legal boundary of any railway network</p> <p>Activity-specific standards: (1) Any new buildings or alterations to existing buildings containing a sensitive land use, closer than 60 metres from the boundary of a railway network must be: (a) designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vw,95 or (b) a single-storey framed residential building with: i. a constant level floor slab on a full surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in</p>	Oppose	Kāinga Ora is opposed to provisions concerning reverse sensitivity, that require mitigation for effects generated by other activities (whether infrastructure or otherwise). Effects should be managed 'at source' as far as practicable, and consider that the noise and vibration provisions will appropriately mitigate any potential effects on future development on sites within proximity to the North Island Main Trunk Railway.	Disallow submission.

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				<p><i>accordance with the supplier's instructions and recommendations; and</i></p> <p><i>ii. vibration isolation separating the sides of the floor slab from the ground; and</i></p> <p><i>iii. no rigid connections between the building and the ground.</i></p> <p><i>(2) Activity status where compliance is not achieved: RDIS:</i></p> <p><i>(a) location of the building;</i></p> <p><i>(b) the effects of any non-compliance with the activity specific standards;</i></p> <p><i>(c) special topographical, building features or ground conditions which will mitigate vibration impacts;</i></p> <p><i>(d) the outcome of any consultation with KiwiRail.</i></p> <p>AND</p> <p>Such further or other consequential relief, as may be necessary, to fully give effect to the relief sought.</p>			
Ministry of Education	60.1	Generic Topic	Amend	<p><b>Amend</b> Variation 3 to include provisions for educational facilities to enable the Ministry of Education to service the growth facilitated by Variation 3 in the Waikato District. This includes new objectives and amendments to existing policies and rules to specifically enable and provide for educational facilities in the residential zones.</p> <p>AND</p> <p>Any consequential amendments.</p>	Support in part	Kāinga Ora supports the submission in part, however seeks that such provisions do not foreclose development to ensure that schools are provided for prior to development commencing.	Allow in part.
Ministry of Education	60.4	General Residential Zone	Amend	<p><b>Add</b> a new objective as follows:  <u>GRZ-07 Educational Facilities</u>  <u>Residential development is supported by educational facilities</u></p> <p>AND</p> <p>Any consequential amendments.</p>	Oppose	Kāinga Ora opposes the submission as the provision of sufficient educational facilities within residentially-zoned land is not the responsibility of the private sector, and may have the unintended consequence of constraining intensification enabled. Such an objective would be better-placed within the 'strategic direction' chapter and relevant to consideration of rezoning requests.	Disallow submission.

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Estate of Te Puea Herangi	72.1	Generic Topic	Support in part	<b>Amend</b> the Variation to apply Section 771(a) Section 6 matters to include the surrounding areas of Tuurangawaewae marae.	Oppose in part	While Kāinga Ora acknowledges the cultural importance of Tuurangawaewae Marae, prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow in part.
Estate of Te Puea Herangi	72.2	Generic Topic	Amend	<b>Amend</b> the zoning of the properties surrounding Tuurangawaewae Marae, including River Road, Regent Street, Kent Street, George Street, Edward Street, King and Queen Street that were proposed to be rezoned MDRS.	Oppose in part	While Kāinga Ora acknowledges the cultural importance of Tuurangawaewae Marae, prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow in part.
Waikato District Council	76.1	Waikato District Council	Support	<b>Amend</b> Variation 3 to give greater consideration to the capacity within the three-waters network to accommodate the future growth that would be enabled by Variation 3.	Oppose	Kāinga Ora opposes the submission, as it is inconsistent with the relief sought in the original Kāinga Ora submission.	Disallow submission.
Waikato District Council	76.2	Waikato District Council	Amend	<b>Amend</b> Variation 3 to give greater consideration to the urban design outcomes of development and growth enabled by Variation 3.	Oppose	Kāinga Ora opposes the submission to the extent it is inconsistent with the relief sought in the original Kāinga Ora submission. Kāinga Ora wishes to fully-understand the implications of the relief sought by the submitter.	Disallow submission.
