

Decision Report to Council for Plan Change 7: Cambridge C1 and C2/C3 Structure Plans

November 2018

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Part 1 – Recommendation Report

1.1 Introduction

- 1.1.1 This report is prepared in accordance with Part 1 of Schedule 1 the Resource Management Act 1991 ('the Act') in respect of Plan Change 7 ('PC7'). It contains the decisions of the Hearing Panel regarding submissions and further submissions ('submissions') in relation to the objectives, policies and rules relating to Section 2 – Residential Zone, Section 6 – Commercial Zone, Section 15 – Development and Subdivision, Section 21 - Assessment Criteria and Information Requirements, new Appendix S19 – Cambridge C1 and C2/C3 Structure Plans and Planning Maps 4, 22, 23, 24 and 26 within the Waipa District Plan, all relating to Plan Change 7 to the Waipa District Plan 2016.
- 1.1.2 Plan Change 7 was publicly notified on 9 November 2017 and seeks to rezone the C2 and C3 growth cells identified in our Growth Strategy from Rural to Deferred Residential and Deferred Commercial. The plan change also seeks to adopt Structure Plan for the C1, C2 and C3 growth cells to provide for the anticipated growth of Cambridge.
- 1.1.3 Decisions are contained within the table for each submission point, with analysis and discussion contained in the paragraphs referenced within the table. The paragraphs follow the tables within each topic.
- 1.1.4 Decisions on further submissions are made in conjunction with the submissions to which they relate.
- 1.1.5 The changes proposed as a result of the plan change are illustrated in **Part 2 - Appendix**.

1.2 Plan Change 7 Hearing

- 1.2.1 The hearing for Plan Change 7 was held on 29 & 30 August 2018. The Hearing Commissioners that sat on the hearing are listed below:
- Independent Commissioner Alan Withy (Chair)
 - Deputy Mayor Grahame Webber
 - Councillor Bruce Thomas
 - Councillor Liz Stolwyk
 - Independent Commissioners Poto Davies
- 1.2.2 At the hearing the panel heard evidence from the reporting planner Carl Lucca. The following submitters presented evidence at the hearing:
- 3Ms of Cambridge GP Ltd
 - Chartwell Developments LP
 - Foodstuffs North Island Ltd
 - St Peter's School

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1.2.3 There was no tabled only evidence and all other submitters indicated they did not wish to attend the hearing.

1.3 Decisions and Reasons

1.3.1 The hearing addressed submissions lodged in relation to the amendment to the Waipa District Plan being introduced through this plan change, as a result of the proposed C1 and C2/C3 Structure Plans that have been prepared for the C1, C2 and C3 Growth Cells being Plan Change 7. The Waipa District Plan provisions within scope of this hearing are:

- Section 2 – Residential Zone and in particular Introduction 2.1.7, Policy 2.3.2.7, and Policy 2.3.3.6, Rule 2.4.1.3 (g), Rule 2.4.1.4 (a) (vii), Rule 2.4.2.11, Rule 2.4.2.14, Rule 2.4.2.19 and Rule 2.4.2.21;
- Section 6 – Commercial Zone and in particular Introduction 6.1.2 and Introduction 6.1.8, Policy 6.3.1.5 and Policy 6.3.1.6, Rules, Section 6.4 Notes, Rule 6.4.1.1 (z), Rules 6.4.1.3 (b) and (f), Rule 6.4.1.4 (f), Rules 6.4.1.4 (f) and (g), Rule 6.4.2.3 (c), Rules 6.4.2.15 to 6.4.2.18;
- Section 15 – Development and Subdivision and in particular Rule 15.4.2.65(t);
- Section 21 – Assessment Criteria and in particular Assessment Criteria 21.1.2.4, 21.1.2.19, 21.1.6.2 and 21.1.6.13;
- Appendix S15 – Cambridge North Neighbourhood Centre Concept Plan
- Appendix S19 (*new*) – the proposed C1 and C2/C3 Structure Plans; and
- Updates to Planning Maps 4, 22, 23, 24 and 26.

1.3.2 The following related topic areas were heard during other hearings:

- Submissions relating to one other plan change being progressed by Council, being Plan Change 5. This is relevant as some of the submissions have been written to cover several of the plan changes.

1.3.3 Accordingly, the scope of matters considered in this hearing was limited to those matters covered within the plan change, and any consequential matters that may arise from submissions received.

1.3.4 The table below displays which submitters lodged a submission point on the various topics:

Topic	Submitter
General support of Plan Change	2 – Everton, Geoff 8 – Waikato Regional Council 9 – Chartwell Developments LP 10 – St Peter’s School 13 – Horticulture New Zealand 14 – 3Ms of Cambridge GP Ltd 15 – Kelly Road Group 16 – Future Proof Implementation Committee 21 - NZ Transport Agency
Structure Plan Stormwater Overall Design	8 – Waikato Regional Council 23 LATE – 3MS of Cambridge

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Topic	Submitter
Structure Plan Layout and Densities	3 – Hitchcock, Rob and Sherry 11 – P J Stevenson Family Trust 19 – Waipa District Council 22 – Ranum, Brendon 23 LATE – 3MS of Cambridge
Structure Plan Staging	5 – Plowman, Kenneth and Mary 6 – Shaw, Janet and Saunders, Kathaleen
Structure Plan – Uplifting of Deferred Residential Zoning	9 – Chartwell Development LP 10 – St Peter’s School 14 – 3Ms of Cambridge GP Ltd 15 – Kelly Road Group 19 – Waipa District Council
District Plan Section 2 Residential Zone	9 – Chartwell Developments LP 10 – St Peter’s School 14 – 3Ms of Cambridge GP Ltd 19 – Waipa District Council
District Plan Section 2 Residential Zone – Compact Housing	14 – 3Ms of Cambridge GP Ltd 19 – Waipa District Council
District Plan Section 2 Residential Zone – Performance Standards	8 – Waikato Regional Council 9 – Chartwell Developments LP 10 – St Peter’s School 14 – 3Ms of Cambridge GP Ltd 18 – CB2 Holdings Ltd 23 LATE – 3MS of Cambridge
District Plan Section 21 Assessment Criteria – Compact Residential	16 – Future Proof Implementation Committee 19 – Waipa District Council
District Plan Section 21 Assessment Criteria – General	14 – 3Ms of Cambridge GP Ltd
Structure Plan – Section 5.1 Compact Residential	14 – 3Ms of Cambridge GP Ltd 18 – CB2 Holdings Ltd 19 – Waipa District Council
Neighbourhood Centres - C2 Growth Cell	9 – Chartwell Developments LP 10 – St Peter’s School 14 – 3Ms of Cambridge GP Ltd 19 – Waipa District Council 23 LATE – 3MS of Cambridge
Neighbourhood Centres – General	9 – Chartwell Developments LP 10 – St Peter’s School 14 – 3Ms of Cambridge GP Ltd 16 – Future Proof Implementation Committee 18 – CB2 Holdings Ltd 19 – Waipa District Council
Neighbourhood Centres - C1 Growth Cell	12 – Foodstuffs North Island Limited 18 – CB2 Holdings Ltd
Local Centres / Village Amenity Clusters	9 – Chartwell Developments LP 10 – St Peter’s School 14 – 3Ms of Cambridge GP Ltd 19 – Waipa District Council 23 LATE – 3MS of Cambridge
Section 6 Commercial Zone – Height	14 – 3Ms of Cambridge GP Ltd 18 – CB2 Holdings Ltd
Visitor Accommodation	1 – Tunzelman, William and Linda 10 – St Peter’s School 14 – 3Ms of Cambridge GP Ltd 18 – CB2 Holdings Ltd 19 – Waipa District Council

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Topic	Submitter
Structure Plan Guidelines	9 – Chartwell Developments LP 10 – St Peter’s School 18 – CB2 Holdings Ltd 19 – Waipa District Council
St Peters School Zone	10 – St Peter’s School 19 – Waipa District Council
Te Awa Cycleway and Environmental Buffer	9 – Chartwell Developments LP 10 – St Peter’s School 19 – Waipa District Council
Infrastructure	14 – 3Ms of Cambridge GP Ltd 17 – Transpower New Zealand Limited
Stormwater – Individual rules/provisions	8 – Waikato Regional Council 9 – Chartwell Developments LP 10 – St Peter’s School 14 – 3Ms of Cambridge GP Ltd 18 – CB2 Holdings Ltd 19 – Waipa District Council
Stormwater – Structure Plan Guidelines	9 – Chartwell Developments LP 10 – St Peter’s School
Transportation	9 – Chartwell Developments LP 10 – St Peter’s School 15 – Kelly Road Group 20 – KiwiRail Holdings Limited
Liquefaction	8 – Waikato Regional Council 19 – Waipa District Council
Terminology/consistency	9 – Chartwell Developments LP 10 – St Peter’s School 14 – 3Ms of Cambridge GP Ltd 19 – Waipa District Council
General/Other Matters	4 – Swan, Trevor and Heather 7 – Earnshaw, Bruce 14 – 3Ms of Cambridge GP Ltd 22 – Ranum, Brendon

Existing text from the Waipa District Plan and amended text as notified in the plan change is in black.

Text included in response to submissions is in blue and underlined and text deleted in response to submissions is in blue and struck through e.g. ~~this text is recommended for deletion.~~

1.4 General Support of the Plan Change

1.4.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
2/1	Everton, Geoff	Whole of Plan Change 7	Support	The area of zoning of the current rural area changed to residential.	Accept With no amendment.
8/1	Waikato Regional Council	Whole of Plan Change 7	Support	Retain the plan change as notified, subject to any specific relief sought by the submitter in their other submission	Accept Subject to modifications made as a response to other submissions.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				points.	
9/1	Chartwell Developments LP	Whole of Plan Change 7	Support in part	Plan Change 7 be adopted, subject to the various submission points made by Chartwell. Any similar or consequential amendments that stem from the submission and relief sought.	Accept in part That relates to overall support and reject in part that relates to amendments sought by various submission points.
FS26/1	St Peter's School	Whole of Plan Change 7	Support	9/1 - Accept submission point	Accept in part
10/1	St Peter's School	Whole of Plan Change 7	Support in part	Refer 9/1	Accept in part That relates to overall support and reject in part that relates to amendments sought by various submission points.
FS25/1	Chartwell Developments LP	Whole of Plan Change 7	Support	10/1 - Accept submission point	Accept in part
13/1	Horticulture New Zealand	Whole of Plan Change 7	Support	The submitter supports the identification and development of Growth cells C1 and C2/C3 for Urban activities and no specific relief is sought.	Accept With no amendment.
13/2		Whole of Plan Change 7	Support in part	No specific relief is sought	Accept With no amendment.
13/3		Whole of Plan Change 7	Support in part	No specific relief is sought	Accept With no amendment.
13/4		Whole of Plan Change 7	Support in part	No specific relief is sought	Accept With no amendment.
13/5		Section 14 - Deferred Zone, 14.4.1.9	Support in part	The submitter seeks that additional criteria be included in Rule 14.4.1.9 requiring: adequate consultation with relevant communities at the Structure Plan stage and a report detailing the method, summary of feedback and analysis and notification of the uplifting of zones.	Reject
14/1	3Ms of Cambridge GP Ltd	Whole of Plan Change 7	Oppose in part	Amend relevant objectives, policies and rules to ensure that the intended outcome of PC7 is achieved with respect to the activity status of subdivision and development. Without limiting the scope of this relief sought, specific changes are sought in the following parts of this submission.	Accept in part Through modifications to objectives, policies and rules made as a response to other submissions.
15/1	Kelly Road Group	Whole of Plan Change 7	Oppose in part	Amend relevant objectives, policies and rules to ensure that the intended outcome of PC7 is achieved with respect to the activity status of subdivision and development (i.e. subdivision and compact housing being a restricted discretionary	Accept in part Through modifications to objectives, policies and rules made as a response to other submissions.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				activity and land uses being permitted activities).	
15/2		Proposed Appendix S19 - Structure Plan	Support	Retain the land to the north of Kelly Road within the C2 Growth Cell.	Accept With no amendment.
15/4		Proposed Appendix S19 - Structure Plan, figure 20	Support	Retain the land to the north of Kelly Road within Stage 1 of the C2 Growth Cell.	Accept With no amendment.
16/1	Future Proof Implementation Committee	Whole of Plan Change 7	Support	Retain.	Accept With no amendment to the plan change; noting updates to S32 reporting.
16/2		Whole of Plan Change 7	Support in part	Retain with more detail added on the RPS, especially Section 6 on the Built Environment, in particular policies 14-16.	Accept in part With amendment to s32 report (section 4(f)).
16/5		Proposed Appendix S19 - Structure Plan	Support	Retain.	Accept Subject to modifications made as a response to other submissions.
21/1	NZ Transport Agency	Whole of Plan Change 7	Support	Retain.	Accept Subject to modifications made as a response to other submissions.

- 1.4.2 A number of submissions were received in support of the plan change (in whole) or certain provisions. **These submission points are accepted in part** subject to modifications made as a response to other submissions.
- 1.4.3 Submission point 13/5 requested additional criteria be included in Rule 14.4.1.9 which requires adequate consultation with relevant communities at the Structure Plan stage, accompanied by a report detailing the method, summary and analysis of feedback and notification of the uplifting of zones. Further engagement will be undertaken during the implementation of the structure plan in accordance with the activity status provided for in the District Plan. Accordingly, **this submission point is rejected**.
- 1.4.4 Submission points 14/1 and 15/1 requested the relevant objectives, policies and rules are amended to ensure that the intended outcome of PC7 is achieved with respect to the activity status of subdivision and development. No specific amendments were sought to the framework. Therefore, **these submissions are accepted in part**, as the intent of these submissions is acknowledged, and are addressed in part through the amendments to the objectives, policies and rules in response to other submissions.
- 1.4.5 Submission point 16/1 supports the linkages to the Waipa 2050 Growth Strategy FutureProof Strategy as set out in the section 32 report, but is of the view that more detail should be added on the RPS. This further evaluation phase is included within this decisions report, and **this submission is accepted in part** in that a change to the section 32 report (section 4(f)) is accepted as follows:

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f. Waikato Regional Policy Statement

The Regional Policy Statement identifies the significant resource management issues of the region and sets out the objectives, policies and methods to address these issues. It supports sustainable regional development and sets the overall direction for the integrated management and protection of Waikato's natural and physical resources. Items of particular significance to the Structure Plans are summarised below:

-
- [Density targets for Future Proof area](#)
- [Adopting Future Proof land use pattern](#)
- [Timing and population for growth areas in Table 6-1 \(section 6D\);](#)

The Plan Change is considered to be consistent with the overall direction of the statutory documents assessed above. Undertaking this Plan Change to bring a consistent and appropriate zoning to the property gives effect to that. [Plan Change 7 applies a 12-15 dwellings per ha density target within the C1, C2 and C3 growth cells, and therefore gives effect to RPS Policy 6.15.](#) There are not considered to be any aspects of the statutory documents that the proposed Plan Change is inconsistent with.

1.5 Structure Plan Stormwater Overall Design

1.5.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
8/3	Waikato Regional Council	Proposed Appendix S19 - Structure Plan	Support	Retain the provisions as notified.	Accept in part
FS25/75	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan	Support	8/3 - Accept submission point.	Accept in part
FS26/71	St Peter's School	Proposed Appendix S19 - Structure Plan	Support	Refer FS25/75	Accept in part
23LATE/2	3MS of Cambridge	Proposed Appendix S19 - Structure Plan, appendix A	Oppose	Make amendments to the layout and content of the structure plan relating to the C1 and C2/C3 growth cells to achieve a better and/or optimal outcome which integrates land use and infrastructure in an efficient and sustainable manner. Amendments are sought particularly in relation to the layout of the growth cells and the manner in which they will be serviced through the provision of infrastructure. This might include, but is not limited to, a layout as shown on the attached plans (which represent the submitter's most up to date considerations based on the outcomes of the further work	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				and analysis undertaken to date). The Submitter does not limit its relief to these attached plans and instead seeks all necessary amendments to the layout and content of the structure plan, including increased flexibility, to ensure the most efficient integration of land use and infrastructure in order to achieve the objectives and policies of the District Plan.	
FS24/2	PJ Stevenson Family Trust	Proposed Appendix S19 - Structure Plan, appendix A	Support	23LATE/2 - Adopt submission point.	Accept
FS25/69	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	23 LATE/2 - Accept submission point, only insofar as it can be further considered as part of this Plan Change process.	Accept
FS26/65	St Peter's School	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	Refer FS25/69	Accept

1.5.2 Submission point 8/3 considers the stormwater management approach promoted as part of the structure plan to be robust and supported. Further submission points FS25/75 and FS26/71 are also supportive of that approach, whilst noting it is open to considering alternative options, provided they do not disadvantage development within the C3 cell, over development of the C1 and C2 cells. **Submission point 8/3 and further submission points FS25/75 and FS26/71 are accepted in part** subject to modifications made as a response to other submissions as detailed above.

1.5.3 Late submission point 23/2 requests amendments to the layout and content of the structure plan relating to the C1 and C2/C3 growth cells to achieve a better and/or optimal outcome which integrates land use and infrastructure in an efficient and sustainable manner. This view is supported by further submission point FS24/2. Further submission points FS25/69 and FS26/65 noted that they were open to considering alternative solutions. **Submission point 23/2 and further submission points FS24/2, FS25/69 and FS26/65 are accepted**, and amendments made to Appendix S19 – Cambridge C1 and C2/C3 Structure Plans.

1.6 Structure Plan Layout and Densities

1.6.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
3/1	Hitchcock, Rob & Sherry	Whole of Plan Change 7	Oppose	The submitter would like written confirmation that the placement of the green area (open space) proposed over their land is at the discretion	Accept in part To the extent that the structure plan layout be amended to relocate the open space from submitter's

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				of a future developer and is not land that will be compulsory acquired by council.	property.
8/5	Waikato Regional Council	Proposed Appendix S19 - Structure Plan, section 5.2	Support	Retain the provisions as notified.	Accept in part Subject to modifications of the changes made to various sections as a consequences of Council's decisions
11/1	PJ Stevenson Family Trust	Whole of Plan Change 7	Support in part	Council accepts that the immediate uncertainty and injurious effect that the plan change will cause the submitter are so great, that they effectively make the site unsellable for the foreseeable future and completely undermine any benefit that would normally derive from maintaining the property the ordinary course; and that Council agrees to entering into a good faith process to purchase the property immediately after it has been rezoned in accordance with the proposed plan change.	Accept in part To the extent that the structure plan layout be amended to relocate stormwater, road and recreational reserve areas away from the submitter's property.
14/57	3Ms of Cambridge GP Ltd	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.1	Oppose in part	Amend the net lot areas set out in Rule 15.4.2.1(a) as follows: Minimum Lot Area <i>500m², (except for (a) subdivision around dwellings existing as of 31 May 2012, where the minimum net site area containing the existing dwelling is 400m², and (b) as otherwise prescribed in a structure plan).</i> Average Net Lot Area <i>≥600m² for 3 or more lots except as otherwise prescribed in a structure plan)</i> Maximum Net Lot Area or Maximum Number of Lots <i>1000m² provided that for sites listed within Appendix N1, or sites within character clusters, or sites within the Cambridge Residential Character Area there shall be no maximum net lot area, or as otherwise prescribed in a structure plan.</i>	Accept in part To the extent that the intent is provided for within the recommended amendments.
FS25/62	Chartwell Developments LP	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.1	Support	14/57 - Accept submission point.	Accept in part To the extent that the intent is provided for within the recommended amendments.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
FS26/58	St Peter's School	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.1	Support	Refer FS25/62	Accept in part To the extent that the intent is provided for within the recommended amendments.
14/58	3Ms of Cambridge GP Ltd	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.1	Oppose in part	Amend Rule 15.4.2.1(b) as follows: <i>Residential Zone Compact Housing - Refer to Rule 2.4.2.4139</i> Insert a new row in Rule 15.4.2.1 as follows: <u>Within the C1 and C2/C3 Structure Plan areas, the net lot density shall be 12-15 lots/ha (net area).</u>	Accept in part To the extent that the intent is provided for within the recommended amendments.
14/61	3Ms of Cambridge GP Ltd	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2 (new)	Oppose	Insert a new rule 15.4.2.X as follows: <u>The subdivision of dwellings existing at [insert date PCZ becomes operative] shall not be subject to a maximum lot size and these properties shall be exempt from the calculation of overall density of 12-15 lots/ha.</u>	Accept in part To the extent that the intent is provided for within the recommended amendments.
19/45	Waipa District Council	Proposed Appendix S19 - Structure Plan, figure 6	Support in part	Amend Figure 6 as follows: The existing stream running from the eastern edge of C3 to the Waikato River be included on the plan, consistent with Stormwater Report for the structure plans.	Reject For the reasons outlined in the further submission.
FS25/94	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, figure 1	Oppose	19/45 - Reject submission point.	Accept
FS26/91	St Peter's School	Proposed Appendix S19 - Structure Plan, figure 6	Oppose	Refer FS25/94	Accept
19/46	Waipa District Council	Proposed Appendix S19 - Structure Plan, figure 16 and figure 20	Support in part	Amend Figures 16 and 20 as follows: The east-west swale located at the south-western corner of C1 be amended to be located on the southern side of the road connected to the stormwater reserve, rather than the northern side.	Accept in part To the extent that the overall stormwater design has been updated and the road and swale layout in south-western corner of C1 has been amended to address the submitters concerns.
19/47	Waipa District Council	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	Amend Appendix A – C2/C3 Plan as follows: The boundary of the C3 Growth Cell be amended to reflect the boundary included in Planning Maps 4, 22, 23, 24 and 26. Consequential amendments to the plan legends as required;	Accept Modify the boundary of the C3 growth cell to reflect the boundary included in the Planning Maps.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				consequential maps to any other figures to provide consistency with the above requested amendments.	
FS25/95	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	19/47 - Accept in part, but the Compact Residential overlay shown within C3 be restricted to the upper terrace adjacent to Cambridge Road.	Accept in part To the extent that the intent is provided for within the recommended amendments relating to layout and densities.
FS26/92	St Peter's School	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	19/47 - Accept in part, but the Compact Residential overlay shown on SPS land be restricted to the upper terrace adjacent to Cambridge Road.	Accept in part To the extent that the intent is provided for within the recommended amendments relating to layout and densities.
22/3	Ranum, Brendon	Proposed Appendix S19 - Structure Plan	Support in part	Amend Plan Change 7 to (a proposed/example map will be presented to council at the Council hearing): <ul style="list-style-type: none"> plans are redrawn with roads, as far as possible, drawn alongside existing boundaries and utilizing existing swale drains the zoning include a new type of Dedicated Low Density Residential zone which only allows a single story structure, to be placed north of existing residences north facing entertainment areas the compact residential zone and associated reserve in the Northwest of Growth Cell C2 is moved and placed fully within, and in the centre of, the property of 2 77 Grasslands Drive (currently a Stable), such that when the property is sold the new owners may choose to keep it as it is or allow the reserve, high density zoning placement of zoning and roads without impacting the properties of existing residents. This moves the proposed compact residential zone away from existing dwellings sufficiently as to not impact them 	Accept in part To the extent that the intent is provided for within the recommended amendments relating to layout.
FS24/12	PJ Stevenson Family Trust	Proposed Appendix S19 - Structure Plan	Support in part	22/3 - Amend Plan Change 7 so that the placement of public infrastructure and roads, as far as possible, takes into consideration existing residential homes, structures and environs.	Accept in part To the extent that the intent is provided for within the recommended amendments relating to layout.
23 LATE/1	3MS of Cambridge	Proposed Appendix S19 - Structure	Oppose	Replace the proposed structure plans for C1 C2 and C3 with the 3MS alternative	Accept in part To the extent that the intent is provided for within the

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
		Plan, appendix A		structure plan.	recommended amendments relating to layout within this report.
FS24/1	PJ Stevenson Family Trust	Proposed Appendix S19 - Structure Plan, appendix A	Support	23LATE/1 - Replace the proposed structure plans for C1, C2 and C3 with the 3MS alternative structure plan or with a structure plan substantially similar to the 3MS alternative.	Accept in part To the extent that the intent is provided for within the recommended amendments relating to layout.
FS25/68	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	23 LATE/1 - Accept submission point, only insofar as it can be further considered as part of the Plan Change process.	Accept in part To the extent that the intent is provided for within the recommended amendments relating to layout.
FS26/64	St Peter's School	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	Refer FS25/68	Accept in part To the extent that the intent is provided for within the recommended amendments relating to layout.
FS27/10	Foodstuffs North Island Limited	Proposed Appendix S19 - Structure Plan, appendix A	Oppose	23 LATE/1 - Amend the extent of the C1 Neighbourhood Centre in the Structure Plan to be consistent with that as shown on the planning maps.	Accept

- 1.6.2 Submission point 8/5 was received in support of the overall density target of 12-15 dwellings per hectare/net and that it gives effect to RPS Policy 6.15. **This submission point is accepted in part**, subject to modifications of the changes made to various sections as a consequences of Council's decisions.
- 1.6.3 **Submission points 3/1, 11/1, 14/57, 14/58, 14/61, 22/3, 23 LATE/1 and further submission points FS25/62, FS26/58, FS24/12, FS24/1, FS25/68, FS26/64 and FS2710 are accepted in part** to the extent the concerns raised are addressed through the recommended structure plan layout and density provisions, as shown in Part 2 of this report.
- 1.6.4 Submission point 19/45 requested that the structure plan figures be updated and amend Figure 6 within Appendix S19 so that the existing stream running from the eastern edge of C3 to the Waikato River be included on the plan, consistent with Stormwater Report for the structure plans. Further submission points FS25/94 and FS26/91 oppose this request. For the reasons set out in FS25/94 and FS26/91, **submission point 19/45 is rejected**.
- 1.6.5 Submission point 19/46 requested that Figures 16 and 20 within Appendix S19 be amended so that the east-west swale located at the south-western corner of C1 be located on the southern side of the road connected to the stormwater reserve, rather than the northern side. **This submission point is accepted in part**, to the extent that the overall stormwater design has been updated and the road and swale layout in south-western corner of C1 has been amended to address the submitters concerns.
- 1.6.6 Submission point 19/47 requested to amend the boundary of the C3 Growth Cell in Appendix S19 to reflect the boundary included in Planning Maps 4, 22, 23, 24 and 26. This will also incur consequential amendments to the plan legends and any other maps and

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figures to provide consistency with the requested amendments. Further submission point FS26/92 supports in principle the need to update the plan, but requests that the Compact Residential overlay be restricted to the upper terrace adjacent to Cambridge Road and removed from the 'bowl area' in C3 as shown in Attachment A of Appendix S19 – Cambridge C1 and C2/C3 Structure Plans. **Submission point 19/47 is accepted, and further submission point FS26/92 is accepted in part** that relates to the support in principle, amendments shown in Part 2 of this report.