Ngāti Naho Trust	83.1	All of Variation	Amend	That proposed v3 to the PDP does NOT compromise or put at risk the cultural landscape of the North Waikato region known by Mana Whenua like Ngāti Naho as "Manawa-ā-whenua" ('heart of the land') which refers to the existence of a massive water table and aquifers that connects all our waterways in towns like (but not limited to) Tuakau, Pokeno, Mangatangi, Maramarua, Mercer, Meremere, Te Kauwhata, Ohinewai, Tahuna and Huntly.	Oppose in part	While Kāinga Ora acknowledges the presence and cultural significance of such a feature, in the context of the RMA and the specific requirements relating to 'qualifying matters', Kāinga Ora does not consider that such a feature should constrain the density of development otherwise-enabled by the Enabling Housing Supply Amendment Act. Kāinga Ora considers that effects in relation to stormwater runoff and water supply may be managed appropriately through infrastructure standards. Prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow in part.
Ngāti Naho Trust	83.2	Medium Density Residential Zone Policy 6	Amend	<b>Add</b> 'Manawa-ā-whenua' as a Qualifying Matter in (MRZ2-P6).	Oppose in part	While Kāinga Ora acknowledges the presence and cultural significance of such a feature, in the context of the RMA and the specific requirements relating to 'qualifying matters', Kāinga Ora does not consider that such a feature should	Disallow in part.

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						constrain the density of development otherwise-enabled by the Enabling Housing Supply Amendment Act. Kāinga Ora considers that effects in relation to stormwater runoff and water supply may be managed appropriately through infrastructure standards. Prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	
Ngāti Naho Trust	83.3	All of Variation	Amend	<b>Add</b> Te Mana o te Wai principles relating to the roles of tangata whenua and other New Zealanders in the management of freshwater, and these principles inform this National Policy Statement and its implementation.	Oppose in part	While Kāinga Ora absolutely acknowledges the role of Te Mana o te Wai, such principles have informed the Te Ture Whaimana-related provisions and would not be required. It is also noted that the NPS-FM provides for Te Mana o te Wai as a higher order document to the district plan.	Disallow in part.
Ngāti Naho Trust	83.4	All of Variation	Amend	<b>Amend</b> Variation 3 by including requirements for green infrastructure and low impact design.	Support	Kāinga Ora supports the amendments to the extent they are consistent with the relief sought in the original Kāinga Ora submission.	Allow submission.
Ngāti Naho Trust	83.5	All of Variation	Amend	<b>Apply</b> a 1.2km buffer zone along the Waikato River, Lake Waikare, and the Whangamarino and Mangatawhiri wetlands that excludes any medium or high-density housing.	Oppose	While Kāinga Ora acknowledges the need to ensure land use development does not compromise the health and wellbeing of the Awa, Kāinga Ora considers that effects in relation to stormwater runoff and water supply may be managed appropriately through infrastructure standards. Prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow
Ngāti Naho Trust	83.12	All of Variation	Amend	<b>Increase</b> the requirement for green spaces on a property AND <b>Increase</b> the distance and buffer zone between neighbour's boundaries.	Oppose	Kāinga Ora opposes the submission, as boundary setbacks and height in relation to boundary controls are present within the MDRS standards and those of the existing proposed District Plan.	Disallow submission.
Ngāti Naho Trust	83.14	All of Variation	Amend	<b>Add</b> that prevent multi storey dwellings being constructed close to boundaries. AND <b>Add</b> implementation of low impact design builds.	Oppose	Kāinga Ora opposes the submission, as boundary setbacks and height in relation to boundary controls are present within the MDRS standards and those of the existing proposed District Plan which provide for appropriate set backs.	Disallow submission.
Ngāti Naho Trust	83.20	Generic topic	Support	<b>Retain</b> National Policy Statement for Electricity Transmission s771 (c) - Te Ture Whaimana o te Awa o Waikato	Oppose	Kāinga Ora is unclear of the intent of the submission, but is opposed to such setbacks as a way to ensure reverse sensitivity effects are managed. These should be managed 'at	Disallow submission.

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				AND <b>Add</b> a setback from wind and solar plants of 3km to 5km from medium density housing.		source' as far as practicable.	
Ngāti Naho Trust	83.22	Generic topic	Support	Not stated. The submitter states that the topic relates to the North Island Main Trunk rail.	Oppose	While Kāinga Ora acknowledges the matters raised through the submission, the relief sought is unclear and therefore the submission as it is written is not supported. Kāinga Ora does not support the inclusion as a qualifying matter unless the appropriate analysis under ss77J-L of the Act has been undertaken.	Disallow submission.