1.7 Structure Plan Staging

1.7.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
5/1	Plowman, Kenneth and Mary	Proposed Appendix S19 - Structure Plan, Figure 20	Oppose in part	Seek to have their property included in Stage 1 of plan change 7 C2 Structure plan development (or an equivalent provision) thereby allowing the properties to be developed.	Reject
6/1	Shaw, Janet and Saunders, Kathaleen	Proposed Appendix S19 - Structure Plan, Figure 20	Oppose	Seek to have their property included in Stage 1 of plan change 7 C2 Structure plan development (or an equivalent provision) thereby allowing the properties to be developed.	Reject
7/1	Earnshaw, Bruce	Whole of Plan Change 7	Support in part	To include our property in stage 1 of plan change 7 allowing our property to be developed.	Reject

1.7.2 Submission points 5/1, 6/1 and 7/1 requested to have their property included in Stage 1 of the C2 Structure Plan development thereby allowing their properties to be developed.

1.7.3 As outlined in page 49 of the Cambridge C1 and C2/C3 Structure Plan document, the staging for the growth cells is focused on achieving five key principles, the ones most relevant to these submissions are: provision of supporting infrastructure that responds appropriately to residential market demands through timely supply and sustainable use of infrastructure funding through appropriate staging. Therefore, for these reasons and as further supported by the section 32 report, **these submissions are rejected**.

1.8 Structure Plan – Uplifting of Deferred Residential Zoning

1.8.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
9/12	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 6	Support in part	Add the following para to section 6.1 of the Proposed Structure Plan: <i>To ensure stormwater moves through the C1, C2 and C3 growth cells in an integrated,</i>	Accept in part To the extent that the submission is accepted with the exception of the requirement for consent notices.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><u>flexible and robust fashion, WDC will be responsible for seeking the necessary approvals under the Resource Management Act 1991 for a permanent stormwater solution that manages all stormwater flows generated from the cells. To ensure subsequent development within the cells (where connection to the permanent stormwater solution will be required in the future) is compatible with the permanent stormwater solution, the uplifting of any deferred residential zoning shall be contingent on the necessary consents and notices of requirement first being obtained by WDC. WDC shall engage with affected landowners who have a direct interest in the permanent stormwater solution, in designing and seeking consents/approvals for such infrastructure.</u></p> <p>Any similar or consequential amendments that stem from the submission and relief sought.</p>	
FS24/13	PJ Stevenson Family Trust	Proposed Appendix S19 - Structure Plan, section 6	Support in part	9/12 - Amend Plan Change 7 so that the placement of stormwater infrastructure, as far as possible, takes into consideration existing residential homes, structures and environs.	Accept
FS26/12	St Peter's School	Proposed Appendix S19 - Structure Plan, section 6	Support	9/12 - Accept submission point	Accept in part To the extent that the submission is accepted with the exception of the requirement for consent notices.
9/21	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 10	Oppose in part	1. Add the following text under section 10.2 Structure Plan Staging: <u>Triggers regarding the uplifting of Deferred Zones are contained within Section 14 of the Waipa District Plan. Figure 20 outlines indicative staging for each growth cell which reflects a potential logical rollout of infrastructure and landowner/developer indications of timing. Triggers for the release of each stage are listed in Appendix S1 of the</u>	Accept in part Amend section 10.2 to provide further explanation as to how the land in the growth cells will be released in future.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<u>Waipa District Plan. These triggers must be met prior to the Deferred Residential Zoning being uplifted in accordance with Rule 14.4.1.9.</u> 2. The relief sought by Chartwell in regard to the Proposed Structure Plan needs to be read in conjunction with the relief sought regarding Rule 14.4.1.9 in their submission to Plan Change 5. 3. Any similar or consequential amendments that stem from the submission and relief sought.	
FS26/21	St Peter's School	Proposed Appendix S19 - Structure Plan, section 10	Support	9/21 - Accept submission point	Accept in part
10/13	St Peter's School	Proposed Appendix S19 - Structure Plan, section 6	Support in part	Refer 9/12	Accept in part To the extent that the submission is accepted with the exception of the requirement for consent notices.
FS25/13	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 6	Support	10/13 - Accept submission point	Accept in part To the extent that the submission is accepted with the exception of the requirement for consent notices.
10/23	St Peter's School	Proposed Appendix S19 - Structure Plan, section 10	Oppose in part	Refer 9/21	Accept in part Amend section 10.2 to provide further explanation as to how the land in the growth cells will be released in future.
FS25/23	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 10	Support	10/23 - Accept submission point	Accept in part
14/2	3Ms of Cambridge GP Ltd	Proposed Appendix S19 - Structure Plan, section 10.2	Oppose in part	Amend Rule 14.4.1.9(b) to read: "A structure plan, where identified in Appendix S1 , has been approved: - by way of a change to the <u>Waipa District Plan</u> ; or - for the whole of the Deferred Zone area in accordance with a <u>resource consent granted under Rule 14.4.1.4(b)</u> , or - for part of the Deferred Zone area in accordance with a <u>resource consent granted under Rule 14.4.1.5(e) identified in the Planning Maps</u> ; and" Amend Rule 14.4.1.9(d) to read: "In the case of Deferred	Reject Out of scope. This matter has been responded to through Plan Change 5.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><i>Residential Zone or Deferred Large Lot Residential Zone areas identified on the Planning Maps, it is proven to the satisfaction of Council that within the relevant town or village in either the Deferred Residential Zone or the Deferred Large Lot Residential Zone there is:</i></p> <p><i>i) less than three years supply of land that is Development Ready; or</i></p> <p><i>ii) there are less than three Open Growth Cells; and or</i></p> <p><i>iii) in the case of Cambridge only, there are less than two Open Growth Cells on either the northern or southern side of the Waikato River, in which case an additional Growth Cell identified in Appendix S1 can be released for development on that side of the Waikato River <u>any of the growth cells identified on the Cambridge Growth Map in Appendix S1 as "now to 2035" (i.e. the continuation of the Cambridge North Growth Cell, C1, C2, C3, C4 and C6 Growth Cells) can be developed provided that the other requirements of this rule have been satisfied, and"</u></i></p> <p>Add an advice note at the end of Rule 14.4.1.9 which reads: <u>"Structure plans for Deferred Zones can be initiated and prepared by Council, a landowner / developer, or a combination thereof."</u></p> <p>Amend Policy 14.3.1.4 to read: All Deferred Zones are able to be rezoned for their intended future use, subject to Policy 14.3.1.5 below, once the preconditions and associated sequencing and staging provided it is generally in accordance with the timing, location and extent of the growth cells as outlined in Appendix S1 of the Plan have been complied with, no amendments to the District Plan objectives, policies or rule framework are required, the process in Policy 14.3.1.5 has been followed, and adverse effects are avoided, remedied or mitigated.</p>	

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
FS24/3	PJ Stevenson Family Trust	Proposed Appendix S19 - Structure Plan, section 10.2	Support	14/2 - Adopt submission point.	Reject
F25/46	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 10.2	Oppose	14/2 - Reject submission point.	Accept
FS26/42	St Peter's School	Proposed Appendix S19 - Structure Plan, section 10.2	Oppose	14/2 - Reject submission point.	Accept
15/3	Kelly Road Group	Proposed Appendix S19 - Structure Plan, section 10.2	Oppose in part	Refer to submission point 14/2	Reject Out of scope. This matter has been responded to through Plan Change 5.
FS24/10	PJ Stevenson Family Trust	Proposed Appendix S19 - Structure Plan, section 10.2	Support	15/3 - Adopt submission point.	Reject
FS25/74	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 10.2	Oppose	15/3 - Reject submission point.	Accept in part
FS26/70	St Peter's School	Proposed Appendix S19 - Structure Plan, section 10.2	Oppose	15/3 - Reject submission point.	Accept in part
19/40	Waipa District Council	Proposed Appendix S19 - Structure Plan, section 3.5	Support in part	Amend section 3 as follows: 3.5 Waipa District Plan: <i>The sections below detail the original zoning of the Structure Plan area within the District Plan (up until the time that the associated C1-C3 Plan Change is approved). This zoning will change to reflect the outcomes of the Structure Plan. In practice, this means that growth areas ultimately become deferred zonings that are then uplifted to the residential zone (i.e. they will become residential if they were deferred residential) once the triggers or requirements in the Structure Plan have been met. Those areas earmarked for future residential development within Growth Cells C1, C2 and C3 are zoned 'Deferred Residential'. Deferred zonings can be uplifted to the residential zone (i.e. they will become residential if they were deferred residential) once the triggers or requirements in the Structure Plan have been met. If the identified Structure Plan</i>	Accept Amend section as requested.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>triggers or requirements have been met, this uplifting process can occur via Council resolution, not via a standard Schedule 1 Plan Change process. <u>For the purposes of uplifting the zoning pursuant to the district plan provisions, Growth Cells C2 and C3 shall be treated as one growth, albeit they may be uplifted in part for the purposes of staging.</u></i>	
FS25/92	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 3.5	Support in part	19/40 - Accept in part, noting the opposition of Chartwell to the triggers as currently proposed under Plan Change 5.	Accept in part
FS26/88	St Peter's School	Proposed Appendix S19 - Structure Plan, section 3.5	Support in part	19/40 - Accept in part, noting the opposition of SPS to the triggers as currently proposed under Plan Change 5.	Accept in part

- 1.8.2 Submission points 9/12 and 10/13 requested to add additional text to the structure plan to provide further clarity around the next steps required to implement a comprehensive stormwater solution for the C1 and C2/C3 Growth Cells, including the uplifting of deferred zoning status being contingent of necessary consents and notices of requirement. This request is supported by FS24/13, FS26/12 and FS25/13. **These submissions are accepted in part**, with the exception of the requirement for 'consent notices'; and amend Section 6.1 (as notified) of Appendix S19 – Cambridge C1 and C2/C3 Structure Plans.
- 1.8.3 With regard to further submission point FS24/13, the stormwater design has been reviewed and, as requested, the refined structure plan and placement of stormwater infrastructure takes into consideration existing residential homes, structures and environments, as far as possible. Accordingly, **further submission point FS24/13 is accepted.**
- 1.8.4 Submission points 9/21 and 10/23 requested additional text under Section 10.2 *Structure Plan Staging* of Appendix S19 (as notified), to refer to the triggers in Appendix S1 of the District Plan for the release of each stage and Rule 14.4.1.9 for the uplifting of the Deferred Zoning. **Submission points 9/21, 10/23, FS26/21 and FS25/23 are accepted in part** and amend Section 10.2 (as notified) of Appendix S19 – Cambridge C1 and C2/C3 Structure Plans.
- 1.8.5 Submission points 14/2 and 15/3 and further submission points FS24/3, FS25/46, FS26/42, FS24/10, FS25/74 and FS26/70 requested that the criteria specified in Rule 14.4.1.9 be amended. This rule applies to all structure plans incorporated within the Waipa District Plan, not just C1 and C2/C3 and is not being amended as part of this plan change. The criteria comprised within Rule 14.4.1.9 are currently being deliberated through the Plan Change 5 process. It is noted that the intent of these submissions is being addressed in Plan Change 5 and therefore, **these submission points be rejected** as they are considered beyond the scope of this plan change.

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- 1.8.6 Submission point 19/40 requested to amend Section 3 of the Appendix S19 (as notified) to align with Plan Change 5 and the intent that C2 and C3 Structure Plan areas be treated as one growth cell for the purposes of uplifting zoning. Further submission points FS26/88 and FS25/92, support the amendments to the text in the District Plan, but note their opposition to the triggers as proposed in its submissions on Plan Change 5. Therefore, **submission point 19/40 is accepted** and amend section 3.5 (as notified) of Appendix S19 – Cambridge C1 and C2/C3 Structure Plans.

1.9 District Plan Section 2 Residential Zone

- 1.9.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
9/23	Chartwell Developments LP	Section 2 - Residential Zone, 2.1.7	Support	Para 2.1.7 be adopted by the WDC as depicted in Section 2 of the Waipa District Plan. Any similar or consequential amendments that stem from the submission and relief sought.	Accept Subject to modifications made as a response to other submissions.
FS26/23	St Peter's School	Section 2 - Residential Zone, 2.1.7	Support	9/23 - Accept submission point	Accept Subject to modifications made as a response to other submissions.
9/26	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.19	Support	Rule 2.4.2.19 be adopted as shown in Section 2 of the Waipa District Plan. Any similar or consequential amendments that stem from the submission and relief sought.	Accept With no amendment.
FS26/26	St Peter's School	Section 2 - Residential Zone, 2.4.2.19	Support	9/26 - Accept submission point	Accept
9/27	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.20	Support	Rule 2.4.2.20 be adopted as shown in Section 2 of the Waipa District Plan. Any similar or consequential amendments that stem from the submission and relief sought.	Accept It is also assumed that the submitter is referring to rule 2.4.2.21 which relates to roof pitches.
10/26	St Peter's School	Section 2 - Residential Zone, 2.1.7	Support	Refer 9/23	Accept Subject to modifications made as a response to other submissions.
FS25/26	Chartwell Developments LP	Section 2 - Residential Zone, 2.1.7	Support	10/26 - Accept submission point	Accept Subject to modifications made as a response to other submissions.
10/29	St Peter's School	Section 2 - Residential Zone, 2.4.2.19	Support	Refer 9/26	Accept With no amendment.
FS25/29	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.19	Support	10/29 - Accept submission point	Accept
10/30	St Peter's School	Section 2 - Residential Zone, 2.4.2.20	Support	Refer 9/27	Accept With no amendment.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
FS25/30	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.20	Support	10/30 - Accept submission point	Accept
14/4	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.3.1	Oppose in part	Amend Objective 2.3.1 as follows to allow flexibility in residential development (such as compact housing) compared to what has historically occurred: <i>To maintain and enhance the existing <u>valued</u> elements of the Residential Zone that give each town its own character.</i>	Reject Out of scope.
14/6		Section 2 - Residential Zone, 2.3.2.1	Oppose in part	Amend Policy 2.3.2.1 as follows to better reflect the realities of compact housing: <i>All buildings shall be designed and setback from roads in a manner which:</i> <i>(a) Maintains the predominant building setback within the neighbourhood <u>except in relation to compact housing areas and Neighbourhood Centres</u>; and</i> <i>(b) Allows sufficient space for the establishment of gardens and mature trees on the site <u>except in compact housing areas</u>; and</i> <i>(c) Accentuates the dwelling on the site; and</i> <i>(d) Provides for passive surveillance to roads and avoids windowless walls to the street.</i> <i>(e) Provides for vehicle manoeuvring on the site including allowance for a garage to adjoin the front boundary side on</i>	Reject The proposed amendments would have District wide implications.
FS25/49	Chartwell Developments LP	Section 2 - Residential Zone, 2.3.2.1	Oppose	14/6 - Reject submission point.	Accept
FS26/45	St Peter's School	Section 2 - Residential Zone, 2.3.2.1	Oppose	Refer FS25/49	Accept
14/7	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.3.2.2	Oppose in part	Amend Policy 2.3.2.2 to read: <i>To maintain the existing character of character streets by having a consistent building setback <u>except in compact housing areas and where dwellings are serviced by a service lane.</u></i>	Reject The proposed amendments would have District wide implications.
FS25/50	Chartwell Developments LP	Section 2 - Residential Zone, 2.3.2.2	Oppose	14/7 - Reject submission point.	Accept
FS26/46	St Peter's School	Section 2 - Residential Zone, 2.3.2.2	Oppose	14/7 - Reject submission point.	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
14/9	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.3.3.2	Oppose in part	Amend Policy 2.3.3.2 to allow for the circumstances of compact housing development, as follows: <i>To enable the construction of buildings up to and on rear <u>and side</u> site boundaries in circumstances where there is no loss of privacy, sunlight or daylight or noise effects on adjoining properties <u>are mitigated</u>, and where sufficient area is maintained on site for outdoor living, and the building does not unduly dominate outdoor living areas on adjoining sites.</i>	Reject The proposed amendments would have District wide implications.
14/10		Section 2 - Residential Zone, 2.3.3.4	Support	Retain Policy 2.3.3.4 as currently worded.	Accept With no amendment.
14/11		Section 2 - Residential Zone, 2.3.4	Oppose in part	Amend Objective 2.3.4 as follows: <i>To enable a wide range of housing options in Cambridge, Te Awamutu, Kihikihi, and Karāpiro in a way that is consistent with the key <u>valued</u> elements of the character of each place.</i>	Reject Out of scope.
14/12		Section 2 - Residential Zone, 2.3.4.5	Oppose in part	Amend Policy 2.3.4.5 as follows: <i>To enable compact housing in the following locations: (a) Areas identified for compact housing on the Planning Maps or on an approved structure plan; or (b) Where the intensive use is off-set by adjoining an area zoned for reserve purposes on the Planning Maps that is greater than 1000m², including the Cambridge town belt; or (c) Within a 400m radius of a Commercial Zone, <u>and/or drainage swales and/or a school</u>. (d) Compact Housing will be supported where it is consistent with compact housing provided on neighbouring land. Provided that: (i) In all cases compact housing shall be comprehensively designed and shall incorporate the sustainable design and layout principles (refer to Section 21 – Assessment Criteria and Information Requirements).</i>	Reject The proposed Structure Plans allow for compact housing development within close proximity to active recreation, local open space, local and neighbourhood centres, schools and Cambridge Road.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				(ii) At the boundaries of the site, compact housing shall be consistent with the predominant height and bulk of development in the neighbourhood; and (iii) Sites which adjoin a cul-de-sac should be avoided.	
FS25/52	Chartwell Developments LP	Section 2 - Residential Zone, 2.3.4.5	Support	14/12 - Accept submission point.	Reject
FS26/48	St Peter's School	Section 2 - Residential Zone, 2.3.4.5	Support	14/12 - Accept submission point.	Reject
14/13	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.3.5	Oppose	Insert new Policy 2.3.5.X as follows: <u>To encourage creative and innovative approaches to urban design and development within the C2/C3 Structure Plan areas.</u>	Accept In part to the extent that the intent of the submission point is incorporated into existing policy 2.3.5.2.
FS25/53	Chartwell Developments LP	Section 2 - Residential Zone, 2.3.5	Support	14/13 - Accept submission point.	Accept in part
FS26/49	St Peter's School	Section 2 - Residential Zone, 2.3.5	Support	14/13 - Accept submission point.	Accept in part
14/17	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.1.1	Support	Retain Rule 2.4.1.1(a).	Accept in part With no amendment
14/18	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.1.1	Support	Retain Rule 2.4.1.1(b).	Accept in part With no amendment.
14/24	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.2.1	Oppose in part	Amend Rule 2.4.2.1 to the effect that garaging within the C1 and C2/C3 growth cells is not subject to the minimum building setbacks from road boundaries.	Reject For the reasons outlined in the further submissions.
FS25/55	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.1	Oppose	14/24 - Reject submission point.	Accept
FS26/51	St Peter's School	Section 2 - Residential Zone, 2.3.6.2	Oppose	14/24 - Reject submission point.	Accept
14/25	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.2.4	Oppose in part	Amend Rule 2.4.2.4 to provide for minimum setbacks from internal site boundaries for compact housing, as follows: <u>(d) Compact housing (except for individual standalone residential units) - Om</u>	Reject The provisions as outlined require compact residential to be undertaken in a comprehensive manner.
FS25/56	Chartwell Developments LP	Section 2 - Residential Zone	Support in part	14/25 - Accept in part as it relates to semi-detached houses, provided that setbacks on all other boundaries are still required.	Reject

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
FS26/52	St Peter's School	Section 2 - Residential Zone	Support in part	Refer FS25/56	Reject
14/33	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.2.19	Oppose in part	Delete Rule 2.4.2.19.	Reject The rule is considered important as it seeks to establish a character for the structure plan area through fence design and materials.
FS25/60	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.19	Oppose	14/33 - Reject submission point and amend Rule 2.4.2.19 as follows: <i>Within the C1 and C2/C3 Structure Plan areas (excluding any compact housing development), fences between buildings on the site and any road, public walkway or reserve shall be no higher than 1.2m in height; fence design and materials shall retain a level of transparency (visually permeable) so as not to provide a blank façade adjacent to the street edge. For properties with compact housing the same rule shall apply, only the fence height shall be no greater than 0.9m.</i>	Reject
14/34	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.2.21	Oppose in part	Delete Rule 2.4.2.21.	Reject As the intent of this rule, is that it applies to all residential development to retain overall character of the structure plan areas.
14/35		Section 2 - Residential Zone, 2.4.2.30	Oppose in part	Amend Rule 2.4.2.30 to provide for signage that might be required for the development, including up to two billboards facing Cambridge Road and two within each stage. Signs are to be removed after the completion of each stage.	Reject Out of scope.
14/36		Section 2 - Residential Zone, 2.4.2.39	Oppose in part	Amend Rule 2.4.2.39 as follows by adding the text below: <i>No person shall park a heavy motor vehicle on <u>the footpath or roadside berm of any residential property in the Residential Zone.</u></i>	Reject Out of scope.
19/21	Waipa District Council	Section 2 - Residential Zone, 2.4.2	Support in part	Amend Rule 2.4.2.2 as follows: Rules - Minimum building setback from road boundaries 2.4.2.1 ... 2.4.2.2 <i>The minimum building setback from road boundaries in the following locations are:</i> ... <i>(f) Compact housing and visitor</i>	Accept in part To the extent that a new rule is inserted but amend setback to 3m.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<u>accommodation within the C1, C2 and C3 Structure Plan areas 2.5m</u>	
FS25/85	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2	Support in part	19/21 - Accept in part, with the minimum setback in Rule 2.4.2.2 relating to the Structure Plan being 3m, rather than the 2.5m proposed.	Accept
FS26/81	St Peter's School	Section 2 - Residential Zone, 2.4.2	Support in part	Refer FS25/85	Accept

- 1.9.2 Submission points 9/23, 9/26, 9/27, 10/26, 10/29, 10/30, 14/17 and 14/18 were received in support of the changes to the Residential Zone section and **these submission points are accepted in part** subject to modifications made as a response to other submissions.
- 1.9.3 Submission points 14/4 and 14/11 requested amendments to Objective 2.3.1 and Objective 2.3.4 to recognise the key 'valued' elements of the character and Residential Zone. **These submission points are rejected.**
- 1.9.4 Submission point 14/12 requested amendments to Policy 2.3.4.5 to provide further provisions for compact housing within 400m radius of drainage swales and/or a school and to remove criteria's (ii) and (iii). Further submission points FS25/52 and FS26/48 consider the proposed amendments to be appropriate given that compact housing will form a fundamental part of development within the C3 cell. The amended wording proposed by the submitter would have District wide implications, which would be out of scope for the current plan change unless made specific to the C1 and C2/C3 Growth Cells. For these reasons, and those set out in the Structure Plan, **submission point 14/12 and further submission points FS25/52 and FS26/48 are rejected.**
- 1.9.5 Submission point 14/13 and further submission points FS25/53 and FS26/49 requested a new policy which encourages creative and innovative approaches to urban design within the C2/C3 Structure Plan area. This is similar to what intended by Policy 2.3.5.2 for Cambridge Park. **These submission points are accepted in part** and consequential amendments made to include C1 (shown in Part 2 of this report).
- 1.9.6 Submission points 14/6, 14/7 and 14/9 requested amendments to Policy 2.3.2.1, Policy 2.3.2.2 and Policy 2.3.3.2 to better reflect the realities of compact housing in the C2/C3 growth cell. Further submission points FS25/49, FS26/45 and FS25/50 oppose the recommended wording and consider boundary setbacks to be an important feature with compact housing. The risks outlined in the further submission are accepted and the suggested amendments would have District wide implications which would require further consultation. **Submission points 14/6, 14/7 and 14/9 are rejected and further submission points FS25/49, FS26/45 and FS25/50 are accepted.**
- 1.9.7 Following on from this, submission point 14/25 requested amendments to Rule 2.4.2.4 to reduce building setbacks for compact housing. **This submission point is rejected.**

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- 1.9.8 Submission point 14/24 raises concerns that Rule 2.4.2.1 does not currently reflect the reality that compact housing, including garaging, will be located much closer to road boundaries than conventional residential buildings and requested garaging within the C1 and C2/C3 growth cells is not subject to the minimum building setbacks from road boundaries. This is opposed by further submission points FS25/55 and FS26/51. Front yard setbacks allow for softening with planting and landscaping and retain character of the area. Therefore, **submission point 14/24 is rejected and further submission points FS25/55 and FS26/51 are accepted.**
- 1.9.9 Submission point 19/21 requested amendments to Rule 2.4.2.2 to specify the street boundary setback for compact housing development and visitor accommodation within the C1, C2 and C3 Structure Plan at 2.5m. **Submission point 19/21 is accepted in part and further submission points FS25/85 and FS26/8 are accepted in full,** and amend Rule 2.4.2.2.
- 1.9.10 Submission points 9/26 and 10/29 support proposed Rule 2.4.2.19 relating to fence heights to fence heights in the C2/C3 cell, whereas submission point 14/33 requested that this rule is deleted. **Submission points 9/26 and 10/29 are accepted and submission point 14/33 is rejected** and Rule 2.4.2.19 is retained as notified.
- 1.9.11 Submission point 14/34 requested to delete Rule 2.4.2.21 as the rule is considered to be ambiguous and conflicting as to the anticipated nature and variety of roof forms. Submission points 9/27 and 10/30 support of Rule 2.4.2.20. **Submission points 9/27 and 10/30 are accepted and submission point 14/34 is rejected** and Rule 2.4.2.21 is retained.
- 1.9.12 Submission point 14/35 raises concerns that the current sign provisions do not provide for development signs and submission point 14/36 notes that there is currently a lack of restriction on where heavy vehicles may park in the Residential Zone. Other than renumbering, Rule 2.4.2.20 and Rule 2.4.2.39 are not being amended as part of this plan change and the requests sought are considered beyond scope. Therefore, **these submission points are rejected.**

1.10 District Plan Section 2 Residential Zone – Compact Housing

1.10.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
14/19	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.1.1	Oppose	Amend Rule 2.4.1.1(c) to read: <i>One principal dwelling per 500m² of net site area, (except for dwellings existing as of 31 May 2012, where the minimum net site area containing the existing dwelling is 400m²), provided that this rule does not apply to the St Kilda Residential Area, Cambridge Park Residential Area, or Picquet Hill Residential Area or compact housing areas shown on Structure Plans.</i>	Reject

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
14/21	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.1.3	Oppose in part	Amend Rule 2.4.1.3(b) to allow single compact housing sites in the C1 and C2/C3 growth cells to have restricted discretionary activity status, as follows: <i>Compact housing seven or more dwellings per site located within the compact housing overlay identified on the Planning Maps and as provided for in Rule 2.4.1.3(c), <u>except as otherwise provided for in a structure plan...</u></i> Delete assessment criteria that are not relevant and/or limit their applicability to matters which are not addressed by performance standards or where the performance standards are breached.	Reject
14/26	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.2.6	Oppose in part	Delete Rule 2.4.2.6.	Reject
FS25/57	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.6	Oppose in part	14/26 - <i>Reject in part, in so far as an amended version of Rule 2.4.2.6 be considered that provides for its intent, but being of a less prescriptive nature.</i>	Accept in part
FS26/53	St Peter's School	Section 2 - Residential Zone, 2.4.2.6	Oppose in part	Refer FS25/57	Accept in part
14/28	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.2.9	Oppose in part	Amend Rule 2.4.2.9 in relation to daylight control, to ensure that compact housing is not subject to these requirements, as follows: <i><u>Except for internal boundaries within compact housing areas,</u></i> <i>Buildings shall not penetrate a recession plane at right angles to the boundary inclined inwards at the angles shown in the diagram from 2.7m above ground level at internal site boundaries that adjoin the Residential Zone a reserve of less than 1ha in size, or a public walkway. The angles in the diagram below shall be applied using the methodology in Appendix O6.</i> <i>Provided that where an internal boundary of a site abuts a driveway or right of way the recession plane may be measured from points 2.7m above the furthest boundary of the drive way or right of way.</i>	Reject

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
FS25/59	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.9	Support	14/28 - Accept in part as it relates to semi-detached houses, provided that setbacks on all other boundaries are still required and the daylight control rules still apply.	Reject
FS26/55	St Peter's School	Section 2 - Residential Zone, 2.4.2.9	Support	Refer FS25/59	Reject
14/29	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.2.10	Oppose in part	Review Rule 2.4.2.10 in light of issues raised by the submitter in general submissions, and amend to correctly cross reference to Rule 2.4.2.41.	Accept in part
14/37	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.2.41	Oppose in part	Amend Rule 2.4.2.41 as follows: <i>Compact housing within the compact housing area overlay shall have a minimum area of 2,000m² <u>except in the C2/C3 Structure Plan Areas which shall have a minimum area of 300m² and shall meet the following requirements:</u></i> (a) ... (b) <i>Where there is more than one building on a site, it shall be separated from other buildings on the site by at least 3.5m <u>with the exception of development within the C2/C3 Structure Plan Area;</u> and</i> (c) ... (d) ... (e) ... (f) <i>Landscaping and permeable surfaces: At least 30% of the net site area of any site or unit site area shall be grassed, planted in trees and/or shrubs or otherwise landscaped in a manner that retains the permeable nature of the surface <u>with the exception of development within the C2/C3 Structure Plan Areas.</u></i> (g) <i>A communal outdoor service area or storage court shall be provided (<u>except within the C2/C3 Structure Plan Areas</u>) that does not exceed 10m² of site area and it shall be screened so that it is not visible from the front boundary of the site.</i> (h) ...	Reject
14/38	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone	Oppose	Insert a new rule as follows: <u>Compact housing within the C2/C3 Structure Plan Area that does not comply with Rule 2.4.1.3(b) is a Discretionary</u>	Reject

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<u>Activity.</u>	
FS25/61	Chartwell Developments LP	Section 2 - Residential Zone	Support	14/38 - Accept submission point.	Reject
FS26/57	St Peter's School	Section 2 - Residential Zone	Support	Refer FS25/61	Reject
14/60	3Ms of Cambridge GP Ltd	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.3	Oppose in part	Amend Rule 15.4.2.3 to exclude compact housing from the requirements for residential lot frontage and lot shape factor.	Accept
FS25/63	Chartwell Developments LP	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.3	Support	14/60 - Accept submission point.	Accept
FS26/59	St Peter's School	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.3	Support	Refer FS25/63	Accept
19/10	Waipa District Council	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.60	Support in part	Insert proposed new Rule 15.4.2.60 following existing Rule 15.4.2.59 Greenfield lot design and renumber consequentially thereafter: <u>Rule – Subdivision of a compact housing development in the C1, C2 and C3 Structure Plan areas.</u> <u>15.4.2.60 Any subdivision relating to an approved land use consent must comply with that resource consent.</u> <u>Activities that fail to comply with this rule will require a resource consent for a discretionary activity.</u>	Accept in part To the extent that the intent is achieved through the recommended amendments below.
FS25/79	Chartwell Developments LP	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.60	Support	19/10 - Accept submission point.	Accept in part To the extent that the intent is achieved through the recommended amendments below.
FS26/75	St Peter's School	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.60	Support	Refer FS25/79	Accept in part To the extent that the intent is achieved through the recommended amendments below.
19/20	Waipa District Council	Section 2 - Residential	Support in part	Amend section Rule 2.4.2.41 as follows:	Reject Acknowledging the proposed

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
		Zone, 2.4.2.41		<p>Rule - Compact housing</p> <p>2.4.2.41 Compact housing within the compact housing area overlay shall have a minimum area of 2,000m² and shall meet the following requirements:</p> <p>...</p> <p><u>(m) Within the Compact Residential land use areas illustrated on the land use plans within the C1 and C2/C3 Structure Plans, no less than 40% of each area shall be provided for as Compact Residential land use.</u></p>	alternate approach to densities for the overall structure plan area, as described in section 4.3.
FS25/84	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.41	Support in part	19/20 - Accept in part, but Appendix A to the Structure Plan be amended so that the Compact Residential overlay only applies to the upper terrace adjacent to Cambridge Road in the C3 cell.	Accept in part Acknowledging the proposed alternate approach to densities for the overall structure plan area, as described in section 4.3.
FS26/80	St Peter's School	Section 2 - Residential Zone, 2.4.2.41	Support in part	19/20 - Accept in part, but Appendix A to the Structure Plan be amended so that the Compact Residential overlay on SPS land only applies to the upper terrace adjacent to Cambridge Road.	Accept in part Acknowledging the proposed alternate approach to densities for the overall structure plan area, as described in section 4.3.
19/9	Waipa District Council	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.1.1	Support in part	<p>Add the following new activity status Rule 15.4.1.1(m):</p> <p>.....</p> <p><u>In the C1, C2 and C3 structure plan areas, subdivision of a compact housing development in accordance with an approved compact housing land use resource consent complying with Standard 15.4.2.60.</u></p> <p><u>Residential Zone: RD (Restricted Discretionary)</u></p> <p><u>All other Zones: N/A</u></p> <p><u>Assessment will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> <u>• Infrastructure servicing; and</u> <u>• Access and manoeuvring; and</u> <u>• Development in general accordance with the C1 and C2/C3 Structure Plans</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p> <p><u>Performance Standards 15.4.2.3 to 15.4.2.12 shall not apply to subdivision in accordance with this rule.</u></p>	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
FS25/78	Chartwell Developments LP	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.1.1	Support	19/9 - Accept submission point.	Accept
FS26/74	St Peter's School	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.1.1	Support	Refer FS25/78	Accept

- 1.10.2 Several submissions were received in regards to activity status, performance standards and the ability to subdivide and build individual dwellings as part of compact housing provisions.
- 1.10.3 The provisions as outlined require compact residential to be undertaken in a comprehensive manner and it is anticipated that subdivisions are not undertaken prior to land use consent for a comprehensive subdivision and therefore the proposed provisions are considered to be appropriate. **Submissions points 14/19, 14/21, 14/26, 14/28, 14/29, 14/37, 14/38 and further submission points FS25/57, FS25/59, FS25/61, FS26/53, FS26/55 and FS26/57 are rejected.**
- 1.10.4 Submission point 14/29 requested an amendment to Rule 2.4.2.10 to refer to Rule 2.4.2.41 rather than 2.4.2.39. **This submission point is accepted in part** and amend Rule 2.4.2.10 in Section 2 of the District Plan (shown in Part 2 of this report).
- 1.10.5 Submission point 14/60 suggested that the subdivision of compact housing is likely to breach the current requirements of Rule 15.4.2.3 and requested amendments to exclude compact housing from the requirements for residential lot frontage and lot shape factor. This is supported by further submission points FS25/63 and FS26/59 which consider the ability to subdivide in accordance with the outcomes sought by the Structure Plan should not be unduly restricted. **These submission points are accepted.**
- 1.10.6 Submission point 14/37 requested to amend Rule 2.4.2.41 to allow for incremental development of compact housing within the C1 and C2/C3 structure plan areas and allow for a minimum area of 300m², and further exemptions from building separations on site, landscaping and permeable surfaces and communal outdoor service area. **This submission point is rejected.**
- 1.10.7 Submission point 14/38 requested a new rule that captures compact housing that does not comply with Rule 2.4.1.3(b) is a Discretionary Activity rather than non-complying. This approach is supported by further submission points FS25/61 and FS26/57. **These submission points are rejected.**
- 1.10.8 Submission points 19/10 and 19/9 requested to insert a new rule and add to an existing rule to provide for the subdivision of compact housing in accordance with an existing land use consent as a restricted discretionary activity, subject to assessment against

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appropriate standards. The new rule and reasoning outlined in the submission is supported by further submission points FS25/79, FS26/75 FS25/78 and FS26/74. The intent of **the submission point which seeks amendments to 15.4.2.60 is rejected**, as this has been addressed through the recommended changes to Rule 15.4.1.1. Therefore **submission point 19/10 and further submissions are accepted in part** and amend Rule 15.4.1.1(m) in Section 15 of the District Plan (shown in Part 2 of this report).

1.10.9 Submission point 19/20 requested amendments to Rule 2.4.2.41 to clearly stipulate that the C1 and C2/C3 Structure Plan seeks a minimum 40% compact housing development within those areas identified for compact housing of the structure plans. Further submission points FS25/84 and FS26/80 accept the wording proposed. **Submission point 19/20 is rejected and the further submission points FS25/84 and FS26/80 are accepted in part.**

1.11 District Plan Section 2 Residential Zone – Performance Standards

1.11.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
9/25	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.8	Support	Rule 2.4.2.8(f) be adopted as shown in Section 2 of the Waipa District Plan. Any similar or consequential amendments that stem from the submission and relief sought.	Reject Amend building height to 12m in response to other submissions.
FS26/25	St Peter's School	Section 2 - Residential Zone, 2.4.2.8	Support	9/25 - Accept submission point	Reject
10/28	St Peter's School	Section 2 - Residential Zone, 2.4.2.8	Support	Rule 2.4.2.8(f) be adopted as shown in Section 2 of the Waipa District Plan. Any similar or consequential amendments that stem from the submission and relief sought.	Reject Amend building height to 12m in response to other submissions.
FS25/28	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.8	Support	10/28 - Accept submission point	Reject
14/27	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.2.8	Support in part	Amend Rule 2.4.2.8(f) as follows: <i>Compact Housing Areas located within C1 and C2/C3 Structure Plan areas (allowing for buildings of up to three storeys with a pitched roof and/or a roofed garden) - 0m</i>	Accept in part
FS25/58	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.8	Oppose in part	14/27 - Reject submission point, but submission point 18/23 by CB2 Holdings Limited be accepted.	Accept in part
FS26/54	St Peter's School	Section 2 - Residential Zone, 2.4.2.8	Oppose in part	14/27 - Reject submission point, but submission point 18/23 by CB2 Holdings Limited be accepted.	Accept in part
18/23	CB2 Holdings Ltd	Section 2 - Residential	Oppose	That Rule 2.4.2.8(f) be amended to read:	Reject

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
		Zone, 2.4.2.8		<i>“Compact Housing Areas located within the C1 and C2/C3 Structure Plan areas 11m 13m”</i>	
FS25/72	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.8	Support	18/23 - Accept submission point.	Reject
FS26/68	St Peter’s School	Section 2 - Residential Zone, 2.4.2.8	Support	18/23 - Accept submission point.	Reject

1.11.2 Submission points 9/25 and 10/28 support Rule 2.4.2.8(f) which limits the building height to 11m for Compact Residential Housing Areas. Whereas submission point 18/23 requested that this rule be amended to provide for a maximum height of 13m rather than 11m for compacting housing areas within the C1 and C2/C3 Structure Plan areas. This is supported by further submission points FS25/72 and FS26/68. Submission point 14/27 supports the proposed 11m maximum height for compact housing within the C1 and C2/C3 structure plan areas but suggests that Rule 2.4.2.8(f) should be amended to clarify that this will allow for three storey buildings with a pitched roof and/or a roofed garden. Further submission points FS25/58 and FS26/54 originally submitted in support of the 11m height restriction and consider having no height limit may lead to negative design outcomes, however they support increasing the height limit to 13m to provide more flexibility in design as recommended by submission point 18/23.

1.11.3 It is considered appropriate to allow a maximum building of 12m for Compact Housing to allow further opportunity for roof form, however this should be restricted to a maximum of 3 storeys. Therefore, **the above submission points are accepted in part** and amend Rule 2.4.2.8(f) in Section 2 of the District Plan (shown in Part 2 of this report).

1.12 District Plan Section 21 Assessment Criteria – Compact Residential

1.12.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
16/4	Future Proof Implementation Committee	Whole of Plan Change 7	Support	Retain.	Accept in part Subject to modifications of the changes made to various sections as a consequences of Council’s decisions.
19/11	Waipa District Council	Proposed Appendix S19 - Structure Plan, section 5.2	Support in part	Amend section 5.2 as follows: <i>5.2 Residential The Structure Plan recognises and reflects the need to provide a mix of land uses and densities within the community. Proposed residential dwelling types reflect the underlying principles of the Plan to facilitate future development in a manner that meets Council’s aspirations around sustainability, community-</i>	Accept Shift the guidelines for residential and compact from the C1 and C2/C3 Structure Plan document to the relevant assessment criteria.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p>orientation and orderly growth. Appropriate population density is the key to vitality and supports vital community services. As such, the Plan seeks to facilitate a balanced approach of providing an overall density target of 12-15 dwellings per hectare/net, responding to local character attributes and infrastructure requirements, and also providing opportunities for higher densities (compact residential) in appropriate areas.</p> <p><u>The following outcomes sought are facilitated through the relevant district plan provisions, including the relevant objectives, policies, rules and assessment matters relating to residential and compact residential land use.</u></p> <p>Delete sections 5.2.2 Residential Guidelines and 5.2.4. Compact Residential Guidelines in their entirety (excluding precedent images).</p>	
FS25/80	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5.2	Support in part	<p>19/11 - Accept in part and the following text also be added to the assessment criteria:</p> <ul style="list-style-type: none"> • <u>Walkable, safe community that is well connected to the surrounding context, providing good access to nearby community amenities, open space, St Peter's School and the Waikato River.</u> • <u>Development that is responsive to existing natural features and landform in terms of residential layout, road network and provision of services.</u> • <u>Development that is seen as a natural, seamless progression of the existing Cambridge urban area, rather than being a standalone development.</u> • <u>Development that accentuates and reflects the open relationship of residences to street frontages, with generous front yards and low fencing.</u> 	Accept
FS26/76	St Peter's School	Proposed Appendix S19 - Structure Plan, section 5.2	Support in part	Refer FS25/80	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
19/12	Waipa District Council	Section 2 - Residential Zone, 2.4.1.3	Support in part	<p>Amend Rule 2.4.1.3(b) as follows:</p> <p><i>Compact housing seven or more dwellings per site located within the compact housing overlay identified on the Planning Maps, within the <u>C1, C2 and C3 Structure Plan areas</u>, and as provided for in Rule 2.4.1.3(c).</i></p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> • <i>Building location, bulk and design; and</i> • <i>Landscaping; and</i> • <i>Location of parking areas and vehicle manoeuvring; and</i> • <i>CPTED; and</i> • <i>Traffic generation and connectivity; and</i> • <i>Noise; and</i> • <i>Stormwater disposal</i> • <i>The extent to which development within the C1, C2 and C3 Structure Plan areas responds to the Compact Residential outcomes and guidelines within the C1, C2 and C3 Structure Plans.</i> <p><i>These matters will be considered in accordance with the assessment criteria in Section 21.</i></p>	<p>Accept</p> <p>Shift the guidelines for residential and compact from the C1 and C2/C3 Structure Plan document to the relevant assessment criteria.</p>
19/13	Waipa District Council	Section 21 - Assessment Criteria and Information Requirements, 21.1.2.4	Support in part	<p>Amend Assessment Criteria 21.1.2.4 (o) by adding the following matters:</p> <p><i>(o) The extent to which development within the C1, C2 and C3 Structure Plan areas responds to the Compact Residential outcomes and guidelines within the C1, C2 and C3 Structure Plans.</i></p> <p><u><i>(o) The extent to which compact housing development within the C1, C2 and C3 structure plan areas:</i></u></p> <p><u><i>i. Includes 'universal access' design principles within design, maximising accessibility for all users.</i></u></p> <p><u><i>ii. Provides an internal movement network layout that is legible and enables good connectivity.</i></u></p> <p><u><i>iii. Maximises safety for pedestrians, by:</i></u></p> <ul style="list-style-type: none"> • <u><i>Providing dedicated pedestrian access to dwellings and areas of communal open space, demarcated through materials, colours and/or</i></u> 	<p>Accept</p> <p>Shift the guidelines for residential and compact from the C1 and C2/C3 Structure Plan document to the relevant assessment criteria.</p>

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><u>texture</u></p> <ul style="list-style-type: none"> • <u>Minimises the need for vehicular backing manoeuvres where site size and layout allows, by providing safe turning areas</u> iv. <u>Facilitates an internal movement network that provides for dedicated vehicle access to each dwelling, such as may include:</u> <ul style="list-style-type: none"> • <u>Using rear lanes where vehicle access off a public street is difficult or compromises pedestrian and visual amenity</u> • <u>Providing shared vehicular access layout for larger developments.</u> v. <u>Uses surface treatments to clearly demarcate vehicular entrances.</u> vi. <u>Incorporates safe, accessible visitor car parking within the development.</u> vii. <u>Provides clearly visible main pedestrian entries from the street or lane to each dwelling at ground floor level.</u> viii. <u>Maximises the visual relationship between dwellings and adjacent streets, lanes and public open spaces, through provision of windows and balconies at upper levels.</u> ix. <u>Minimises the number of dwellings with internal and outdoor living areas oriented to the south.</u> x. <u>Dwellings are designed to provide private outdoor areas adjacent to living areas.</u> xi. <u>Orients windows to maximise daylight and outlook, without compromising dwelling privacy or the privacy of neighbouring dwellings.</u> xii. <u>Provides adequate storage space for each residential unit, including for larger items such as bicycles and outdoor equipment.</u> xiii. <u>For apartment style developments, provides communal open spaces with edges that are activated or overlooked by adjacent streets, lanes or dwellings.</u> xiv. <u>Integrates proposed communal open spaces with the development's wider</u> 	

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<u>pedestrian network.</u>	

1.12.2 Submission points 19/11, 19/12 and 19/13 requested to remove the guidelines for residential and compact from the Appendix S19 Structure Plan (section 5.2.2 Residential Guidelines and section 5.2.4 Compact Residential Guidelines (as notified)), and place these within the relevant assessment criteria for restricted discretionary and discretionary activities, in sections 21.1.2.4 and 21.1.2.27 respectively. This shift is supported by further submission points FS25/80 and FS26/76. **Submission points 19/11, 19/12, 19/13 and further submission points FS25/80 and FS26/76 are accepted** and amendments shown in Part 2 of this report.