Ngāti Naho Trust	83.25	All of Variation	Amend	<b>Add</b> Wairua as a Qualifying Matter in Reference A (MRZ2-P6).	Oppose	While Kāinga Ora acknowledges the Importance of Wairua in relation to the Awa, Te Ture Whaimana is the appropriate qualifying matter to be considering this under within the context of the variation.	Disallow submission.
Ngāti Naho Trust	83.26	Generic topic	Support	<b>Add</b> all of Ngāti Naho's sites of cultural significance and protect and enhance them AND protect the heritage trail of the 1863-1864 land wars.	Oppose in part	While Kāinga Ora acknowledges the presence and cultural significance of such features, prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow in part.
Marae Tukere	87.6	Medium Density Residential Zone 2 MRZ-O6	Amend	<b>Amend</b> MRZ2-O6 Reverse Sensitivity as: (1) <i>Avoid or minimise the potential for reverse sensitivity by: (a) managing the location and design of sensitive activities through: - The use of building setbacks; and - The design of subdivisions and development. (b) Enabling properties/sites that do not develop to medium density residential to protect its privacy and amenity (c) restricting the development of sections immediately adjacent to the awa and to Tuurangawaewae Marae</i> AND Any associated consequential <b>amendments</b> .	Oppose in part	While Kāinga Ora acknowledges the cultural importance of Tuurangawaewae Marae, prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow in part.
Marae Tukere	87.7	Medium Density Residential Zone 2	Amend	<b>Amend</b> the rule P11 by adding in a new (2) as follows: (2) <i>Allow structures, and/or screen planting, that protect privacy and amenity on properties/sites that adjoin medium density residential development</i> AND Any associated consequential <b>amendments</b> .	Oppose in part	While Kāinga Ora acknowledges the cultural importance of Tuurangawaewae Marae, prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow in part.

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Marae Tukere	87.8	Medium Density Residential Zone 2 -	Amend	<b>Amend</b> the name of Standard 4 rule as follows <i>Setbacks for Medium Density Residential Development</i> AND any associated consequential amendments	Oppose	Kāinga Ora opposes the proposed amendment as it should apply to all levels of residential development within the Medium Density Zone rather than creating a separate framework for varying scales of development within the one zone.	Disallow submission.
Marae Tukere	87.9	Medium Density Residential 2 - S9A and General Residential Zone	Amend	<b>Add</b> a new rule <i>MRZ2-S9AScreening on Non-Medium Density Residential developed properties</i> that enables privacy structures of 4m high or trees of 11m high (refer to submission) with associated matters of discretion. AND Any associated consequential amendments	Oppose	Kāinga Ora opposes the proposed amendment as such structure may compromise the amenity of adjacent sites.	Disallow submission.
Blue Wallace Surveyors Ltd	89.4	Medium Density Residential Zone	Amend	<b>Amend</b> development standard and/or permitted activity criterion is provided under VAR 3 to the effect that the MDRS relating to internal rear and side-yard building setbacks with GRZ land are to be 1.5m as opposed to only 1.0m. OR in the alternate a buffer area could be applied on the planning maps	Oppose	Kāinga Ora opposes the submission as it would be inconsistent with the MDRS.	Disallow submission.
Waikato Community Lands Trust & Others	93.1	All of Variation	Amend	Variation 3 be <b>amended</b> to include new Plan provisions on inclusionary zoning and including financial contributions.	Oppose	While Kāinga Ora does not disagree with the benefits that inclusionary zoning may bring to residential development, at this time it may not be consistent with the intent of the Enabling Housing Supply Amendment Act. It is also acknowledged that inclusionary zoning is unlawful under the RMA.	Disallow submission.
Tuurangawaewae Rugby League Sports and Cultural Club	98.1	Generic Topic	Oppose	Amend the Variation to apply Section 771(a) Section 6 matters to include the surrounding areas of Tuurangawaewae marae.	Oppose in part	While Kāinga Ora acknowledges the cultural importance of Tuurangawaewae Marae, prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow in part.
Tuurangawaewae Rugby League Sports and Cultural Club	98.2	Maps	Amend	<b>Amend</b> the zoning of the properties surrounding Tuurangawaewae Marae, including River Road, Regent Street, Kent Street, George Street, Edward Street, King and Queen Street that were proposed to be rezoned MDRS.	Oppose in part	While Kāinga Ora acknowledges the cultural importance of Tuurangawaewae Marae, prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow sin part.