1.12.3 Submission point 16/4 supports the inclusion of 21.1.2.27(o). It has been recommended that criterion (o) is amended to incorporate the guidelines for residential and compact from the C1 and C2/C3 Structure Plan document. Criterion (o) still relates to the Compact Residential outcomes and guidelines and therefore it is considered that the intent of this submission is still relevant and subsequently **submission point 16/4 is accepted**.

1.13 District Plan Section 21 Assessment Criteria – General

1.13.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
14/65	3Ms of Cambridge GP Ltd	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2 (new)	Oppose	Insert a new rule into Section 15.4.2 that sets out the matters that will be covered in subdivision consent conditions to address the issue of design and quality of development within the C1, C2/C3 and C4 Structure Plan areas, including the following: <ul style="list-style-type: none"> - <i>Development of design guidelines for the subdivision.</i> - <i>Housing design plan to be submitted to and approved by design panel.</i> - <i>Require covenants on titles.</i> - <i>Impose sanctions /fines in the event that covenants are breached or the design plan is not followed.</i> - <i>Council enforcement and fines.</i> - <i>Bonds.</i> 	Reject
FS25/66	Chartwell Developments LP	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2 (new)	Support	14/65 - Accept submission point, but reference also be made to the process of appointing design panel members and how key landowners such as Chartwell can be involved in the appointment process.	Reject
FS26/62	St Peter's School	Section 15 - Infrastructure,	Support	Refer FS25/66	Reject

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
		<i>Hazards, Development and Subdivision, 15.4.2 (new)</i>			

1.13.2 Submission point 14/65 requested that a new rule be inserted in Section 15 which sets out the matters that will be covered in subdivision consent conditions to address the issue of design and quality of development within the C1, C2/C3 and C4 Structure Plan areas. Further submission points FS25/66 and FS26/62 support this point.

1.13.3 It is noted that while the Council are giving consideration to the establishment and use of an urban design panel, urban design reviews will continue to be undertaken when considered appropriate in the meantime. Accordingly, **submission point 14/65 and further submission points FS25/66 and FS26/62 are rejected.**

1.14 Structure Plan – Section 5.1 Compact Residential

1.14.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
14/3	3Ms of Cambridge GP Ltd	Definitions	Oppose in part	Amend definition of 'compact housing' as follows: <i>'Compact housing' means a housing DEVELOPMENT in which the design of BUILDINGS, their layout, access and relationship to one another has been planned in a comprehensive manner to achieve compatibility between all BUILDINGS on a SITE or SITES. This can include Papakāinga housing, terraces, duplexes, apartments and town houses, but excludes RETIREMENT VILLAGE ACCOMMODATION AND ASSOCIATED CARE FACILITIES.</i>	Accept Amend compact housing definition as requested.
FS25/47	Chartwell Developments LP	Definitions	Support	14/3 - Accept submission point.	Accept
FS26/43	St Peter's School	Definitions	Support	Refer FS25/47	Accept
18/5	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan, section 5.2.3	Support in part	That the second paragraph in Section 5.2.3 be deleted and replaced with the following text (or similar): <i>"Rules for development within the Compact Housing Overlay are set out in the Residential Zone provisions of the District Plan"</i>	Accept in part
19/22	Waipa District Council	Proposed Appendix S19 - Structure Plan, section	Support in part	Amend section 5.1 as follows: Compact Residential Overlay: <i>Blocks within this overlay will consist of a mix of residential</i>	Accept in part With reference to appropriate typologies.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
		5.1		<i>and compact housing typologies, including semi-detached dwellings, duplexes, terrace housing or low rise apartments. mostly of single family dwellings with some row or terraced housing on lots of 300-400m². Within the Compact Residential overlay, it is not anticipated that this entire area will be developed as Compact Residential housing, but 40% of this area is required to be Compact Residential, with the remainder able to be suburban residential if that typology is favoured by the market.</i>	
FS25/86	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5.1	Support in part	19/22 - Accept in part, subject to the following amendments being made to Section 5.1 as provided in the WDC submission: Compact Residential Overlay: Blocks within this overlay will consist of a mix of residential and compact housing typologies, including semi-detached dwellings, duplexes, terraces, housing or low rise apartments, and town houses.	Accept
FS26/82	St Peter's School	Proposed Appendix S19 - Structure Plan, section 5.1	Support in part	Refer FS25/86	Accept
14/5	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.3.1.1	Oppose in part	Amend Policy 2.3.1.1 as follows to better reflect the realities of compact housing: <i>To maintain and enhance Cambridge's character by:</i> (a) Maintaining the grid layout that provides long vistas down roads; and (b) Providing for wide grassed road verges that enable sufficient space for mature trees <u>except as otherwise provided for in a structure plan</u> ; and (c) Maximising opportunities to provide public access to the town belt; and (d) Maintaining and enhancing public views to the Waikato River and Karāpiro Stream Valley with development actively facing and providing access to the River and the Stream; and (e) Providing for development that is of a low density, one to	Reject

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				two storeys, and set back from road frontages to enable sufficient open space for the planting of trees and private gardens, <u>except as otherwise provided for in a structure plan</u> ; and (f) Maintaining the mix of villa, cottage and bungalow type housing within the identified character clusters.	
FS25/48	Chartwell Developments LP	Section 2 - Residential Zone, 2.3.1.1	Support in part	14/5 - Accept in part, with the following amendment added to Policy 2.3.1.1: To maintain and enhance Cambridge's character by: (a) Maintaining the grid layout that provides long vistas down roads <u>except as otherwise provided for in a structure plan</u> ; and	Reject
FS26/44	St Peter's School	Section 2 - Residential Zone, 2.3.1.1	Support in part	Refer FS25/48	Reject
19/23	Waipa District Council	Proposed Appendix S19 - Structure Plan, section 5.2.3	Support in part	Amend section 5.2.3 as follows: Within these areas compact residential development to a minimum allotment size of 300m² <u>semi-detached dwellings, duplexes, terrace housing or low rise apartments, provided a minimum seven (7) dwellings are provided. Compact residential development within the Cambridge C1-C3 Structure Plan areas will allow for a maximum height of 11m – allowing for 3-storey development, whilst still enabling a pitched roof form.</u>	Accept in part With reference to appropriate typologies.
FS25/87	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5.2.3	Support in part	19/23 - Accept in part, subject to the following amendments being made to Section 5.2.3 as provided in the WDC submission: Within these areas compact housing may include semi-detached dwellings, duplexes, terraces, housing or low rise apartments and town houses, <u>provided a minimum seven (7) dwellings are provided.</u>	Accept
FS26/83	St Peter's School	Proposed Appendix S19 - Structure Plan, section 5.2.3	Support in part	Refer FS25/87	Accept
19/24	Waipa District Council	Section 2 - Residential	Support in part	Amend 2.1.3 as follows: 2.1.3 <u>There is a need to make</u>	Accept in part With reference to appropriate

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
		Zone, 2.1.3		<i>future provision for more sustainable forms of living. Sustainable forms of living are required in order to manage resources that have a limited supply (such as land) as well as to reduce the overall 'footprint' on the environment. In the Residential Zone this outcome is achieved by enabling the establishment of secondary dwellings; and providing for infill development, retirement village accommodation and compact housing development options (such as may include <u>semi-detached dwellings, duplexes, terrace housing or low rise apartments</u>). These development</i>	typologies.
FS25/88	Chartwell Developments LP	Section 2 - Residential Zone, 2.1.3	Support in part	19/24 - Accept in part, subject to the following amendments being made to Section 2.1.3 as provided in the WDC submission: <i>There is a need to make future provision for more sustainable forms of living. Sustainable forms of living are required in order to manage resources that have a limited supply (such as land) as well as to reduce the overall 'footprint' on the environment. In the Residential Zone this outcome is achieved by enabling the establishment of secondary dwellings; and providing for infill development, retirement village accommodation and compact housing development options (such as may include <u>semi-detached dwellings, duplexes, terraces, housing or low rise apartments, and town houses</u>).</i>	Accept
FS26/84	St Peter's School	Section 2 - Residential Zone, 2.1.3	Support in part	Refer FS25/88	Accept

1.14.2 Submission point 14/3 requested amendments to the definition to include reference to terraces, duplexes, apartments and town houses. This is supported by further submission points FS25/47 and FS26/43. The proposed wording is considered appropriate and therefore **this submission point and further submissions are accepted** and the definition of 'compact housing' is amended and shown in Part 2 of this report.

1.14.3 Submission point 14/5 requested amendments to Policy 2.3.1.1 to better reflect the realities of compact housing. Further submission points FS25/48 and FS26/44 consider

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the proposed amendments to be appropriate. **Submission point 14/5 and further submission points FS25/48 and FS26/44 are rejected.**

- 1.14.4 Submissions points 19/22, 19/23 and 19/24 requested amendments to section 5.1 and section 5.2.3 of Appendix S19, and Section 2 (provision 2.1.3) of the District Plan, to provide further clarity around the type of developments that are anticipated within the compact housing areas. **Submission points 19/22, 19/23 and 19/24 are accepted in part and further submission points FS25/86, FS26/82, FS25/87, FS26/83, FS25/88 and FS26/84 are accepted in full** and amend section 5.1 and section 5.2.3 (as notified) of Appendix S19 – Cambridge C1 and C2/C3 Structure Plans, and Section 2 (provision 2.1.3) of the District Plan.
- 1.14.5 In conjunction with the requests above, submission point 18/5 requested amendments to Section 5.2.3 to ensure that it does not replicate or seek to interpret provisions of the Residential Zone which apply to the compact housing overlay. **This submission point is accepted in part** and amend section 5.2.3 (as notified) of Appendix 19 – Cambridge C1 and C2/C3 Structure Plans.

1.15 Neighbourhood Centres - C2 Growth Cell

1.15.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
9/10	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5.3	Support in part	Further consideration be given to how the design guidelines could be improved and include the following requirements within Section 5.3: <ul style="list-style-type: none"> <u>Design of the Neighbourhood Centre to be carried out by a professional design team including Urban Designers, Landscape Architects and Architects</u> <u>An Urban Design Panel is required to review the design proposal for the Cambridge Road Neighbourhood Centre – with a clear process in place to enable this and ensure any recommendations made are enforceable.</u> <u>Design must include a full appraisal of the site and its context, to ensure that the development responds to, and preferably enriches, the character and quality of this gateway location.</u> <u>Material palette to be in keeping with the Cambridge Gateway location - high quality selections that offer a contemporary yet sensitive response to context, whilst avoiding historic pastiche</u> 	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<ul style="list-style-type: none"> • <u>Neighbourhood Centre to combine a range of uses - commercial, leisure, and entertainment, ensuring activity throughout the day and evening and on different days of the week.</u> <p>Any similar or consequential amendments that stem from the submission and relief sought.</p>	
FS26/10	St Peter's School	Proposed Appendix S19 - Structure Plan, section 5.3	Support	9/10 - Accept submission point	Reject
9/11	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5.3.1	Support in part	<p>1. Amend Section 5.3.1 by including the following additional point as an outcome sought:</p> <ul style="list-style-type: none"> • <u>Vehicle access to the Cambridge Road Neighbourhood Centre to be a secondary consideration to other transport modes for access (i.e. pedestrian and cycle movements).</u> <p>2. WDC to consider options for relaxing the car parking requirements in the Cambridge Road Neighbourhood Centre to ensure the focus is on pedestrian and cycle access as opposed to vehicle access.</p> <p>3. Any similar or consequential amendments that stem from the submission and relief sought.</p>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS26/11	St Peter's School	Proposed Appendix S19 - Structure Plan, section 5.3.1	Support	9/11 - Accept submission point	Reject
9/29	Chartwell Developments LP	Section 6 - Commercial Zone, 6.3.1.6	Support in part	<p>Amend Policy 6.3.1.6 by adding the following text:</p> <p><u>(e) Any development maintains and enhances the amenity of the C3 cell.</u></p> <p>Any similar or consequential amendments that stem from the submission and relief sought.</p>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS26/29	St Peter's School	Section 6 - Commercial Zone, 6.3.1.6	Support	9/29 - Accept submission point	Reject
9/30	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.1.3	Support in part	<p>Amend the performance standard 6.4.1.3(b)(vi) as follows:</p> <p><u>The extent to which development within...the C1, and C2/C3 Structure Plans.</u></p>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				Any similar or consequential amendments that stem from the submission and relief sought.	
FS26/30	St Peter's School	Section 6 - Commercial Zone, 6.4.1.3	Support	9/30 - Accept submission point	Reject
9/31	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.1.3	Support	Amend the performance standard 6.4.1.3(f) as follows: <i>The extent to which development responds...the C1, and C2/C3 Structure Plans.</i> Any similar or consequential amendments that stem from the submission and relief sought.	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS26/31	St Peter's School	Section 6 - Commercial Zone, 6.4.1.3	Support	9/31 - Accept submission point	Reject
9/32	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.1.4	Support	Rule 6.4.1.4(a) be adopted as shown in Section 6 of the Waipa District Plan. Any similar or consequential amendments that stem from the submission and relief sought.	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS26/32	St Peter's School	Section 6 - Commercial Zone, 6.4.1.4	Support	9/32 - Accept submission point	Reject
9/33	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.1.5	Support	Rule 6.4.1.5(f) be adopted as shown in Section 6 of the Waipa District Plan. Any similar or consequential amendments that stem from the submission and relief sought.	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS26/33	St Peter's School	Section 6 - Commercial Zone, 6.4.1.5	Support	9/33 - Accept submission point	Reject
9/34	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.1.5	Support	Rule 6.4.1.5(g) be adopted as shown in Section 6 of the Waipa District Plan. Any similar or consequential amendments that stem from the submission and relief sought.	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS26/34	St Peter's School	Section 6 - Commercial Zone, 6.4.1.5	Support	9/34 - Accept submission point	Reject
9/35	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.2.3	Support	Rule 6.4.2.3 be adopted as shown in Section 6 of the Waipa District Plan. Any similar or consequential amendments that stem from the submission and relief sought.	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS26/35	St Peter's School	Section 6 - Commercial Zone, 6.4.2.3	Support	9/35 - Accept submission point	Reject
9/36	Chartwell Developments	Section 6 - Commercial	Support	Rule 6.4.2.17 be adopted as shown in Section 6 of the	Reject On the basis that the

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
	LP	Zone, 6.4.2.17		Waipa District Plan. Any similar or consequential amendments that stem from the submission and relief sought.	neighbourhood centre in C2 is recommended to be removed.
FS27/7	Foodstuffs North Island Limited	Section 6 - Commercial Zone, 6.4.2.17	Support	9/36 - Retain rule 6.4.2.17 as notified.	Reject
FS26/36	St Peter's School	Section 6 - Commercial Zone, 6.4.2.17	Support	9/36 - Accept submission point	Reject
9/39	Chartwell Developments LP	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.2	Support in part	1. Amend 21.1.6.2 - the assessment criteria description as follows: <i>Cambridge North (as part of the C1 Structure Plan) and Cambridge Road (as part of the C2/C3 Structure Plan) Neighbourhood Centres.</i> 2. Amend assessment criteria 21.1.6.2(d) as follows: <i>The extent to which buildings...the C1, and C2/C3 Structure Plans.</i> 3. Any similar or consequential amendments that stem from the submission and relief sought.	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS26/39	St Peter's School	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.2	Support	9/39 - Accept submission point	Reject
9/40	Chartwell Developments LP	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.13	Support in part	1. Amend 21.1.6.13 - the assessment criteria description as follows: <i>Cambridge North (as part of the C1 Structure Plan) and Cambridge Road (as part of the C2/C3 Structure Plan) Neighbourhood Centres.</i> 2. Amend assessment criteria 21.1.6.13(a) as follows: <i>The extent to which buildings...the C1, and C2/C3 Structure Plans.</i> 3. Any similar or consequential amendments that stem from the submission and relief sought.	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS26/40	St Peter's School	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.13	Support	9/40 - Accept submission point	Reject
10/10	St Peter's School	Proposed Appendix S19 - Structure Plan, section	Support in part	Refer 9/10	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
		5.3			
FS25/10	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5.3	Support	10/10 - Accept submission point	Reject
10/11	St Peter's School	Proposed Appendix S19 - Structure Plan, section 5.3.1	Support in part	Refer 9/11	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS25/11	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5.3.1	Support	10/11 - Accept submission point	Reject
10/32	St Peter's School	Section 6 - Commercial Zone, 6.3.1.6	Support in part	Refer 9/29	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS25/32	Chartwell Developments LP	Section 6 - Commercial Zone, 6.3.1.6	Support	10/32 - Accept submission point	Reject
10/33	St Peter's School	Section 6 - Commercial Zone, 6.4.1.3	Support in part	Refer 9/30	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS25/33	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.1.3	Support	10/33 - Accept submission point	Reject
10/34	St Peter's School	Section 6 - Commercial Zone, 6.4.1.3	Support	Refer 9/31	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS25/34	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.1.3	Support	10/34 - Accept submission point	Reject
10/35	St Peter's School	Section 6 - Commercial Zone, 6.4.1.4	Support	Refer 9/32	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS25/35	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.1.4	Support	10/35 - Accept submission point	Reject
10/36	St Peter's School	Section 6 - Commercial Zone, 6.4.1.5	Support	Refer 9/33	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS25/36	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.1.5	Support	10/36 - Accept submission point	Reject
10/37	St Peter's School	Section 6 - Commercial Zone, 6.4.1.5	Support	Refer 9/34	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS25/37	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.1.5	Support	10/37 - Accept submission point	Reject
10/38	St Peter's School	Section 6 - Commercial Zone, 6.4.2.3	Support	Refer 9/35	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
F25/38	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.2.3	Support	10/38 - Accept submission point	Reject
10/39	St Peter's School	Section 6 - Commercial Zone, 6.4.2.17	Support	Refer 9/36	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS25/39	Chartwell Developments LP	Section 6 - Commercial Zone, 6.4.2.17	Support	10/39 - Accept submission point	Reject
FS27/8	Foodstuffs North Island Limited	Section 6 - Commercial Zone, 6.4.2.17	Support	10/39 - Retain rule 6.4.2.17 as notified.	Reject
10/42	St Peter's School	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.2	Support in part	Refer 9/39	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS25/42	Chartwell Developments LP	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.2	Support	10/42 - Accept submission point	Reject
10/43	St Peter's School	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.13	Support in part	Refer 9/40	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS25/43	Chartwell Developments LP	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.13	Support	10/43 - Accept submission point	Reject
14/41	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.1.2	Support	Retain Section 6.1.2.	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
14/43	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.3.1.6	Oppose in part	Amend Policy 6.3.1.6 to remove the restriction that the scale of the Cambridge North Neighbourhood Centre is appropriate to serving the residential area of Cambridge north of the town belt and to correct references to C2 Structure Plan Area, as follows: <i>To enable a single commercial neighbourhood centre on Cambridge Road (as part of the C2/C3 Structure Plan Area) provided that:</i> <i>(a) The scale of the Cambridge North Neighbourhood Centre is appropriate to the C2/C3 and C3 Structure Plan areas and the catchment that it serves</i>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><i>being the residential area in Cambridge generally west of the town belt <u>and beyond</u>; and</i></p> <p><i>(b) It does not impact on the function and vibrancy of the primary commercial centre of Cambridge; and</i></p> <p><i>(c) Building design and site layout reflects and incorporates key elements of Cambridge's character, given its gateway location.</i></p> <p><i>(d) Development of the neighbourhood centre is in general accordance with a Neighbourhood Centre land use consent and the relevant C2 Structure Plan Guidelines.</i></p>	
14/44	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.4	Oppose in part	<p>Amend Section 6.4 to ensure that it correctly refers to the C2/C3 Structure Plan area, as follows:</p> <p><i>...For any activity within the Cambridge Road Neighbourhood Centre Overlay within the C2/C3 Structure Plan area, the Commercial Zone rules below shall apply.</i></p>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS24/7	PJ Stevenson Family Trust	Section 6 - Commercial Zone, 6.4	Support	14/44 - Adopt submission point.	Reject
14/45	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.4.1.3	Oppose in part	<p>Retain Rule 6.4.1.3, with the following amendment to the sixth bullet point:</p> <p><i>- The extent to which development within the Cambridge North and Cambridge Road Neighbourhood Centres respond to the Neighbourhood Centre outcomes and guidelines within the C1 and C2/C3 Structure Plans.</i></p>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
14/46	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.4.1.3	Oppose in part	<p>Retain Rule 6.4.1.3(f) with amendments as follows.</p> <p><i>The use and development of land in the Cambridge North (C1) or Cambridge Road (C2) neighbourhood centres.</i></p> <p><i>Assessment will be restricted to the following matters:</i></p> <ul style="list-style-type: none"> <i>- The extent to which development responds to the Neighbourhood Centre outcomes and guidelines detailed within the C1 and C2/C3 Structure Plans.</i> <i>- Building exterior design, scale, materials, colour and siting; and</i> <i>- Effects on public spaces; and</i> 	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p>- Visual amenity and effects on streetscape; and</p> <p>- Location, colour, size and content of signs.</p> <p>An application for a land use consent shall be for the use and development of land for a neighbourhood centre in its entirety; however development of the site may proceed in stages.</p>	
14/47	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.4.1.5	Oppose in part	<p>Amend Rule 6.4.1.5(f) as follows:</p> <p><i>Any commercial activity within the Cambridge Road Neighbourhood Centre (within the C2/C3 Structure Plan area) where the total floor area of that Centre exceeds 6,500m2 GFA.</i></p>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
14/50	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.4.2.4	Oppose in part	<p>Amend Rule 6.4.2.4 as follows:</p> <p><i>Where a site adjoins the Residential Zone, <u>with the exception of compact housing</u>, no building or stored materials shall penetrate a recession plane at right angles to the Residential Zone boundary inclined inwards at an angle of 45o from 2.7m above ground level.</i></p> <p><i><u>This Rule shall not apply to Neighbourhood Centres in the C1 and C2/C3 Growth Cell areas.</u></i></p>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
14/51	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.4.2.6	Oppose in part	<p>Amend Rule 6.4.2.6 as follows:</p> <p><i>Except on rear sites <u>and the C2/C3 Structure Plan area</u>, the main public entrance into a building must be orientated so that it is parallel to the road boundary of the site.</i></p>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
14/52	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.4.2.10	Oppose in part	<p>Amend Rule 6.4.2.10 as follows:</p> <p><i>Where an internal site boundary adjoins a Residential Zone, the internal boundary of the site adjoining the Residential Zone shall be screened by a solid fence or wall 1.8m in height. <u>This rule shall not apply to commercial development within the C2/C3 Structure Plan Area.</u></i></p>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
14/53	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.4.1.11	Oppose in part	<p>Amend Rule 6.4.1.11 as follows:</p> <p><i>Outside of the pedestrian frontage area where a site adjoins a road, the road boundary must be landscaped to a minimum depth of 2m,</i></p>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>except for the required access and egress points <u>except for the Cambridge Road Neighbourhood Centre (as part of the C2/C3 Structure Plan).</u></i>	
14/54	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.4.2.14	Oppose in part	Amend Rule 6.4.2.14 as follows: <i>Outside the pedestrian frontage area any retail activity in a single tenancy or ownership must be greater than 1,000m² GFA, provided that the following are exempt from this rule:</i> <i>(a) Trade suppliers, yard based suppliers, building improvement centres, service stations, licensed premises, restaurant, cafes and other eating places; and</i> <i>(b) Cambridge North Neighbourhood Centre; and</i> <i>(c) Cambridge Road Neighbourhood Centre (as part of the C2/C3 Structure Plan).</i>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS28/1	CB2 Holdings Ltd	Section 6 - Commercial Zone, 6.4.2.14	Oppose	14/54 - Reject submission point. We seek that Council considers the points raised in making a decision on the submission to the extent that they are relevant to the altered location and extent of the Neighbourhood Centre and Neighbourhood Centre overlay identified on the refined structure plan attached to the late submission (23) of 3MS of Cambridge GP Ltd.	Reject
14/55	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.4.2.17	Oppose in part	Amend 6.4.2.17 as follows: <i>The floor areas of the Cambridge Road Neighbourhood Centre (as part of the C2 Structure Plan Area) shall be:</i> <i>(a) Maximum total commercial retail and service floor area of 4,2506,500m² GFA (excluding medical centres); and</i> <i>(b) Maximum medical centre floor area of 1,500m² GFA; and</i> <i>(c) Each individual retail and service tenancy shall have a floor area of not more than 250m² GFA, provided that one retail shop may have a floor area of more than 250m² GFA and not more than 1,250m² GFA and it shall primarily sell pre-prepared fresh</i>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				food/groceries and beverages, together with other non-food goods in an ancillary capacity. (d) Community amenities and non-retail and service offices are excluded from the above floor areas. (e) The overall size of the Cambridge Road Neighbourhood Centre (all activities) within the C2/C3 Structure Plan Neighbourhood Centre Overlay area shall be no greater than 20,000m2.	
14/56	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.4.2.29	Oppose in part	Amend Rule 6.4.2.29 to allow provision for permanent signs on a per tenancy basis.	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
14/59	3Ms of Cambridge GP Ltd	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.1	Oppose	Amend Rule 15.4.2.1, by inserting a new line, as follows: <u>Cambridge C2/C3 Commercial Overlay</u> <u>Refer to rules for Neighbourhood Centres in Section 6.</u>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
14/70	3Ms of Cambridge GP Ltd	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.13	Oppose in part	Amend Rule 21.1.6.13 as follows. <i>Cambridge North and Cambridge Road (as part of the C2/C3 Structure Plan) Neighbourhood Centres</i> ... <i>(a) the extent to which buildings and associated development within the Cambridge North and Cambridge Road Neighbourhood Centres respond to the Neighbourhood Centre outcomes and guidelines within the C1 and C2/C3 Structure Plans.</i>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
19/1	Waipa District Council	Proposed Appendix S19 - Structure Plan, section 5.3	Support in part	Amend Section 5.3 Neighbourhood Centres as follows: 5.3 Neighbourhood Centres <i>Notably, the Cambridge Road Neighbourhood Centre has been provided for as a <u>defined Commercial Zone within a broader Neighbourhood Centre Overlay area.</u> Subject to meeting the outcomes and design guidelines identified below, this is intended to provide flexibility in terms of the final area (up to a maximum 20,000m2) and location of commercial</i>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>activities. Commercial activities shall be subject to the relevant Commercial Zone provisions of the District Plan; any other activity shall be pursuant to the underlying zoning. <u>Prior to development occurring within the Neighbourhood Centre Overlay, the extent of the Neighbourhood Centre commercial area shall be determined by way of covenant attached to the certificate of title(s) pertaining to the relevant land parcels.</u></i>	
19/2	Waipa District Council	Proposed Appendix S19 - Structure Plan, figure 3 and appendix A	Support in part	Amend Figure 3 and Appendix A to provide for Commercial Zone over the core area, retaining the Neighbourhood Centre Overlay around it, as in the original submission.	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
19/3	Waipa District Council	Planning Maps 4, 22, 23, 24 and 26	Support in part	Update Planning Maps 4, 22, 23, 24 and 26 within the district plan to identify the neighbourhood centre Deferred Commercial Zone.	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
19/31	Waipa District Council	Section 6 - Commercial Zone, 6.4.2.14	Support in part	Amend Rule 6.4.2.14 as follows: Rule - Outside pedestrian frontages: GFA retail floor space 6.4.2.14 Outside the.... (a) ... (b) <u>Cambridge North (C1) and Cambridge Road (C2) Neighbourhood Centres.</u>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
19/4	Waipa District Council	Section 6 - Commercial Zone, 6.4	Support in part	Amend 6.4 Rules as follows: <i>For any activity within the Cambridge Road Neighbourhood Centre Overlay within the C2 Structure Plan area, the Commercial Zone rules below shall apply; <u>provided that development within the Neighbourhood Centre Overlay shall be subject to rule 15.4.2.59.</u></i>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
19/5	Waipa District Council	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.59	Support in part	Insert a new rule in Section 15 as follows: Rule – Subdivision and development associated with the C2 Neighbourhood Centre Overlay area. <u>15.4.2.59 Prior to development occurring within the Cambridge Road Neighbourhood Centre Overlay within the C2 Structure Plan area, the extent of the</u>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><u>Neighbourhood Centre commercial area shall be determined by way of covenant attached to the certificate of title(s) pertaining to the relevant land parcels. The covenant shall identify the land area to be included within the overall Neighbourhood Centre area, and shall preclude uses other than those provided for through the Cambridge Road Neighbourhood Centre Overlay within that area (pursuant to section 6 of this Plan). The total Neighbourhood Centre area shall be no greater than 20,000m² in area. Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</u></p>	
FS25/76	Chartwell Developments LP	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.59	Support in part	<p>19/5 - Accept in part, subject to the following amendments being made to the new rule as suggested by WDC:</p> <p>Rule – Subdivision and development associated with the C2 Neighbourhood Centre Overlay area.</p> <p>15.4.2.59 Prior to development occurring within the Cambridge Road Neighbourhood Centre Overlay within the C2 Structure Plan area, the extent of the Neighbourhood Centre commercial area shall be determined by way of covenant attached to the certificate of title(s) pertaining to the relevant land parcels. The covenant shall identify:</p> <ul style="list-style-type: none"> • the land area to be included within the overall Neighbourhood Centre area, and shall • preclude uses other than those provided for through the Cambridge Road Neighbourhood Centre Overlay within that area (pursuant to section 6 of this Plan). • <u>The requirement for development within the Neighbourhood Centre to be subject to Rule 15.X.X (refer to 3Ms submission 14/65).</u> <p>The total Neighbourhood Centre area shall be no greater than 20,000m² in area.</p>	Reject

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</i>	
FS26/72	St Peter's School	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.59	Support in part	Refer FS25/76	Reject
19/7	Waipa District Council	Section 6 - Commercial Zone, 6.3.1.6	Support in part	Amend proposed Policy 6.3.1.6 as follows: 6.3.1.6 <i>To enable a single commercial neighbourhood centre on Cambridge Road (as part of the C2 Structure Plan Area), provided that:</i> <i>a. The scale of the Cambridge Road Neighbourhood Centre and any activities within the centre are appropriate to the C2/C3 Structure Plan area and the catchment that it serves being the residential area in Cambridge generally west of the town belt; and</i> <i>b. The centre and any proposed activities do does not impact on the function and vibrancy of the primary commercial centre of Cambridge; and</i> <i>c. Building design and site layout reflects and incorporates key elements of Cambridge's character, given its gateway location; and</i> <i>d. Development of the neighbourhood centre is in general accordance with a Neighbourhood Centre land use consent and the relevant C2 Structure Plan Guidelines.</i>	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS25/77	Chartwell Developments LP	Section 6 - Commercial Zone, 6.3.1.6	Support in part	19/7 - Accept submission point and the following text also be added to Policy 6.3.1.6: <i>e) Any development maintains and enhances the amenity of the C3 cell.</i>	Reject
FS26/73	St Peter's School	Section 6 - Commercial Zone, 6.3.1.6	Support in part	Refer FS25/77	Reject
23LATE/3	3MS of Cambridge	Proposed Appendix S19 - Structure Plan, appendix A	Oppose	Delete the proposed Neighbourhood Shopping Centre on Cambridge Road currently forming part of the C2 Growth Cell.	Accept Delete the proposed Neighbourhood Shopping Centre on Cambridge Road currently forming part of the C2 Growth Cell.
FS25/70	Chartwell Developments	Proposed Appendix S19 -	Support in part	23 LATE/3 - Accept submission point, only insofar as it can be	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
	LP	Structure Plan, appendix A		further considered as part of this Plan Change process.	
FS26/66	St Peter's School	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	Refer FS25/70	Accept

1.15.2 Late submission point 23/3 withdraws the part of its submission dated 14 December 2017 that sought clarification, and changes to, the part of the Structure Plan relating to the C2 Growth Cell that provided for a Neighbourhood Shopping Centre on Cambridge Road and accordingly seeks that the proposed Neighbourhood Shopping Centre on Cambridge Road currently forming part of the C2 Growth Cell be deleted. This is supported by further submission points FS25/70 and FS26/66.

1.15.3 **Late submission point 23/3 and further submission points FS25/70 and FS26/66 are accepted and that all other submission points relating to the neighbourhood centre in C2 are rejected** on the basis that the particular interests described by the submitters are no longer relevant.

1.15.4 Having regard to the following recommendations to neighbourhood centres generally, provide for any **consequential amendments** related to the removal of the C2 Neighbourhood Centre.

1.16 Neighbourhood Centres – General

1.16.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
9/10	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5.3	Support in part	Further consideration be given to how the design guidelines could be improved and include the following requirements within Section 5.3: <ul style="list-style-type: none"> • <u>Design of the Neighbourhood Centre to be carried out by a professional design team including Urban Designers, Landscape Architects and Architects</u> • <u>An Urban Design Panel is required to review the design proposal for the Cambridge Road Neighbourhood Centre – with a clear process in place to enable this and ensure any recommendations made are enforceable.</u> • <u>Design must include a full appraisal of the site and its context, to ensure that the development responds to, and preferably enriches, the character and quality of this gateway location.</u> 	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<ul style="list-style-type: none"> • <u>Material palette to be in keeping with the Cambridge Gateway location - high quality selections that offer a contemporary yet sensitive response to context, whilst avoiding historic pastiche</u> • <u>Neighbourhood Centre to combine a range of uses - commercial, leisure, and entertainment, ensuring activity throughout the day and evening and on different days of the week.</u> <p>Any similar or consequential amendments that stem from the submission and relief sought.</p>	
FS26/10	St Peter's School	Proposed Appendix S19 - Structure Plan, section 5.3	Support	9/10 - Accept submission point	Reject
9/28	Chartwell Developments LP	Section 6 - Commercial Zone, 6.1.8	Support	Para 6.1.8 be adopted as shown in Section 6 of the Waipa District Plan. Any similar or consequential amendments that stem from the submission and relief sought.	Accept in part Subject to modifications of the changes made to various sections as a consequences of Council's decisions.
FS26/28	St Peter's School	Section 6 - Commercial Zone, 6.1.8	Support	9/28 - Accept submission point	Accept in part
10/10	St Peter's School	Proposed Appendix S19 - Structure Plan, section 5.3	Support in part	Refer 9/10	Reject On the basis that the neighbourhood centre in C2 is recommended to be removed.
FS25/10	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5.3	Support	10/10 - Accept submission point	Reject
10/31	St Peter's School	Section 6 - Commercial Zone, 6.1.8	Support	Refer 9/28	Accept in part
FS25/31	Chartwell Developments LP	Section 6 - Commercial Zone, 6.1.8	Support	10/31 - Accept submission point	Accept in part
14/42	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.1.8	Oppose in part	Amend Section 6.1.8 to clarify the timing of commercial activities in the C2 growth cell. Amendment is also required to correctly refer to the C2/C3 Structure Plan Area. <i>The Cambridge neighbourhood centres within Cambridge North (to the west of Victoria Road) and on Cambridge Road are provided for in the C1 and C2 growth cells respectively (refer to the C1 and C2/ and C3 Structure Plans) Growth</i>	Accept Amend wording as requested.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>Strategy). The scale and rate of development is intended to be commensurate with residential development in the Cambridge North, C1 and C2/ and C3 Structure Plan Areas, with an initial release of land considered suitable for likely growth within the 5-10 year horizon.</i>	
FS24/6	PJ Stevenson Family Trust	Section 6 - Commercial Zone, 6.1.8	Support	14/42 - Adopt submission point.	Accept
14/48	3Ms of Cambridge GP Ltd	Section 6 - Commercial Zone, 6.4.1.5	Oppose in part	Amend Rule 6.4.1.5(g) as follows: <i>Any of the following activities within the Cambridge North (C1) and Cambridge Road (C2) Neighbourhood Centres:</i> - Service Stations - Drive through fast food facilities - Trade suppliers, yard based facilities, and building improvement centres - Department stores - Offices, Laboratories and research centres at ground floor - Wholesale shops.	Reject As offices are not anticipated within the neighbourhood centre at ground floor level.
FS27/2	Foodstuffs North Island Limited	Section 6 - Commercial Zone, 6.4.1.5	Support	14/48 - Delete "offices" from Rule 6.4.1.5(g) as a non-complying activity.	Reject As offices are not anticipated within the neighbourhood centre at ground floor level.
16/3	Future Proof Implementation Committee	Whole of Plan Change 7	Support	Retain.	Accept in part Subject to modifications of the changes made to various sections as a consequences of Council's decisions.
18/6	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan, section 5.3.2	Support in part	That bullet point 2 "Design the C1 neighbourhood centre to front and interface with an internal street network" be deleted.	Accept in part The second bullet point in Section 5.3.2 is reworded.
18/13	CB2 Holdings Ltd	Section 6 - Commercial Zone, 6.4.1.3	Support in part	That the text in sub-rule 6.4.1.3(b)(iv) be amended to read: <i>"Cambridge North (C1) and Cambridge Road (C2) Neighbourhood Centres (where there is no neighbourhood centre land use consent).</i>	Reject
18/20	CB2 Holdings Ltd	Section 6 - Commercial Zone, 6.4.2.16	Oppose	That Rule 6.4.2.1.6(c) be amended to read: <i>"Community amenities facilities (such as medical centres), and non-retail activities and services offices are excluded from the above floor areas".</i>	Accept in part Through the response to submission 19/35 and 19/36

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
18/26		Section 21 - Assessment Criteria and Information Requirements, 21.1.6.2	Support in part	That Assessment Criteria 21.1.6.2(d) be amended to read: <i>“the extent to which buildings and associated development within the Cambridge North and Cambridge Road Neighbourhood Centres respond to take into account and where <u>relevant provide design responses to achieve the Neighbourhood Centre outcomes and guidance within the C1 and C2 Structure Plans</u></i>	Reject
18/27		Section 21 - Assessment Criteria and Information Requirements, 21.1.6.13	Support in part	That the activity being assessed for neighbourhood centres be amended to read: <i>“Cambridge North (as part of the C1 Structure Plan) and Cambridge Road (as part of the C2 Structure Plan) Neighbourhood Centres, including a Neighbourhood Centre land use consent.</i>	Reject
18/28		Section 21 - Assessment Criteria and Information Requirements, 21.1.6.13	Support in part	That Assessment Criteria 21.1.6.13(a) be amended to read: <i>“the extent to which buildings and associated development within the Cambridge North and Cambridge Road Neighbourhood Centres respond to take into account and where <u>relevant provide design responses to achieve the Neighbourhood Centre outcomes and guidance within the C1 and C2 Structure Plans.</u></i>	Reject
19/6	Waipa District Council	Section 6 - Commercial Zone, 6.3.1.5	Support in part	Amend Policy 6.3.1.5 as follows: 6.3.1.5 <i>To enable a single commercial neighbourhood centre at Cambridge North (as part of the C1 Structure Plan Area), provided that:</i> <i>a. The scale of the Cambridge North Neighbourhood Centre <u>and any activities within the centre are is</u> appropriate to the Cambridge North area and the catchment that it serves being the residential area in Cambridge north of the town belt; and</i> <i>b. The centre <u>and any proposed activities do</u> does not impact on the function and vibrancy of the primary commercial centre of Cambridge; and</i> <i>c. Building design and site</i>	Accept Amend policy as requested.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>layout reflects and incorporates key elements of Cambridge's character, given its gateway location; and d. Development of the neighbourhood centre is in general accordance with a Neighbourhood Centre land use consent and the relevant C1 Structure Plan Guidelines.</i>	
19/8	Waipa District Council	Section 6 - Commercial Zone, 6.4.1.3	Support in part	Amend proposed Rule 6.4.1.3 (f) as follows: <i>(f) The use and development of land in the Cambridge North (C1) or Cambridge Road (C2) neighbourhood centres.</i>	Accept Amend rule as requested.
19/14	Waipa District Council	Proposed Appendix S19 - Structure Plan, section 5.3	Support in part	Amend section 5.3 as follows: <i>5.3 Neighbourhood Centres</i> ... <i>Development of a neighbourhood centre shall be subject to the preparation of a Neighbourhood Centre land use consent (as a restricted discretionary activity), subject to the following outcomes sought and design <u>guidelines, relevant rules and assessment matters contained within the district plan.</u></i> Delete section 5.3.2. Neighbourhood Centre Guidelines in its entirety (excluding Figures 4 and 5 and precedent images).	Accept Amend Section 5.3 as requested.
19/15	Waipa District Council	Section 6 - Commercial Zone, 6.4.1.3	Support in part	Amend Rule 6.4.1.3(b) as follows: ... <i>Assessment will be restricted to the following matters:</i> <ul style="list-style-type: none"> • Existing built character (Refer to the character descriptions in Appendices DG2 to DG6); and • Building exterior design, scale, materials, colour and siting (Refer to character descriptions in Appendices DG2 to DG6); and • Effects on public spaces; and • Visual amenity and effects on streetscape; and • Location, colour, size and content of signs; and • <u>Movement, access and parking within the Cambridge North and Cambridge Road Neighbourhood Centres</u> • The extent to which development within the Cambridge North and 	Accept Amend rule as requested.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p>Cambridge Road Neighbourhood Centres respond to the Neighbourhood Centre outcomes and guidelines within the C1 and C2 Structure Plans.</p> <p>Amend Rule 6.4.1.3 (f) as follows: (f) The use and development of land in the Cambridge North (C1) or Cambridge Road (C2) neighbourhood centres. Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> • The extent to which the development responds to the Neighbourhood Centre outcomes and guidelines detailed within the C1 and C2 Structure Plans; and • Building exterior design, scale, materials, colour and siting; and • Effects on public spaces; and • Visual amenity and effects on streetscape; and • Location, colour, size and content of signs; and • <u>Movement, access and parking within the Cambridge North and Cambridge Road Neighbourhood Centres</u> <p>An application for a land use consent shall be for the use and development of land for a neighbourhood centre in its entirety; however development of the site may proceed in stages.</p>	
FS27/1	Foodstuffs North Island Limited	Section 6 - Commercial Zone, 6.4.1.3	Support in part	19/15 - Explicitly include recognition of the functional and operational requirements of supermarkets in the assessment criteria.	Accept in part
19/16	Waipa District Council	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.2	Support in part	<p>Amend Assessment Criteria 21.1.6.2 (d) as follows:</p> <p>(d) The extent to which buildings and associated development within the Cambridge North and Cambridge Road Neighbourhood Centres respond to the <u>relevant assessment matters within section 21.1.6.13.</u> Neighbourhood Centre outcomes and guidelines within the C1 and C2 Structure Plans.</p>	Accept Amend criteria as requested.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
19/17	Waipa District Council	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.13	Support in part	<p><i>Amend Assessment Criteria 21.1.6.13 as follows:</i></p> <p><i>The extent to which buildings and associated development within the Cambridge North and Cambridge Road Neighbourhood Centres respond to the Neighbourhood Centre outcomes and guidelines within the C1 and C2 Structure Plans</i></p> <p><i>The extent to which neighbourhood centre development within the C1 and C2 structure plan areas:</i></p> <p><i>(a) Encourages accessibility and local permeability through integration with neighbouring developments, providing clear connections for walking, cycling, private vehicle and public transport.</i></p> <p><i>(b) Provides for public transportation connections through identification of a potential future bus route and bus stop within the neighbourhood centre.</i></p> <p><i>(c) Provides parking facilities that do not visually dominate the public realm or create obstructions in the pedestrian environment.</i></p> <p><i>(d) Within the C1 neighbourhood centre, locates on-site parking away from Victoria Road.</i></p> <p><i>(e) Within the C2 neighbourhood centre, locates on-site parking away from Cambridge Road.</i></p> <p><i>(f) Provides vehicle crossings to minimise potential pedestrian / vehicle conflict, and provides continuity to the footpath through the design (i.e. levels, materials, surface finishes, colours etc.).</i></p> <p><i>(g) Provides landscape treatment for at-grade car parking areas – with trees selected that provide shade, improve amenity, and assist in visual screening – whilst allowing clear sightlines between pedestrians and vehicles.</i></p> <p><i>(h) Provides clear and direct pedestrian routes from on-site parking to the building entrances.</i></p> <p><i>(i) The C1 neighbourhood</i></p>	<p>Accept</p> <p>Amend criteria as requested.</p>