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Retirement Villages Association	107.1	Generic Topic	Amend	<b>Amend</b> variation to enable retirement housing and care options in all relevant residential zones and provide for the functional and operational need. AND <b>Include</b> a restricted discretionary activity rule for retirement villages in all residential zones (including General Residential and Medium Density Residential Zone 1) AND <b>Include</b> consequential amendments including a retirement village-specific objective, policy and rule framework.	Oppose in part	Kāinga Ora supports the need to ensure that retirement villages are appropriately encouraged within the urban environment so as to provide for an ageing population, while ensuring that the size and scale of such activities are appropriately managed within residential environments in particular. However, Kāinga Ora does not support enabling retirement villages as a permitted activity as noted in related further submissions.	Disallow in part.
Retirement Villages Association	107.5	All of Variation	Amend	<b>Add</b> rules that permit the use and operation of retirement villages	Support in part	While Kāinga Ora supports the need to encourage housing for an ageing population, there is a risk that making retirement village activities a permitted activity allows for an unfettered intensity of development. As such, Kāinga Ora considers that an RDA activity status remains appropriate.	Allow in part.
Retirement Villages Association	107.8	All of Variation	Amend	<b>Review</b> the development standards so they are fit for purpose for retirement villages AND <b>Review</b> the development standards that go beyond the scope of the MDRS.	Oppose	While Kāinga Ora supports the need to encourage housing for an ageing population, there is a risk that making retirement village activities a permitted activity allows for an unfettered intensity of development.  Kāinga Ora does not support the creation of specific development standards to be applied to retirement villages and consider it appropriate to apply the standards of the respective zone to be consistent with the purpose and planned outcomes for the zone.	Disallow submission.
Retirement Villages Association	107.9	Local Centre Zone, Town Centre, and Commercial Zone and any other zone that enables residential activities	Amend	<b>Add</b> permitted activity provisions for retirement villages that reflect the unique characteristics of retirement villages AND the development standards are no more onerous than the MDRS AND retirement village specific objectives and policies are added.	Oppose	While Kāinga Ora supports the need to encourage housing for an ageing population, there is a risk that making retirement village activities a permitted activity within any zone allows for an unfettered intensity of development.	Disallow submission.
Retirement Villages Association	107.10	All of Variation	Amend	Any alternative or consequential relief to the matters addressed in the submission points 107.1 to 107.9.	Oppose	Consistent with the further submissions made, Kāinga Ora oppose any consequential relief responding to the submission point 107.1-107.9.	Disallow submission.

Submitter Name	Original Submission Number	Provision/ Chapter Topic	Submission Position	Summary of Decision Requested (Decision Sought)	Kāinga Ora response (support or oppose)	Kāinga Ora reasons	Decision(s) sought (allow or disallow)
Retirement Villages Association	107.23	Medium Density Residential Zone 2	Amend	<b>Add</b> a new Policy is included in the Policies of the Medium Density Residential Zone 2, as follows: <i>MRZ2-PX Changing communities to provide for the diverse and changing residential needs of communities and recognise that the existing character and amenity of the residential zones will change over time to enable a variety of housing types with a mix of densities.</i>	Support	Kāinga Ora supports this submission as it is consistent with the NPS-UD.	Allow submission.
Retirement Villages Association	107.24	Medium Residential Zone 2	Amend	<b>Add</b> a new Policy is included in the Policies of the Medium Density Residential Zone 2 that recognises the intensification opportunities provided for by larger sites: <i>MRZ2-PX Larger sites Recognise the intensification opportunities provided by larger sites within the Residential Zone by providing for more efficient use of those sites</i>	Support	Kāinga Ora supports in general submission point 107.24.	Allow submission.
Retirement Villages Association	107.25	Medium Residential Zone 2	Amend	<b>Add</b> a new Policy in the Medium Density Residential Zone 2 section, as follows: <i>MRZ2-PX Provision of housing for an ageing population</i> 1. <i>Provide for a diverse range of housing and care options that are suitable for the needs and characteristics of older persons in residential areas, such as retirement villages.</i> 2. <i>Recognise the functional and operational needs of retirement villages, including that they: (a) May require greater density than the planned urban built character to enable efficient provision of services. (b) Have a unique layout and internal amenity needs to cater for the requirements of residents as they age.</i>	Oppose	While Kāinga Ora supports the need to encourage housing for an ageing population, the inclusion of a specific objective relating to the provision of retirement villages is not necessary as the requirement to provide a variety of housing to meet the different needs of society is addressed through proposed SD-O4, GRZ-P11, MRZ1-P1, MRZ2-O1 and MRZ2-P1.	Disallow submission.