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><u>centre is designed to front and interface with an internal street network.</u></p> <p><u>(j) The C2 neighbourhood centre is designed to front and interface with Cambridge Road as a primary frontage, and the adjoining north-south collector, as well as any internal streets / movement networks as appropriate.</u></p> <p><u>(k) Aligns buildings to sit along the front boundary lines and interface with the predominant street network.</u></p> <p><u>(l) Variations in setback from the front boundary are appropriate when the resulting setback provides greater accommodation for pedestrian circulation, sidewalk dining areas, enhanced entries, and improves the pedestrian realm. No parking shall be allowed in this front setback area.</u></p> <p><u>(m) Provides a continuous building frontage and avoids side yard setbacks between buildings, except for sites where an access to the rear or a lane is provided.</u></p> <p><u>(n) Articulates the building mass to read as an aggregate of smaller components, including large format buildings which are kept to domestic scale by means of varied roof forms, materials and wall relief.</u></p> <p><u>(o) Maximises outlook onto adjacent streets and public open spaces, through considered design of the building's internal space and maximising façade transparency.</u></p> <p><u>(p) Designs the building so that the main pedestrian entry for the majority of tenancies is located along the primary frontage – so that it is clearly visible and conveniently located.</u></p> <p><u>(q) Locates active ground floor uses to front the street / public realm.</u></p> <p><u>(r) Provide verandas along the primary frontage and frontages where high pedestrian flows are anticipated.</u></p> <p><u>(s) Includes universal access</u></p>	

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><u>design principles.</u></p> <p><u>(t) Whether the scale of the development has an adverse effect on the amenity, including noise effects, on the site and the surrounding environment.</u></p> <p><u>(u) Whether the development will generate traffic that creates adverse effects that are unable to be adequately managed.</u></p> <p><u>(v) Whether the activities have an adverse impact on the retail hierarchy for Cambridge.</u></p> <p><u>(w) For the C1 neighbourhood centre, whether the scale of development is suitable as a means of supporting the demand for the residential area of Cambridge north of the Cambridge Town Belt.</u></p> <p><u>(x) For the C2 neighbourhood centre, whether the scale of development is suitable as a means of supporting the demand for the residential areas of Cambridge west of the Cambridge Town Belt (i.e. the C2 and C3 Structure Plan areas).</u></p> <p><u>(y) Whether the development can be adequately serviced.</u></p>	
FS25/81	Chartwell Developments LP	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.13	Support in part	<p>19/17 - Accept submission point and the following text also be added to the assessment criteria, which would otherwise have been added to Section 5.3 of the Proposed Structure Plan:</p> <ul style="list-style-type: none"> <u>Design of the Neighbourhood Centre to be carried out by a professional design team including Urban Designers, Landscape Architects and Architects</u> <u>An Urban Design Panel is required to review the design proposal for the Cambridge Road Neighbourhood Centre – with a clear process in place to enable this and ensure any recommendations made are enforceable.</u> <u>Design must include a full appraisal of the site and its context, to ensure that the development responds to, and preferably enriches, the character and quality of this gateway location.</u> <u>Material palette to be in</u> 	Reject

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<u>keeping with the Cambridge Gateway location - high quality selections that offer a contemporary yet sensitive response to context, whilst avoiding historic pastiche</u> <ul style="list-style-type: none"> <u>• Neighbourhood Centre to combine a range of uses - commercial, leisure, and entertainment, ensuring activity throughout the day and evening and on different days of the week.</u> 	
FS26/77	St Peter's School	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.13	Support in part	Refer FS25/81	Accept in part
FS27/9	Foodstuffs North Island Limited	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.13	Support in part	19/17 - Insert the following to assessment criteria 21.1.6.13 as matter for consideration: "Recognise the functional and operational requirements of supermarkets; and where preferred design outcomes are not achieved, the quality of the built form needs to be reasonable having regard to the site conditions and whether the development overall offers a positive contribution to the amenity of the built environment."	Accept in part
19/35	Waipa District Council	Section 6 - Commercial Zone, 6.4.2.16	Support in part	Amend Rule 6.4.2.16 as follows: 6.4.2.16 The floor areas of the Cambridge North Neighbourhood Centre (as part of the C1 Structure Plan Area) shall be: ... (c) Community amenities <u>and facilities, administration offices and professional offices</u> and non-retail and services offices are excluded from the above floor areas.	Accept Amend rule as requested.
19/36	Waipa District Council	Section 6 - Commercial Zone, 6.4.2.17	Support in part	Amend Rule 6.4.2.17 as follows: 6.4.2.17 The floor areas of the Cambridge Road Neighbourhood Centre (as part of the C2 Structure Plan Area) shall be: ... (d) Community amenities <u>and facilities, administration offices and professional offices</u> and non-retail and services offices are excluded from the	Accept Amend rule as requested.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>above floor areas.</i>	

- 1.16.2 Submission point 16/3 support and request to retain the inclusion of the C1 and C2 commercial areas including the design control which will help to achieve good place-making outcomes. **The overall support of this submission is accepted**, subject to changes in response to other submissions as discussed below.
- 1.16.3 Submission points 9/28 and 10/31 support the text in Section 6, provision 6.1.8 and request to retain it as it sets the scene for expectations for the Cambridge North Neighbourhood Centre. This is supported by further submission points FS26/28 and FS25/31. Whereas submission point 14/42 noted that Section 6.1.8 is unclear on the timing for release of commercial land for development and requested amendments to correctly refer to the C2/C3 Structure Plan Area and remove the last part of the paragraph of the paragraph that refers to timing. This request is supported by further submission point FS24/6. **Submission point 14/42 is accepted and submission points 9/28 and 10/31 are accepted in part** and amend Section 6 (provision 6.1.8) of the District Plan.
- 1.16.4 Submission point 18/13 requested to amend 6.4.1.3(b)(iv) to remove reference to ‘where there is no neighbourhood centre land use consent’. Similarly, submission point 18/27 requested Assessment Criteria 21.1.6.13 be amended to remove reference to a Neighbourhood Centre Land use consent. Amendments are considered unnecessary and **these submissions are rejected**.
- 1.16.5 Submission point 19/6 requested Section 6 of the District Plan policies are updated which relate to the C1 and C2 Neighbourhood Centres, to emphasise that the policies relate to both the scale and impacts of the centres and the activities proposed within the centres. **This submission point is accepted** and amend Policy 6.3.1.5.
- 1.16.6 Submission point 19/8 requested to update Rule 6.4.1.3(f) to remove the reference to ‘the use’ at the start of the text. **This submission point is accepted** and amend Rule 6.4.1.3(f).
- 1.16.7 Submission points 19/14, 19/15, 19/16 and 19/17 requested that the guidelines for neighbourhood centres be removed from the C1 and C2/C3 Structure Plan document, and placed within the relevant assessment criteria for restricted discretionary and discretionary activities in provisions 21.1.6.2 and 21.1.6.13 in Section 21 of the District Plan.
- 1.16.8 In regards to submission point 19/17, the intent of the shift is supported by further submission points FS25/81 and FS26/77 requesting that the amendments sought in their original submission should also be included. It is noted that the request sought through submission points 9/10 and 10/10 are amendments to section 5.3 of Appendix S19, and **these submission points are rejected** on the basis that the neighbourhood centre in C2 is being removed (as requested by late submission point 23/3).
- 1.16.9 Further submission points FS27/1 and FS27/9 support the intention of these submissions, however requested that there is recognition of the functional requirements for particular

retail activities. **Further submission points FS27/1 and FS27/9 are accepted in part** and additional criteria (z) inserted.

- 1.16.10 Submission point 18/6 requested bullet point 2 in section 5.3.2 be deleted as it provides conflicting guidance with other bullet points. **This submission point is accepted** and the guidelines (now included in the assessment criteria) are amended to reflect these outcomes as specified in criteria (h).
- 1.16.11 **Submission points 19/14, 19/15, 19/16 and 19/17 are accepted** as they will provide further clarity as to the matters of assessment for neighbourhood centres, and consequential amendments made to Appendix S19, Section 6 and Section 21 of the District Plan (shown in Part 2 of this report).
- 1.16.12 Submission points 18/26 and 18/28 raise concerns that the assessment criteria which refer to the extent to which buildings and development respond to structure plan outcomes and guidelines are open to interpretation (both by developers and Council staff) and therefore requests that the criteria are more refined. **These submissions points are rejected**, noting that that the revised approach nonetheless provides greater certainty as to the matters to be considered.
- 1.16.13 Submission point 18/20 requested further clarification or deletion of Rule 6.4.2.16(c). The intent of this submission is addressed through the response to submission points 19/35 and 19/36 as discussed below.
- 1.16.14 Submission points 19/35 and 19/36 requested wording amendments to Rules 6.4.2.16 and 6.4.2.17 to remove ambiguity from the rules by using terminology that is currently defined within the definitions of the district plan. **These submissions are accepted** and amend Rule 6.4.2.16 (noting that Rule 6.4.2.17 is deleted as it is recommended that the C2 Neighbourhood Centre be deleted).
- 1.16.15 Submission point 14/48 and further submission point FS27/2 requested Rule 6.4.1.5(g) be amended to remove reference to offices. **These submission points are rejected.**

1.17 Neighbourhood Centres - C1 Growth Cell

1.17.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
12/1	Foodstuffs North Island Limited	Whole of Plan Change 7	Support in part	No specific relief sought (notwithstanding the various matters raised in the submitter's other submission points).	No decision required.
FS28/2	CB2 Holdings Ltd	Whole of Plan Change 7	Support	12/1 - Accept submission point.	Accept
12/2	Foodstuffs North Island Limited	Proposed Appendix S19 - Structure Plan	Support in part	Amend extent of the Neighbourhood Centre in the C1 Structure Plan to be consistent with that as shown in the District Plan planning maps.	Accept Amend Neighbourhood Centre in the C1 Structure Plan to be consistent with that as shown in the District Plan planning maps.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
FS28/3	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan	Support	12/2 - Accept submission point.	Accept
12/3	Foodstuffs North Island Limited	Proposed Appendix S19 - Structure Plan	Support in part	Retain the location of the “collector road” to follow and extend along the northern boundary of this Neighbourhood Centre, without encroaching into the developable area on site.	Accept
FS28/4	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan	Support	12/3 - Accept submission point.	Accept
12/4	Foodstuffs North Island Limited	Proposed Appendix S19 - Structure Plan	Oppose	Relocate the “green link” in the C1 Neighbourhood Structure Plan to the location of the landscape buffer as shown on the Concept Plan.	Accept Relocate the green link to the landscape buffer.
FS28/5	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan	Support	12/4 - Accept submission point.	Accept
12/5	Foodstuffs North Island Limited	Proposed Appendix S19 - Structure Plan	Oppose	Delete the “indicative road” along the western boundary of the Neighbourhood Centre.	Accept Remove the indicative road along the western boundary of the Neighbourhood Centre.
FS28/6	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan	Support	12/5 - Accept submission point.	Accept
12/6	Foodstuffs North Island Limited	Proposed Appendix S19 - Structure Plan	Oppose	Delete the provision of a “Civic Space” in the Cambridge North Neighbourhood Centre in Figure 16 of the Structure Plan.	Reject
FS28/7	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan	Support	12/6 - Accept submission point.	Reject
12/7	Foodstuffs North Island Limited	Section 6 - Commercial Zone, 6.4.2.15 and 6.4.2.16	Support in part	Delete the “Shop GFA – Large Shop = 1500m ² ; Other Shops = 2500m ² ” text box in Appendix S15 – Cambridge North Neighbourhood Centre Concept Plan. Insert additional text in section 6 to avoid GFA conflicts between Rules 6.4.2.15 and 6.4.2.16, per the below: <i><u>The GFA specifications for development in the Cambridge North (C1) Neighbourhood Centre under rule 6.4.2.16 shall take precedence over those specified within the Concept Plan in Appendix S15.</u></i>	Reject
12/8	Foodstuffs North Island Limited	Section 6 - Commercial Zone, 6.4.2.16	Support in part	Amend 6.4.2.16(b) to be read as follows. Note bold underlined text represents proposed changes: <i>Each individual retail and services tenancy shall have a floor area of not more than</i>	Accept in part That relates to reference to supermarket and increasing GFA and reject in part that relates to reference to Gross Retail Floor Area.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				250m2 GFA, provided that one retail shop (a supermarket) may have a floor area or more than 250m2 GFA and not more than 2,500m2 GFA gross retail floor space and it shall primarily sell pre-prepared fresh food/groceries and beverages, together with other non-food goods in an ancillary capacity.	
FS28/8	CB2 Holdings Ltd	Section 6 - Commercial Zone, 6.4.2.16	Support	12/8 - Accept submission point.	Accept in part
18/1	CB2 Holdings Ltd	Whole of Plan Change 7	Support in part	That the location and extent of the C1 Structure Plan Neighbourhood Centre be amended to be to scale and reflect the extent and area identified on Planning Map 22.	Accept Amend Neighbourhood Centre in the C1 Structure Plan to be consistent with that as shown in the District Plan planning maps.
18/3	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan, section 4.2	Support in part	That the walking / cycling connection map in 4.2 be amended to remove the connection shown through the commercial area and re-route it to form part of the identified walking / cycling connection along Victoria Road	Accept
18/8	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan, section 8.1.2	Support in part	That the civic space identified in Figure 16 be deleted and that the first sentence of Section 8.6 be amended to read: "A central civic space is envisioned to be located within the <u>C2/C3</u> Neighbourhood Centre".	Reject
18/9	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	That the green link (walking and cycling) through the centre of the commercial area and the visitor accommodation overlay identified on the C1 Structure Plan in Appendix A be deleted. That the walking / cycling connection map figure 10 in 7.2 be amended to remove the connection shown through the commercial area and re-route it to form part of the identified walking / cycling connection along Victoria Road.	Accept in part That relates to removing the walking / cycling connection
18/12	CB2 Holdings Ltd	Section 6 - Commercial Zone, 6.4	Oppose	Amend the final sentence to the explanation for Rule 6.4 Rules to read: "For any activity within the <u>Commercial Area within the C1 Structure Plan area and the Cambridge Road Neighbourhood Centre Overlay within the C2 Structure Plan area, the Commercial Zone</u>	Accept Amend Rule 6.4 accordingly.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>rules below shall apply</i>	
18/14	CB2 Holdings Ltd	Section 6 - Commercial Zone, 6.4.1.3	Oppose	That either the Concept Plan in Appendix S15 be updated to reflect the new floor areas or that Rule 6.4.1.3(f) be deleted.	Reject
18/15	CB2 Holdings Ltd	Section 6 - Commercial Zone, 6.4.1.4	Support in part	Retain subject to Rules 6.4.2.15– 6.4.2.17 being appropriately amended or deleted.	Accept in part
18/17	CB2 Holdings Ltd	Section 6 - Commercial Zone, 6.4.2.15	Oppose	That Rule 6.4.2.15 be deleted.	Accept in part
FS27/4	Foodstuffs North Island Limited	Section 6 - Commercial Zone, 6.4.2.15	Support in part	18/17 - Delete references to development complying with, or being in general accordance with Appendix S15 in the Commercial zone rules.	Reject
18/18	CB2 Holdings Ltd	Section 6 - Commercial Zone, 6.4.2.16	Oppose	That Rule 6.4.2.16(a) be amended to read: “Maximum total commercial retail and services floor area of 4600m2 GFA; and	Reject
FS27/5	Foodstuffs North Island Limited	Section 6 - Commercial Zone, 6.4.2.16	Support	18/18 - Delete the word “service” from rules 6.4.2.16(a).	Reject
18/19	CB2 Holdings Ltd	Section 6 - Commercial Zone, 6.4.2.16	Oppose	That Rule 6.4.2.16(b) be amended to read: “ Each individual retail and services tenancy shall have a floor area of not more than 250m2 GFA, provided that one retail shop (<u>supermarket</u>) may have a floor area of more than 250m2 GFA and not more than 2500m2 GFA and one licensed premises may have a floor area of no more than 450m2 GFA and it shall primarily sell pre-prepared fresh food / groceries and beverages, together with non food goods in an ancillary capacity.	Accept in part To the extent that reference is made to supermarket and provision for one licensed premise.
FS27/6	Foodstuffs North Island Limited	Section 6 - Commercial Zone, 6.4.2.16	Support	18/19 - Amend rule 6.4.2.16(b) as proposed.	Accept in part

1.17.2 Submission points 12/1 noted they intend to develop the C1 Neighbourhood Centre to include a new supermarket to service the growing residential development. This supported by further submission point FS28/2 and **these submission points are accepted**, subject to modifications of the changes made to various sections as a consequence of Council’s decisions.

1.17.3 Submission point 12/3 supports the location of the “collector road” that is proposed along the north of the Neighbourhood Centre and requested to retain as notified. This is supported by further submission point FS28/4. **This submission point and further submission point are accepted** and the location of the collector road is retained as proposed.

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- 1.17.4 Submission points 12/2 and 18/1 requested the Neighbourhood Centre in the C1 Structure Plan be amended to be consistent with that as shown in the District Plan planning maps. This is supported by further submission point FS28/3. **These submission and further submission points are accepted** and Neighbourhood Centre in the C1 Structure Plan be amended
- 1.17.5 Submission point 12/5 requested the location of the “indicative road” be deleted. This is supported by further submission point FS28/6. **This submission point and further submission point are accepted** and the indicative road shown along the western edge of the Neighbourhood Centre be deleted.
- 1.17.6 Submission point 12/4 requested to relocate the “green link” in the C1 Neighbourhood Structure Plan to the landscape buffer. Submission points 18/3 and 18/9 requested that the green link is relocated to form part of the identified walking/cycling connection along Victoria Road. This is supported by further submission point FS28/5. **These submission and further submission points are accepted** and the ‘green link’ that runs through the Neighbourhood Centre is deleted.
- 1.17.7 For the reasons discussed above, **submission points 12/2, 12/4, 12/5, 18/1 and 18/9 are accepted** and amendments made to the Neighbourhood Centre in the C1 structure plan shown in Part 2 of this report.
- 1.17.8 Submission points 12/6 and 18/8 requested that the provision of a “Civic Space” in the Cambridge North Neighbourhood Centre in Figure 16 of the Structure Plan be deleted. This is supported by further submission point FS28/7.
- 1.17.9 **Submission points 12/6 and 18/8 requesting that reference to civic space be deleted are rejected** and, to assist in providing further clarity of the type of space sought, that section 8.6 (as notified) of Appendix S19 be amended to include precedent images.
- 1.17.10 Submission point 18/12 requested Rule 6.4 be amended to reference C1. **Submission point 18/12 is accepted** and amend Rule 6.4 in Section 6 of the District Plan.
- 1.17.11 Submission points 12/7 and 18/14 requested that the proposed changes to the text in Section 6 - Commercial Zone in relation to the Cambridge North (C1) Neighbourhood Centre (Rules 6.4.2.15 and 6.4.2.16) contradict one another and should therefore be deleted. **These submission points are accepted in part.**
- 1.17.12 Subsequently, submission points 18/14 and 18/17 requested that either the Concept Plan in Appendix S15 be updated to reflect the new floor areas or that Rule 6.4.1.3(f) be deleted. The amendment is supported, as it avoids further confusion with Gross Floor Area requirements and conflicts between Rules 6.4.2.15 and 6.4.2.16. Therefore, **submission points 12/7, 18/14, 18/15 and 18/17 are accepted in part** and delete the textbox which refers to Shop GFA and total Retail and Commercial m² in Appendix S15.
- 1.17.13 Submission point 18/17 requested Rule 6.4.2.15 be deleted. **This submission point is accepted in part** as the structure plan has been predicated on the level of detail and outcomes identified in Appendix S15 Cambridge North Neighbourhood Centre Concept Plan.

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- 1.17.14 Submission points 18/18 and 18/19 consider Rule 6.4.2.16(a) to be unclear what a service tenancy is in terms of the activities anticipated and provided for by the Commercial Zone Activity Status Tables in Rule 6.4.1. and requested that reference to services floor area in criteria (a) and (b) in Rule 6.4.2.16 is deleted. This is supported by further submission point FS27/5. Removing reference to ‘services’ from the total floor area as requested by the submitter would result in an oversupply of total commercial retail, and would be contradictory and in conflict with the recommendation provided in the economic assessment undertaken by Property Economics on behalf of WDC. Therefore, **submission point 18/18 is rejected.**
- 1.17.15 Submission point 12/8 requested amendments to Rule 6.4.2.16(b) to provide more clarity in terms of the larger shop sought to be achieved in this Cambridge North Neighbourhood Centre. It was proposed to include “retail floor space” in Rule 6.4.2.16(b) rather than GFA. **The submission point is accepted in part**, with further economic data to justify it, however it is considered more appropriate to retain the term ‘Gross Floor Area’ that is used throughout Section 6, with a corresponding definition in part B of the District Plan.
- 1.17.16 The second part of submission point 18/19 requested Rule 6.4.2.16(b) should reference supermarket and subsequently remove the last part of the rule and should also make provision for a licensed premise with a gross floor area in excess of 250m² to enable the provision of a practicable “local establishment” within the neighbourhood centre to serve the needs of the surrounding community.
- 1.17.17 **Submission point 12/8 is accepted in part** to the extent that it acknowledges that the retail shop is a supermarket, and that the area of the supermarket increases to 3400m², however it is rejected that the term be changed to Gross Retail Floor area. **Submission point 18/19 is accepted in part** to the extent that references a supermarket and provision for a local establishment with a GFA of 450m². Subsequently, amend Rule 6.4.2.16(b) in Section 6 of the District Plan.

1.18 Local Centres / Village Amenity Clusters

1.18.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
9/6	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5	Support in part	<p>1. Amend section 5 as follows: Add ‘<i>village amenity clusters</i>’ to the list of land use categories included under the Proposed Structure Plan with associated guidelines for their development, including limitations as suggested in the submission.</p> <p>2. Any consequential amendments required to the Waipa District Plan for a Discretionary Activity status where it meets the parameters set out in the submission.</p> <p>3. Any similar or consequential amendments that stem from the submission and relief</p>	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				sought.	
FS26/6	St Peter's School	Proposed Appendix S19 - Structure Plan, section 5	Support	9/6 - Accept submission point	Accept
10/6	St Peter's School	Proposed Appendix S19 - Structure Plan, section 5	Support in part	Refer 9/6	Accept
FS25/6	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5	Support	10/6 - Accept submission point	Accept
14/14	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.3.6.1	Oppose in part	Amend Policy 2.3.6.1 to allow for the intended commercial activities in the C2 growth cell, as follows: <i>To maintain the Residential Zone for residential activities by ensuring that:</i> <i>(a) Industrial activities and commercial activities are avoided within the Residential Zone, <u>except as provided for in a structure plan</u>; and</i> <i>(b) Non-residential activities are not dominant within a residential block.</i>	Reject As policy 2.3.6.4 is considered adequate to provide for the anticipated activities.
FS25/54	Chartwell Developments LP	Section 2 - Residential Zone, 2.3.6.1	Support	14/14 - Accept submission point.	Reject
14/15	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.3.6.2	Oppose in part	Amend Policy 2.3.6.2 to avoid undue restrictions on non-residential activities that may not have an entirely local need or have access to strategic roads, as follows: <i>To enable activities that provide for the health and well-being of the community and that service or support an identified local need (examples include education facilities, childcare and pre-school facilities, places of worship, facilities that provide respite care, community centres, marae and hospitals), provided rear sites, and sites located on cul-de-sacs, or that have access to strategic roads shall be avoided in the establishment of new activities, <u>except as otherwise provided for in a structure plan</u>.</i>	Reject As policy 2.3.6.4 is considered adequate to provide for the anticipated activities.
14/16	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.3.6.4	Oppose in part	Amend Policy 2.3.6.4 to avoid undue restrictions on non-residential activities that may not have an entirely local need as follows:	Reject As policy 2.3.6.4 is considered adequate to provide for the anticipated activities.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>To recognise the potential for new local shops within structure plan areas, that service the needs of the surrounding community, such as the Commercial Hub Overlay within the St Kilda Structure Plan Area. Retail activities or services provided within these locations shall provide for the daily needs of people and be located within a walkable catchment, except as otherwise provided for in a structure plan.</i>	
14/20	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.1.3	Oppose	Insert a new Rule 2.4.1.3(h) <u>Within the Commercial Overlay of the C2 Growth Cell Area, the activities identified in Rule 6.4.1.1(y). Assessment will be restricted to traffic access and parking. This matter will be considered in accordance with the assessment criteria in Section 21.</u>	Reject This matter is addressed through the proposed local centre provisions.
14/39	3Ms of Cambridge GP Ltd	Section 5 - Reserves Zone, 5.4.1.3	Oppose	Insert Rule 5.4.1.3(d) as follows: <u>A café and/or sports centre and/or art and cultural centre and associated parking within the central park in the C2/C3 Structure Plan Area.</u> <u>Assessment will be restricted to the following matters:</u> <u>- The location of the building with respect to the efficient use of the reserve; and</u> <u>- Visual and amenity effects on surrounding properties; and</u> <u>- Access and parking arrangement; and</u> <u>- Landscaping;</u> <u>These matters will be considered in accordance with the assessment criteria in Section 21 relevant to the above matters of discretion.</u> <u>Amend relevant objectives and policies in Reserves Zone to provide for a café and/or sports centre and/or art and cultural centre and associated parking.</u>	Accept in part To the extent that the intent of the submissions is accept and refined provisions are provided.
14/40	3Ms of Cambridge GP Ltd	Section 5 - Reserves Zone, 5.3	Oppose in part	Amend objectives and policies in Section 5.3 as necessary to enable commercial activities to establish within the C2 growth cell.	Reject
19/25	Waipa District Council	Proposed Appendix S19	Support in part	Identification of the general locality of the proposed café	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
		- Structure Plan, figure 17		on Figure 17, as in the original submission.	
19/26	Waipa District Council	Section 2 - Residential Zone, 2.4.1.3	Support in part	<p>Amend Rule 2.4.1.3 as follows:</p> <p><u>(h) A café and ancillary café activities within the central sports fields and open space area of C2 Structure Plan area. Assessment will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> • <u>Building location, bulk and design; and</u> • <u>Landscaping; and</u> • <u>Location of parking areas and vehicle manoeuvring; and</u> • <u>Impacts on open space amenity and pedestrian safety; and</u> • <u>Location, colour, size and content of signs; and</u> • <u>Infrastructure effects.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>	<p>Accept in part</p> <p>To the extent that the intent of the submissions is accept and refined provisions are provided.</p>
19/27	Waipa District Council	Section 2 - Residential Zone, 2.4.2.45	Support in part	<p>Insert proposed new Rule 2.4.2.45 after Rule 2.4.2.44 which refers to St Kilda Structure Plan Area, using the numbering in the notified version of the Plan Change. The proposed new rule is to read as follows:</p> <p><u>Rule – C2 Structure Plan Area:</u></p> <p><u>café within the central sports fields and open space area</u></p> <p><u>2.4.2.45 A café and ancillary café activities (in accordance with rule 2.4.1.3 (h)) within the central sports fields and open space area of C2 Structure Plan area shall comply with the following:</u></p> <p><u>(a) Be located in general accordance with the location shown on Figure 17 of the C2 Structure Plan; and</u></p> <p><u>(b) Be limited to one café and ancillary café activities; and</u></p> <p><u>(c) The maximum hours of operation shall be 7.00am to 10.00pm, seven days a week; and</u></p> <p><u>(d) Overall building footprint of the café and ancillary activities shall not be greater than 200m²; and</u></p> <p><u>(e) The minimum building setback from boundaries shall be as follows:</u></p> <p><u>(i) Road boundary 2.5m</u></p> <p><u>(ii) Internal site boundaries where the</u></p>	<p>Accept in part</p> <p>To the extent that the intent of the submissions is accept and refined provisions are provided.</p>

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<u>lot adjoins a residential lot 5.0m</u> <u>(f) The maximum height of buildings shall be 9m; and Activities that fail to comply with this rule will require a resource consent for a discretionary activity.</u>	
19/28	Waipa District Council	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.13	Support in part	<p>Insert a proposed new Assessment Criteria numbered 21.1.6.13 following the existing criteria 21.1.6.12 in the Plan Change and renumber consecutively. The proposed new Assessment Criteria should read as follows:</p> <p><u>21.1.6.13 Café and ancillary café activities within the central sports fields and open space area of C2 Structure Plan area</u></p> <p><u>The extent to which the proposed café and ancillary café activities, including access, parking and outdoor dining:</u></p> <p><u>(a) Is of a scale and form consistent with the surrounding neighbourhood context.</u></p> <p><u>(b) Provides parking facilities that do not visually dominate the public realm or create obstructions in the pedestrian environment.</u></p> <p><u>(c) Maximises outlook onto adjacent streets and public open spaces.</u></p> <p><u>(d) Includes universal access design principles.</u></p> <p><u>(e) Utilises landscaping to integrate the development into the surrounding open space context, and enhance the amenity of the site.</u></p> <p><u>(f) Avoids signs that are overly dominant (including back lit and neon signs) and are of a colour, size and location that integrate with the proposed building.</u></p> <p><u>(g) Will generate traffic that creates adverse effects that are unable to be adequately managed.</u></p> <p><u>(h) Can be adequately serviced.</u></p>	Accept in part To the extent that the intent of the submissions is accept and refined provisions are provided.
23LATE/4	3MS of Cambridge	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	Provide for a range of commercial activities on the southern part of the 'Central Park' within the C2 Growth Cell.	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
FS25/71	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	23 LATE/4 - Accept submission point, only insofar as it can be further considered as part of this Plan Change process.	Reject As C2 neighbourhood is recommended to be removed.
FS26/67	St Peter's School	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	Refer FS25/71	Reject As C2 neighbourhood is recommended to be removed.

1.18.2 Submission points 14/14, 14/15 and 14/16 requested to amend policies relating to provision of commercial areas in the structure plan area. **These submissions points are rejected.**

1.18.3 Submission point 14/20 requested amendments to rules relating to commercial activities; acknowledging the recommendations in this report related to local and neighbourhood centres (and the proposed provisions for such), the requested amendments are not considered necessary. **This submission point is rejected.**

1.18.4 Submission points 9/6 and 10/6 note that there are no provisions for any type of café/restaurant/boutique retail facilities within C3 and requested there to be an opportunity to provide such a facility within a 'village amenity cluster' that can function as a focal point for the local community. **These submission points are accepted.**

1.18.5 Submission point 14/39 requested amendments to Rule 5.4.1.3 to allow for a café and/or sports centre and/or art and cultural centre and associated parking to locate within a Reserve Zone within the C2/C3 Structure Plan Area, as a restricted discretionary activity. **This submission point is accepted in part.**

1.18.6 Submission points 19/25, 19/26, 19/27 requested amendments proposed by the submitter assist in providing clarity as to the outcomes, activity status and matters of assessment for a café in C2 central park area. **Submission point 19/25 is accepted and submission points 19/26 and 19/27 are accepted in part.**

1.18.7 Late submission point 23/4 requested that no provision is made for a Neighbourhood Shopping Centre on Cambridge Road within the C2 Growth Cell. Further submissions points FS25/71 and FS26/67 do not have a particular view on whether or not the Neighbourhood Centre should be provided for. **Late submission point 23/4 is accepted and further submission points FS25/71 and FS26/67 are rejected.**

1.18.8 Amendments have been made to Section 2, Section 21 and Appendix S19 as shown in Part 2 of this report.

1.19 Section 6 Commercial Zone – Height

1.19.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
14/49	3Ms of Cambridge GP	Section 6 - Commercial	Support	Retain Rule 6.4.2.3(c).	Reject

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
	Ltd	Zone, 6.4.2.3			
18/16	CB2 Holdings Ltd	Section 6 - Commercial Zone, 6.4.2.3	Oppose	That sub-rule 6.4.2.3(c) be amended to read: <i>“The maximum height within the Cambridge North (C1) and Cambridge Road (C2) Neighbourhood Centres shall be 11m 13m</i>	Accept Amend height restriction from 11m to 13m.
FS27/3	Foodstuffs North Island Limited	Section 6 - Commercial Zone, 6.4.2.3	Support	18/16 - Increase height limit in neighbourhood centres to 13m.	Accept

1.19.2 Submission point 14/49 supports the proposed maximum height provision of 13m within the Cambridge North (C1) and Cambridge Road (C2) Neighbourhood Centres and considers this height to be appropriate. Submission point 18/16, which is supported by further submission point FS27/3, considers that to achieve appropriate 3-storey development with gable roof design that a maximum height of 13m is required to ensure good resultant design with appropriate ceiling heights for commercial tenancies. **Submission point 14/49 is rejected, and submission point 18/16 and further submission point FS27/3 are accepted** and amend Rule 6.4.2.3(c) in Section 6 of the District Plan.

1.20 Visitor Accommodation

1.20.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
1/1	Tunzelman, William and Linda	Whole of Plan Change 7	Support	Support the introduction in the structure plan for C2 of a 'Visitor Accommodation Overlay' area adjacent the south east corner of Peake Road with Cambridge / Hamilton Road.	Accept
10/12	St Peter's School	Whole of Plan Change 7	Support in part	1. Amend Section 5.4 as follows: <i>A visitor accommodation overlay has been proposed for both the C1 and the C2/C3 Structure Plans. The areas identified for visitor accommodation are located along the main entrance roads to Cambridge from the north (Victoria Road) and west (Cambridge / Hamilton Road), and the collector road in the western extent of the C3 Cell. <u>These areas</u> are either located within close walking distance to the Neighbourhood Centre, or the St Peter's Sports Precinct and are in close proximity to existing visitor accommodation facilities (i.e. Peake Road). Existing Objectives (2.3.5) and</i>	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><i>Policies (2.3.5.1) within the Residential Zone of the Waipa District Plan provide guidance for the form and articulation of visitor accommodation facilities.</i></p> <p>2. Amend Appendix A of the Proposed Structure Plan to include the additional Visitor Accommodation Overlay in C3.</p> <p>3. Any similar or consequential amendments that stem from the submission and relief sought.</p>	
FS25/12	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5.4	Support	10/12 - Accept submission point	Accept
10/25	St Peter's School	Proposed Appendix S19 - Structure Plan, appendix A	Oppose in part	<p>Amend Appendix A – Structure Plan for C2/C3 so that the Visitor Accommodation Overlay is added to the C3 Cell as depicted in the Sketch Concept Plans (Appendix B of this submission).</p> <p>Any similar or consequential amendments that stem from the submission and relief sought.</p>	Accept
FS25/25	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, appendix A	Support	10/25 - Accept submission point	Accept
14/22	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.1.3	Oppose in part	<p>Amend Rule 2.4.1.3 to delete a number of matters of assessment which have already been addressed through the structure plan process, as follows:</p> <p><i>Visitor accommodation in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas.</i></p> <p><i>Assessment will be restricted to the following matters:</i></p> <ul style="list-style-type: none"> - Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site; and - Building location, bulk and design; and - Whether the design, scale and appearance maintains or enhances the amenity and character of the area; and - Landscaping and area of permeable surface; and - Location of parking areas and vehicle manoeuvring. 	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p>- CPTED; and — The potential for reverse sensitivity effects on adjoining residential activities; — Noise effects on adjoining land uses; — Vehicle access and traffic effects; and — Infrastructure effects.</p> <p>These matters will be considered in accordance with the assessment criteria in Section 21 relevant to the above matters.</p> <p>Also include a note at the end of the rule that states: <u>Compliance with any relevant performance standard satisfies the matter of discretion relating to the subject matter of that performance standard.</u></p>	
18/21	CB2 Holdings Ltd	Section 2 - Residential Zone, 2.3.6.6	Support in part	<p>That the advice note to Objective 2.3.6.6 be amended to read: <i>“Advice note: In the Te Awamutu and Kihikihi Town Concept Plans 2010 an area for visitor accommodation has been identified that adjoins the Mangaohoi Stream. Within the C1 and C2 Structure Plan areas, visitor accommodation overlays activities have been identified through rules (C1) and overlays (C2) to encourage appropriately designed visitor accommodation in suitable areas.”</i></p>	Reject
18/22	CB2 Holdings Ltd	Section 2 - Residential Zone, 2.4.1.3	Support in part	<p>That Rule 2.4.1.3(g) be amended to read: <i>“Visitor accommodation in the <u>C1 Compact Housing Overlay and in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas...</u></i>”</p>	Reject
18/25	CB2 Holdings Ltd	Section 21 - Assessment Criteria and Information Requirements, 21.1.2.4	Support in part	<p>That the activity being assessed for visitor accommodation be amended to read: <i>“visitor accommodation in the <u>Compact Housing Overlay in the C1 Structure Plan area and Visitor Accommodation Overlay in the C1 and C2 Structure Plan areas (as relevant)</u></i></p>	Reject
18/4	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan, figure 2	Support in part	<p>That the visitor accommodation overlay in Figure 2 (Section 5) be deleted.</p>	Reject

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
18/7	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan, section 5.4	Support in part	That Section 5.4 be amended to read: <i>"A visitor accommodation overlay has been proposed for both the C1 and C2/C3 Structure Plans. <u>Visitor accommodation is also anticipated to occur with the Compact Housing Overlay area of the C1 Structure Plan.</u> The areas identified for visitor accommodation are located along or close to the main entrance roads to Cambridge from the north (Victoria Road) and west (Cambridge / Hamilton Road), are within close walking distance to the Neighbourhood Centres and are in close proximity to existing visitor accommodation facilities (i.e. Peake Road). Existing Objectives (2.3.5) and Policies 2.3.5.1) within the Residential Zone of the Waipa District Plan provide guidance for the form and articulation of visitor accommodation facilities."</i>	Reject
19/44	Waipa District Council	Proposed Appendix S19 - Structure Plan, figure 3	Support in part	Amend Figure 3 as follows: Amend the south-western corner of C2 to be 'Visitor Accommodation Overlay', replacing 'Compact Residential'.	Accept

1.20.2 Submission point 1/1 supports the introduction in the structure plan for C2 of a 'Visitor Accommodation Overlay' area adjacent the south east corner of Peake Road with Cambridge / Hamilton Road. **This submission point is accepted.**

Submission points 10/12 and 10/25 requested that visitor accommodation be provided in close proximity to the St Peter's Sports Precinct, to provide suitable accommodation as required. **These submission points are accepted** and amendments made to Appendix S19 – Cambridge C1 and C2/C3 Structure Plans.

1.20.3 Submission point 14/22 notes that the assessment criteria in Rule 2.4.1.3(g) unnecessarily duplicate matters considered in the development of the structure plan and requested amendments. **This submission point is accepted in part** and amend Rule 2.4.1.3(g) in Section 2 of the District Plan.

1.20.4 Submission points 18/4, 18/7, 18/21 and 18/22 requested that Visitor accommodation should be able to take place anywhere within the C1 compact housing overlay area and not be confined to a single defined area. Similarly submission point 18/25 requested that visitor accommodation should be accommodated within the Compact Housing Overlay area of the C1 Structure Plan and requested amendments to Objective 2.3.6.6, Rule

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2.4.1.3(g) and Assessment Criteria 21.1.2.4 to reflect this. **These submission points are rejected.**

1.20.5 Submission point 19/44 requested amendments to the Appendix S19 Structure Plan, Figure 3 to amend the south-western corner of C2 to be 'Visitor Accommodation Overlay', replacing 'Compact Residential'. **This submission point is accepted** and Figure 3 amended to show 'Visitor Accommodation Overlay', replacing 'Compact Residential'.

1.21 Structure Plan Guidelines

1.21.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
9/3	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 2.2	Support	Adopt Section 2.2 as shown in the Proposed Structure Plan. Any similar or consequential amendments that stem from the submission and relief sought.	Accept
FS26/3	St Peter's School	Proposed Appendix S19 - Structure Plan, section 2.2	Support	9/3 - Accept submission point	Accept
9/4	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 4.1	Support in part	Amend Section 4.1 as follows: <i>Environmental</i> <ul style="list-style-type: none"> <u>Creating a greater connection to the Waikato River and taking the opportunity to actively engage with this iconic feature.</u> <i>Economic</i> <ul style="list-style-type: none"> <u>Build upon Cambridge's reputation as a national 'Centre of Excellence' for sports and education regional destination (i.e. home of cycling, horse racing, rowing)</u> Any similar or consequential amendments that stem from the submission and relief sought.	Accept
FS26/4	St Peter's School	Proposed Appendix S19 - Structure Plan, section 4.1	Support	9/4 - Accept submission point	Accept
9/5	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 4.2	Support in part	1. Amend Section 4.2 as follows: <i>Character</i> <ul style="list-style-type: none"> <u>Recognising areas of cultural significance and doing so in collaboration with iwi.</u> <i>Connected Streets</i> <ul style="list-style-type: none"> <u>An open, well-connected street network extends from the existing Cambridge grid pattern where topography allows for this (albeit at a smaller scale), promoting safe and efficient connections for</u> 	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><i>pedestrians and cyclists</i></p> <p>2. Consideration be given by Waipa DC to cultural design principles such as Te Aranga Principles. Such principles would be of particular importance to development in proximity to the Waikato River.</p> <p>3. Any similar or consequential amendments that stem from the submission and relief sought.</p>	
FS26/5	St Peter's School	Proposed Appendix S19 - Structure Plan, section 4.2	Support	9/5 - Accept submission point	Accept
9/7	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5.2.1	Support in part	<p>Amend Section 5.2.1 by including additional points and amending existing points as follows:</p> <ul style="list-style-type: none"> • <i>Walkable, safe community that is well connected to the surrounding context, providing good access to nearby community amenities, open space, St Peter's School and the Waikato River.</i> • <i>Development that is responsive to existing natural features and landform in terms of residential layout, road network and provision of services.</i> • <i>Development that is seen as a natural, seamless progression of the existing Cambridge urban area, rather than being a standalone development.</i> • <i>Development that accentuates and reflects the open relationship of residences to street frontages, with generous front yards and low fencing.</i> <p>Any similar or consequential amendments that stem from the submission and relief sought.</p>	Accept
FS26/7	St Peter's School	Proposed Appendix S19 - Structure Plan, section 5.2.1	Support	9/7 - Accept submission point	Accept
9/20	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 9	Support	<p>Section 9 be adopted by the WDC as depicted in the Proposed Structure Plan.</p> <p>Any similar or consequential amendments that stem from the submission and relief sought.</p>	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
FS26/20	St Peter's School	Proposed Appendix S19 - Structure Plan, section 9	Support	9/20 - Accept submission point	Accept
10/3	St Peter's School	Proposed Appendix S19 - Structure Plan, section 2.2	Support	Adopt Section 2.2 as shown in the Proposed Structure Plan. Any similar or consequential amendments that stem from the submission and relief sought.	Accept
FS25/3	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 2.2	Support	10/3 - Accept submission point	Accept
10/4	St Peter's School	Proposed Appendix S19 - Structure Plan, section 4.1	Support in part	Refer 9/4	Accept
FS25/4	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 4.1	Support	10/4 - Accept submission point	Accept
10/5	St Peter's School	Proposed Appendix S19 - Structure Plan, section 4.2	Support in part	Refer 9/5	Accept
FS25/5	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 4.2	Support	10/5 - Accept submission point	Accept
10/7	St Peter's School	Proposed Appendix S19 - Structure Plan, section 5.2.1	Support in part	Refer 9/7	Accept
FS25/7	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 5.2.1	Support	10/7 - Accept submission point	Accept
10/22	St Peter's School	Proposed Appendix S19 - Structure Plan, section 9	Support	Refer 9/20	Accept
FS25/22	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 9	Support	10/22 - Accept submission point	Accept
18/10	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan, section 5.2	Support in part	That the following text be included under the Heading 5.2 – Residential: <u><i>“the structure plan is to be read in conjunction with development control standards and rules that apply to the residential zone. Where there is any conflict or inconsistency between the structure plan outcomes and guidance and any zone rule, the zone rule</i></u>	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>shall prevail</i> ”.	
18/11	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan, section 5.3	Support in part	That the following text be included under the Heading 5.3 – Neighbourhood Centres: <i>“the structure plan is to be read in conjunction with development control standards and rules that apply to the residential zone. Where there is any conflict or inconsistency between the structure plan outcomes and guidance and any zone rule, the zone rule shall prevail”.</i>	Accept
19/41	Waipa District Council	Proposed Appendix S19 - Structure Plan, section 3.5.1	Oppose	Delete the following in section 3 3.5.1 C1 Structure Plan Under the Operative Waipa District Plan, the C1 Structure Plan area currently has two zones, with the majority of the land zoned as deferred residential and the south-eastern corner zoned deferred commercial for a ‘future neighbourhood centre’.	Accept
19/42	Waipa District Council	Proposed Appendix S19 - Structure Plan, section 3.5.2	Oppose	Delete the following in section 3 3.5.2 C2/C3 Structure Plan Under the Operative Waipa District Plan, the C2/C3 Structure Plan area currently has two zones, with the majority of the land zoned rural and the properties accessed from Kelly Road zoned residential.	Accept
FS25/93	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 3.5.2	Support in part	19/42 - Accept submission point, noting the opposition of Chartwell to the triggers as currently proposed under Plan Change 5.	Accept in part
FS26/89	St Peter’s School	Proposed Appendix S19 - Structure Plan, section 3.5.2	Support in part	Refer FS25/93	Accept in part
19/43	Waipa District Council	Proposed Appendix S19 - Structure Plan, figure 1	Support in part	Amend Figure 1 as follows: Modify the plan to include the C3 Extension area as part of the red C3 outline, as this area is included within the C3 structure plan area (and included in the 120.3ha area). The boundary of the C3 Growth Cell should reflect the boundary illustrated on the proposed Planning Maps, i.e. Planning Maps 4, 22, 23, 24 and 26.	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
FS26/90	St Peter's School	Proposed Appendix S19 - Structure Plan, figure 1	Support	19/43 - Accept submission point.	Accept

- 1.21.2 A number of submissions were received in support of section 2.2 and section 9 of Appendix S19. **These submissions are accepted in part** subject to modifications made as a response to other submissions.
- 1.21.3 Submission points 9/4 and 10/4 requested section 4.1 of Appendix S19 be amended to acknowledge the proximity and connections with the Waikato River and recognises Cambridge's reputation as a national 'Centre of Excellence' for sports and education. Similarly, submission points 9/5 and 10/5 requested additional text in section 4.2 to recognise areas of cultural significance in collaboration with iwi and reference gridded street layout only where it is appropriate. **These submission points are accepted** and amend Section 4.1 and 4.2 (as notified) in Appendix S19 – Cambridge C1 and C2/C3 Structure Plans.
- 1.21.4 Submission points 18/10 and 18/11 requested an additional statement outlining what provisions take precedence when a conflict between rules and structure plan provisions occur. **Submission points 18/10 and 18/11 are accepted** and additional text is included in Sections 5.2 and 5.3 (as notified) in Appendix S19 – Cambridge C1 and C2/C3 Structure Plans.
- 1.21.5 Submission points 19/41 and 19/42 requested amendments to provide consents with Plan Change 5 and the intent that C2 and C3 Structure Plan areas be treated as one growth cell for the purposes of uplifting zoning and therefore seek text deletions in Sections 3.5.1 and Section 3.5.2. Further submission points FS25/93 and FS26/89 support this request, but notes their opposition to the triggers as currently proposed under Plan Change 5. To provide consistency, **submission points 19/41 and 19/42 are accepted** and amend Section 3.5 (as notified) in Appendix S19 – Cambridge C1 and C2/C3 Structure Plans.
- 1.21.6 Submission point 19/43 requested that the structure plan figures be updated to ensure consistency between figures and correctly illustrate the intent of the structure plan document and associated plan change. This is supported by further submission point FS26/90. **Submission point 19/42 and further submission point FS26/90 are accepted** and a change is made to Figure 1 in Appendix S19 to include the C3 Extension area as part of the red C3 outline.
- 1.21.7 Submission points 9/7 and 10/7 requested amendments to the outcomes sought for residential development, as outlined in the Structure Plan. **These submission points are accepted** and amend Section 5.2.1 (as notified) of Appendix S19 – Cambridge C1 and C2/C3 Structure Plans.