Retirement Villages Association	107.26	Medium Residential Zone 2	Amend	<b>Add</b> a new Policy to the Medium Density Residential Zone 2 section, as follows: <i>MRZ2-PX Role of density standards</i> <i>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</i>	Oppose	The permitted baseline is codified in case law and the RMA. There is no need to include specific policies to that effect.	Disallow submission.



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Retirement Villages Association	107.32	Medium Residential Zone 2	Amend	<b>Amend</b> Policy MRZ2-P6 as follows: <i>MRZ2-P6 Qualifying Matters</i> Restrict residential development to an appropriate level to provide for <i>and protect</i> any relevant qualifying matters <i>through amendments to the MDRS rules and standards.</i>	Oppose	Kāinga Ora opposes the submission as the additional wording confuses the policy, and rules and standards do not 'protect' qualifying matters.	Disallow submission.
Retirement Villages Association	107.33	Medium Residential Zone 2	Amend	<b>Amend</b> Policy MRZP7 by amending (1) by adding the words 'including' and amending (a) so that the words 'adjacent' is deleted and replace it with the words 'in close proximity'	Oppose	Kāinga Ora opposes the submission as the term 'adjacent' has specific meaning to any notification assessment, and therefore should be retained.	Disallow submission.
Retirement Villages Association	107.36	Medium Residential Zone 2	Oppose	<b>Delete</b> MRZ2-R2 <b>AND Replace</b> it with a new rule permitted activity rule entitled 'Retirement villages, excluding the construction of buildings. Refer to submission for the detail of the rule	Oppose	While Kāinga Ora supports the need to encourage housing for an ageing population, there is a risk that making retirement village activities a permitted activity allows for an unfettered intensity of development. As such Kāinga Ora considers that an RDA activity status remains appropriate.	Disallow submission.
Retirement Villages Association	107.37	Medium Residential Zone 2	Support	<b>Amend</b> Rule MRZ2-S1(1) and MRZ2-S1(a) by adding the words 'retirement unit/s' as shown in the submission	Oppose	While Kāinga Ora supports the need to encourage housing for an ageing population, there is a risk that making retirement village activities a permitted activity allows for an unfettered intensity of development. As such Kāinga Ora considers that an RDA activity status remains appropriate.	Disallow submission.
Retirement Villages Association	107.39	Medium Residential Zone 2	Amend	<b>Amend</b> Rule MRZ2-S3 Height in Relation to Boundary by stating the rule does not apply to boundaries adjoining the Settlement Zone, Local Centre Zone, Commercial Zone or Industrial Zone as shown in the submission.	Support	Kāinga Ora supports the proposed exclusions to non-residential zones.	Allow submission.
Retirement Villages Association	107.42	Medium Residential Zone 2	Amend	<b>Amend</b> Rule MRZ2-S6 to add specific standards for retirement units with additions shown in the submission <b>AND</b> the submitter seeks to exclude retirement villages from the matters of discretion and apply specific matters of discretion.	Oppose	Kāinga Ora does not support reduced compliance requirements beyond what the MDRS would otherwise provide, noting that retirement accommodation is still a form of residential accommodation that must provide an appropriate level of amenity.	Disallow submission.
Retirement Villages Association	107.43	Medium Residential Zone 2	Amend	<b>Amend</b> Rule MRZ2-S7 to add specific standards for retirement units with the additions shown in the submission <b>AND</b> the submitter seeks to exclude retirement villages from the matters of discretion and apply specific matters of discretion.	Oppose	Kāinga Ora does not support reduced compliance requirements beyond what the MDRS would otherwise provide, noting that retirement accommodation is still a form of residential accommodation that must provide an appropriate level of amenity.	Disallow submission.

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Retirement Villages Association	107.46	Medium Density Residential Zone	Amend	<b>Amend</b> Rule MR22-S10(2) (Impervious Surfaces) as follows: (2) <i>Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</i> (a) <i>Site design, layout, and amenity; and (b) The risk of flooding, nuisance or damage to the site or other buildings and sites. (c) The effects of any on-site stormwater retention or detention devices.</i>	Support	Kāinga Ora supports the proposed amendment, which acknowledges stormwater mitigation options.	Allow submission.
Ryman Healthcare Limited	108.1	All of Variation	Amend	The submitter <b>seeks</b> the same relief sought by Retirement Villages Association (RVA #107).	Oppose in part	Kāinga Ora opposes the submission consistent with its further submissions regarding the Retirement Villages Association submission.	Disallow in part.
Waikato Tainui	114.1	Generic Topic	Amend	<b>Amend</b> the definition of "Qualifying matter" to include the area surrounding Tuurangawaewae Marae.	Oppose in part	While Kāinga Ora acknowledges the cultural importance of Tuurangawaewae Marae, prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow in part.
Waikato Tainui	114.2	Medium Density Residential Zone 2	Amend	<b>Amend</b> the explanatory note in MR22 to include reference to the area surrounding Tuurangawaewae Marae in the context of a qualifying matter.	Oppose in part	While Kāinga Ora acknowledges the cultural importance of Tuurangawaewae Marae, prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow in part.
Waikato Tainui	114.5	Maps	Amend	<b>Amend</b> the MR22 zoning surrounding Tuurangawaewae Marae being the sites on River Road, Regent Street, Kent Street, George Street, Edward Street, King and Queen Street.	Oppose in part	While Kāinga Ora acknowledges the cultural importance of Tuurangawaewae Marae, prior to further consideration of this proposed qualifying matter, Kāinga Ora seek to better understand the effects of this proposed change on the ability to enable development to meet the housing needs of the district.	Disallow in part.
Waikato Tainui	114.10	Medium Density Residential Zone 2	Amend	<b>Amend</b> MR22-S1 – Residential Unit matters of discretion to include the following: - <i>Effects on cultural values.</i>	Oppose	While Kāinga Ora generally support the consideration of effects on cultural values, the broad application of this relating to the number of units proposed on a site is not supported, unless the site is within a known/identified site of cultural significance, in which case other provisions of the District Plan would require such an assessment.	Disallow submission.

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Waikato Tainui	114.11	Medium Density Residential Zone 2	Amend	<b>Amend</b> MRZ2-S2 – Building height matters of discretion to include the following: - <i>Effects on cultural values.</i>	Oppose	While Kāinga Ora generally support the consideration of effects on cultural values, the broad application of this relating to a proposed building height is not supported, unless the site is within a known/identified site of cultural significance, in which case other provisions of the District Plan would require such an assessment.	Disallow submission.
Waikato Tainui	114.12	Medium Density Residential Zone 2	Amend	<b>Amend</b> MRZ2-S3 – Height in relation to boundary matters of discretion to include the following: - <i>Effects on cultural values.</i>	Oppose	While Kāinga Ora generally support the consideration of effects on cultural values, the broad application of this relating to the height in relation to boundary standard is not supported, unless the site is within a known/identified site of cultural significance, in which case other provisions of the District Plan would require such an assessment.	Disallow submission.
Waikato Tainui	114.13	Medium Density Residential Zone 2	Amend	No specific decision requested, but submission considers that including Te Ture Whaimana in planning documents, including maatauranga maaori is not an optional addition but a key component of any plan review within the Waikato and Waipaa River Catchments.	Support	Kāinga Ora supports the submission to the extent any relief granted is consistent with the original Kāinga Ora submission.	Allow submission.
Waikato Tainui	114.14	Generic Topic	Not stated	No specific decision requested, but submission considers the Joint Management Agreement between Waikato District Council and Waikato-Tainui means Council has a duty to uphold Te Ture Whaimana and ensure its achievement as a JMA partner. The submission considers that Waikato District Council is required to not only reduce pressure on the river but to restore and protect the health and wellbeing of the awa and achieve betterment in relation to all activities in all areas of the district regardless of the MDRS provisions and qualifying matters.	Support	Kāinga Ora supports the submission to the extent any relief granted is consistent with the original Kāinga Ora submission.	Allow submission.
Waikato Tainui	114.15	Generic Topic	Not stated	No specific decision requested, however submitter considers that housing intensification, inappropriate subdivisions, use or development of resources has the potential to adversely affect the Waikato River and therefore, fails to give effect to Te Ture Whaimana.	Support	Kāinga Ora supports the submission to the extent any relief granted is consistent with the original Kāinga Ora submission.	Allow submission.