1.22 St Peters School Zone

1.22.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
10/18	St Peter's School	Proposed Appendix S19 - Structure Plan, section 8	Oppose in part	<p>1. Add the following para to section 8 of the Proposed Structure Plan: <u>The St Peter's Sports Precinct as depicted in Figure 17 does not comprise an area of park and/or open space to be developed in accordance with Section 8 of the Structure Plan. Development of land within the St Peter's Sports Precinct shall be undertaken in general accordance with the underlying St Peter's School Zone rules.</u></p> <p>2. Amend where necessary any figures in the Proposed Structure Plan where the St Peter's Sports Precinct is depicted as Open Space, without any distinction being made from other parks and open space areas as referred to in Section 8.</p> <p>3. Any similar or consequential amendments that stem from the submission and relief sought.</p>	Accept With amendment to Section 8 and Figures 3, 11, 18, 19 and 20.
FS25/18	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 8	Support	10/18 - Accept submission point	Accept As above
19/48	Waipa District Council	Proposed Appendix S19 - Structure Plan, appendix A	Support in part	<p>Amend Appendix A – C2/C3 Plan as follows:</p> <p>The area within C3 shown on Planning Maps 4, 22, 23, 24 and 26 as Rural Zone be amended on Appendix A – C2/C3 Plan to be identified as Rural Zone by removing the open space annotation over that area.</p>	Reject
FS26/93	St Peter's School	Proposed Appendix S19 - Structure Plan, appendix A	Oppose	19/48 - Reject submission point and the Rural zoned land owned by SPS be rezoned St Peter's School to better reflect the outcomes sought by the Structure Plan.	Accept Amend structure plan and planning Maps to rezone the area within C3 from Rural to St Peters School Zone.

1.22.2 Submitter 10/18 requests that an additional paragraph is included to section 8 of Appendix S19 to refer to the St Peter's Sports Precinct. The intent of the submission is accepted, in that only Figure 17 (as notified) within section 8 of Appendix S19 includes the St Peter's Sports Precinct (now proposed to be named the St Peter's School Zone). **Submission point 10/18 is accepted** and amend Section 8.1 (as notified) of Appendix S19

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– Cambridge C1 and C2/C3 Structure Plans. Updates to Figure 13 and Appendix A of Appendix S19 to refer to St Peter’s Sports School Zone, and consequential amendments to all other structure plan figures accordingly.

1.22.3 To further improve consistency, submission point 19/48 requested to amend the C2/C3 Structure Plan to remove the open space annotation shown on the Structure Plan and replace with Rural Zoning in accordance with Planning Maps 4, 22, 23, 24 and 26. This is opposed by further submission point FS26/93, which notes that the area identified as the St Peter’s Sports Precinct on the Structure Plan is consistent with what the submitter has sought through engagement to date with Council. **Submission point 19/48 is rejected, and further submission point FS26/93 accepted** and amend Planning Maps 4, 22, 23, 24 and 26 to rezone the area in C3 from Rural to St Peter’s School Zone to align with the C2/C3 Structure Plan.

1.23 Te Awa Cycleway and Environmental buffer

1.23.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
9/17	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 8.7	Oppose in part	<p>1. Amend Section 8.7 of the Proposed Structure Plan as follows: <i>Buffer areas have been created within the C3 Growth Cell to protect steep slopes, existing streams and more sensitive areas along between the river edge and Te Awa Cycleway.</i></p> <p>2. Amend Appendix A – Structure Plan to reflect the Environmental/Buffer Reserve being bound by the Waikato River and Te Awa Cycleway easement.</p> <p>3. Any similar or consequential amendments that stem from the submission and relief sought.</p>	Accept in part To the extent that the environmental buffer / open space on the northern side of the Te Awa cycleway is reduced to provide a 5m setback.
FS26/17	St Peter’s School	Proposed Appendix S19 - Structure Plan, section 8.7	Support	9/17 - Accept submission point	Accept in part
9/18	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 8.9.1	Oppose in part	<p>Amend the following bullet point under 8.9.1 as follows:</p> <ul style="list-style-type: none"> <i>The green and open nature of the Te Awa Cycleway is to be protected through creation of a buffer space, with built form set back approximately 20-505m from the cycleway easement; any fencing facing the Te Awa Cycleway shall be a maximum of 1.2m in height and visually permeable in design and planting along this edge should remain low-scale.</i> <p>Any similar or consequential</p>	Accept in part To the extent that amendments to Section 8.9.1 to acknowledge a 5m environmental buffer / open space along its northern side, between the cycleway and adjoining land uses

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				amendments that stem from the submission and relief sought.	
F26/18	St Peter's School	Proposed Appendix S19 - Structure Plan, section 8.9.1	Support	9/18 - Accept submission point	Accept in part
9/19	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 8.9	Oppose in part	Add the following text under section 8.9: <i>The C2/C3 Structure Plan interfaces with the Town Belt to the east and the Te Awa Cycleway from the C3 Growth Cell. <u>To improve connectivity and permeability between the C3 cell and the western edge of Cambridge, the Structure Plan (refer to Appendix A) anticipates a local road being established through the Town Belt.</u></i> Any similar or consequential amendments that stem from the submission and relief sought.	Reject
FS26/19	St Peter's School	Proposed Appendix S19 - Structure Plan, section 8.9	Support	9/19 - Accept submission point	Reject
9/22	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, appendix A	Oppose in part	Amend Appendix A – Structure Plan for C2/C3 so that the Environmental/Buffer Reserve is bounded by the edge of the Waikato River and Te Awa Cycleway easement. Any similar or consequential amendments that stem from the submission and relief sought.	Accept Amend environmental buffer / open space on the northern side of the Te Awa cycleway is reduced to provide a 5m setback.
10/19	St Peter's School	Proposed Appendix S19 - Structure Plan, section 8.7	Oppose in part	Refer 9/17	Accept in part To the extent that the environmental buffer / open space on the northern side of the Te Awa cycleway is reduced to provide a 5m setback.
FS25/19	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 8.7	Support	10/19 - Accept submission point	Accept in part
10/20	St Peter's School	Proposed Appendix S19 - Structure Plan, section 8.9.1	Oppose in part	Refer 9/18	Accept in part To the extent that amendments to Section 8.9.1 (as notified) to acknowledge a 5m environmental buffer / open space along its northern side, between the cycleway and adjoining land uses.
FS25/20	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan,	Support	10/20 - Accept submission point	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
		<i>section 8.9.1</i>			
10/21	St Peter's School	Proposed Appendix S19 - Structure Plan, section 8.9	Oppose in part	Refer 9/19	Reject
FS25/21	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 8.9	Support	10/21 - Accept submission point	Reject
10/24	St Peter's School	Proposed Appendix S19 - Structure Plan, appendix A	Oppose in part	Refer 9/22	Accept Amend environmental buffer / open space on the northern side of the Te Awa cycleway is reduced to provide a 5m setback.
FS25/24	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, appendix A	Support	10/24 - Accept submission point	Accept in part
19/29	Waipa District Council	Proposed Appendix S19 - Structure Plan, section 8	Support in part	Amend section 8.9.1 as follows: 8.9.1 Guidelines: <i>The green and open nature of the Te Awa Cycleway is to be protected through creation of a buffer space, with built form set back approximately 20-50m 30m from the cycleway; any fencing facing the Te Awa Cycleway shall be a maximum of 1.2m in height and visually permeable in design and planting along this edge should remain low-scale.</i>	Accept in part
FS25/89	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 8	Oppose	19/29 - Reject submission point and Section 8.9.1 be amended as follows: <i>The green and open nature of the Te Awa Cycleway is to be protected through creation of a buffer space, with built form set back approximately 20-50 5m from the cycleway <u>ement</u>; any fencing facing the Te Awa Cycleway shall be a maximum of 1.2m in height and visually permeable in design and planting along this edge should remain low-scale.</i>	Accept in part
FS26/85	St Peter's School	Proposed Appendix S19 - Structure Plan, section 8	Oppose	Refer FS25/89	Accept in part
19/30	Waipa District Council	Section 2 - Residential Zone, 2.4.2	Support in part	Insert proposed new Rule 2.4.2.5 in section 2.4.2 following existing Rule 2.4.2.4 in the Plan Change and renumber consecutively thereafter. The proposed new Rule 2.4.2.5 is to read as	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				follows: <u>Rule – Minimum building setback from Te Awa Cycleway</u> 2.4.2.5 <u>The minimum building setback from the Te Awa cycleway shall be 30m.</u> Activities that fail to comply with this rule will require a <u>resource consent for a discretionary activity.</u>	
FS25/90	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2	Support in part	19/30 - Accept in part and a new rule be added with the following amendments: Rule – Minimum building setback from Te Awa Cycleway 2.4.2.5 The minimum building setback from the Te Awa cycleway <u>easement</u> shall be 30 5m. Activities that fail to comply with this rule will require a resource consent for a discretionary activity.	Reject
FS26/86	St Peter's School	Section 2 - Residential Zone, 2.4.2	Support in part	Refer FS25/90	Reject

1.23.2 Several submissions were received in regards to the location of the environmental buffer as shown on the Structure Plan which adjoins the Waikato River and the building setback from the Te Awa cycleway as prescribed in section 8.9.1 of Appendix S19 as being 20-50m. Submission points 9/18 and 10/20 consider the building setbacks to be largely unworkable and overly restrictive for what will be a residential area and therefore requested a building setback of 5m from the cycleway easement, whereas submission points 19/29 and 19/30 requested a setback of 30m. Submission points 9/17, 9/22, 10/19 and 10/24 requested amendments to section 8.7 and Appendix A of Appendix S19 to reflect the Environmental/Buffer Reserve being bound by the Waikato River and Te Awa Cycleway easement.

1.23.3 **Submission points 9/18 and 10/20 are accepted and submission points 9/17, 9/22, 10/19, 10/24 and 19/29 and 19/30 are accepted in part** to the extent that the setback is amended to 5m and Amend the environmental buffer / open space on the northern side of the Te Awa cycleway to provide a constant 5m width along the length of the cycleway within the structure plan boundaries, and Residential and St Peters Zone land use areas are amended come further south, accordingly. Refer updates to Attachment A of the Appendix S19 – Cambridge C1 and C2/C3 Structure Plans. Also, amend Rule 2.4.2.4 in Section 2 of the District Plan and any consequential amendments to mapping text, numbering and referencing.

1.23.4 Submission points 9/19 and 10/21 requested that section 8.9 of Appendix S19, makes reference to a future local road being established through the town belt as shown in the Structure Plan. **These submission points are rejected.**

1.24 Infrastructure

1.24.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
14/62	3Ms of Cambridge GP Ltd	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.14	Oppose in part	Amend Rule 15.4.2.14, as follows. <i>All lots in a subdivision and any sites in a development shall be connected to the following infrastructure services:</i> <i>(a) Formed public road or new road; and</i> <i>(b) Electricity; and</i> <i>(c) Telecommunications; and</i> <i>(d) Fibre optic cable.</i> <u>Advice Note: Council has the ability to allow advanced technology that achieves an equivalent or better standard of infrastructure servicing.</u>	Reject Out of scope.
17/1	Transpower New Zealand Limited	Planning Map 4	Support	Transpower supports the proposed changes to District Plan Map 4 “Zones” (Growth Cell C3) because the Operative District Plan contains provisions to manage land use, development and subdivision around the National Grid in the Rural and Residential zones in a manner that gives effect to the NPSET.	Comments noted.

1.24.2 Submission point 14/62 requested to amend Rule 15.4.2.14. However, Rule 15.4.2.14 is not being amended by this plan change, and is therefore considered to be out of scope. For these reasons, **submission point 14/62 is rejected.**

1.24.3 Submission point 17/1 generally supports the rezoning to Residential as proposed by Plan Change 7. However, further discussions are being undertaken between Council and the submitter to resolve these issues outside the Plan Change process. In the meantime the **submission point is formally rejected.**

1.25 Stormwater – Individual rules/provisions

1.25.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
8/4	Waikato Regional Council	Section 2 - Residential Zone, 2.4.2.11 and 2.4.2.14	Support	Retain the provisions as notified.	Accept in part
9/24	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.1.4	Oppose	Amend 2.4.1.4(a)(vii) as follows: <i>Rule 2.4.2.14 - Cambridge North and C1 and C2 and C3 Structure Plan Areas: on-site</i>	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>soakage...</i> Any similar or consequential amendments that stem from the submission and relief sought.	
FS26/24	St Peter's School	Section 2 - Residential Zone, 2.4.1.4	Support	9/24 - Accept submission point	Accept
10/27	St Peter's School	Section 2 - Residential Zone, 2.4.1.4	Oppose	Refer 9/24	Accept in part
FS25/27	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.1.4	Support	10/27 - Accept submission point	Accept
14/30	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.2.11	Oppose in part	Amend Rule 2.4.2.11 as necessary to reflect the outcome of a comprehensive stormwater solution (wording to be confirmed). Irrespective of these changes, amend Rule 2.4.2.11 as follows to correctly refer to the relevant growth cells and to cross reference to Rule 2.4.2.41: <i>Each site shall be grassed, planted in trees and/or shrubs or otherwise landscaped in a manner that retains a minimum of 40% of the gross site area in permeable surfaces, provided that in the Cambridge North and C1 and C2/C3 Structure Plan Areas where 55% of the gross site area shall be retained in permeable surfaces and that Rule 2.4.2.4139 shall apply for compact housing.</i>	Accept in part
14/31	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.2.14	Oppose in part	Delete the references to the C1 and C2 growth cells in Rule 2.4.2.14.	Accept in part
FS24/5	PJ Stevenson Family Trust	Section 2 - Residential Zone, 2.4.2.14	Support	14/31 - Adopt submission point.	Accept in part
14/63	3Ms of Cambridge GP Ltd	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.18	Oppose in part	Amend Rule 15.4.2.18 to exempt development within the C1 and C2/C3 structure plan areas from the requirement to dispose of stormwater within lot boundaries, as follows: <i>Within the urban limits, all lots in a subdivision and any sites in a development in the Residential, Commercial and Industrial Zones shall: (a) Dispose of stormwater generated from within roads, reserves, and any lot to be vested in Council, into Council's reticulation system at pre</i>	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>development levels; and (b) Dispose of all stormwater generated from lots not to be vested in Council within the boundaries of the lot itself, <u>except within the C1 and C2/C3 growth cells where a stormwater system is in place in accordance with a structure plan.</u></i>	
FS24/8	PJ Stevenson Family Trust	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.18	Support	14/63 - Adopt submission point.	Accept in part
FS25/64	Chartwell Developments LP	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.18	Support in part	14/63 - Accept in part and Rule 15.4.2.18 as proposed by 3Ms be amended as follows: <i>Within the urban limits, all lots in a subdivision and any sites in a development in the Residential, Commercial and Industrial Zones shall: (a) Dispose of stormwater generated from within roads, reserves, and any lot to be vested in Council, into Council's reticulation system at pre development levels; and (b) Dispose of all stormwater generated from lots not to be vested in Council within the boundaries of the lot itself, except within the C1 and C2/C3 growth cells where a <u>consented</u> stormwater system is in place in accordance with a structure plan.</i>	Accept in part
FS26/60	St Peter's School	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.18	Support in part	Refer FS25/64	Accept in part
14/64	3Ms of Cambridge GP Ltd	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.22	Oppose in part	Amend Rule 15.4.2.22 to exempt development within the C1 and C2/C3 structure plan areas from the requirement for on-site detention and disposal of stormwater, as follows: <i>All lots or sites shall be of sufficient size to enable on site detention and disposal of stormwater resulting from any future development permitted in the zone, provided that this rule does not apply to</i>	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>stormwater disposal in the Houchens Road Large Lot Residential or Cambridge C1 and C2/C3 Structure Plan Areas.</i>	
FS25/65	Chartwell Developments LP	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.22	Support	14/64 - Accept submission point.	Accept in part
FS26/61	St Peter's School	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.22	Support	Refer FS25/65	Accept in part
14/68	3Ms of Cambridge GP Ltd	Section 21 - Assessment Criteria and Information Requirements, 21.1.2.19	Oppose in part	Amend Rule 21.1.2.19 as follows: <i>Cambridge North and C1 and C2 Structure Plan Areas: on site soakage (a)</i>	Reject
14/71	3Ms of Cambridge GP Ltd	Section 21 - Assessment Criteria and Information Requirements, 21.1.15.20	Oppose in part	Amend Rule 21.1.15.20 to clarify that these criteria do not apply to the C1 and C2/C3 Structure Plan areas, which are to be serviced by a comprehensive stormwater management system.	Reject
FS24/9	PJ Stevenson Family Trust	Section 21 - Assessment Criteria and Information Requirements, 21.1.15.20	Support	14/71 - Adopt submission point.	Reject
FS25/67	Chartwell Developments LP	Section 21 - Assessment Criteria and Information Requirements, 21.1.15.20	Support	14/71 - Accept submission point.	Reject
FS26/63	St Peter's School	Section 21 - Assessment Criteria and Information Requirements, 21.1.15.20	Support	Refer FS25/67	Reject
14/8	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.3.2.7	Oppose in part	Amend Policy 2.3.2.7 as follows, to ensure that the C3 growth cell is also included: <i>Maintain a proportion of each site in permeable surfaces such as lawn and gardens, in order to ensure there is sufficient capacity to enable <u>some</u> the on-site disposal of stormwater, if achievable. In the case of the Cambridge North and C1</i>	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>and C2/C3 Structure Plan Areas, stormwater will be managed in accordance with the relevant methods shown on the Structure Plans and the subsequent detailed design based on a comprehensive Stormwater Design Report increased standards apply because of the difficulty of disposing of stormwater in this location.</i>	
FS24/4	PJ Stevenson Family Trust	Section 2 - Residential Zone, 2.3.2.7	Support	14/8 - Adopt submission point.	Accept in part
FS25/51	Chartwell Developments LP	Section 2 - Residential Zone, 2.3.2.7	Support in part	14/8 - Accept in part, with the following amendments to Policy 2.3.2.7 as provided in their submission. Maintain a proportion of each site in permeable surfaces such as lawn and gardens, in order to ensure there is sufficient capacity to enable some on-site disposal of stormwater, if achievable. In the case of the Cambridge North and C1 and C2/C3 Structure Plan Areas, stormwater will be managed in accordance with the relevant methods shown on the Structure Plans and the subsequent detailed design based on a comprehensive Stormwater Design Report resource consents obtained for the same.	Accept in part
FS26/47	St Peter's School	Section 2 - Residential Zone, 2.3.2.7	Support in part	Refer FS25/51	Accept in part
18/24	CB2 Holdings Ltd	Section 2 - Residential Zone, 2.4.2.14	Oppose	That Rule 2.4.2.14 be amended to read: "Rule Cambridge North and C1 and C2 Structure Plan Areas: on-site soakage stormwater management on-site soakage stormwater management shall be provided for every building in the Cambridge North and C1 and C2 Structure Plan areas to take runoff from a two year annual recurrence interval (ARI) rainfall event"	Accept in part
19/18	Waipa District Council	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.18	Support in part	Amend Rule 15.4.2.18 as follows: 15.4.2.18 Within the urban limits... (a) (b) Dispose of all stormwater generated from lots not to be vested in Council within the	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>boundaries of the lot itself. <u>Except that in the C1, C2 and C3 Structure Plan areas disposal of stormwater shall be in accordance with the C1 and C2/C3 Structure Plans.</u></i>	
FS25/82	Chartwell Developments LP	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.18	Support	19/18 - Accept submission point.	Accept in part
FS26/78	St Peter's School	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.18	Support	Refer FS25/82	Accept in part
19/19	Waipa District Council	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.22	Support in part	Amend Rule 15.4.2.22 as follows: Rules - Stormwater 15.4.2.22 All lots or sites shall be of sufficient size to enable on site detention and disposal of stormwater resulting from any future development permitted in the zone, provided that this rule does not apply to stormwater disposal in: <i>(a) the Houchens Road Large Lot Residential Structure Plan Area</i> <i>(b) the C1, C2 and C3 Structure Plan areas, where disposal of stormwater shall be in accordance with the C1 and C2/C3 Structure Plans.</i>	Accept in part
FS25/83	Chartwell Developments LP	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.22	Support	19/19 - Accept submission point.	Accept in part
FS26/79	St Peter's School	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.22	Support	Refer FS25/83	Accept in part
19/32	Waipa District Council	Section 2 - Residential Zone, 2.4.2.11	Oppose	Delete reference to C1 and C2 Structure Plan Areas within Rule 2.4.2.11 as follows: 2.4.2.11 Each site shall be grassed, planted in trees and/or shrubs or otherwise landscaped in a manner that	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>retains a minimum of 40% of the gross site area in permeable surfaces, provided that in the Cambridge North and C1 and C2 Structure Plan Areas where 55% of the gross site area shall be retained in permeable surfaces and that Rule 2.4.2.41 shall apply for compact housing.</i>	
FS25/91	Chartwell Developments LP	Section 2 - Residential Zone, 2.4.2.11	Support in part	19/32 - Accept in part and Rule 2.4.2.11 as proposed by WDC be amended as follows: 2.4.2.11 Each site shall be grassed, planted in trees and/or shrubs or otherwise landscaped in a manner that retains a minimum of 40% of the gross site area in permeable surfaces, provided that in the Cambridge North Structure Plan Area where 55% of the gross site area shall be retained in permeable surfaces. and that For the avoidance of doubt, Rule 2.4.2.41 shall apply for to any compact housing.	Accept
FS26/87	St Peter's School	Section 2 - Residential Zone, 2.4.2.11	Support in part	Refer FS25/91	Accept
19/33	Waipa District Council	Section 21 - Assessment Criteria and Information Requirements, 21.1.2.19	Oppose	Delete reference to C1 and C2 Structure Plan Areas within Assessment Criteria 21.1.2.19 as follows: 21.1.2.19 Cambridge North and C1 and C2 Structure Plan Areas: on site soakage	Accept

- 1.25.2 Submission point 8/4 requested to retain the amendments proposed to Rule 2.4.2.11 and Rule 2.4.2.14. **Submission point 8/4 is accepted in part** subject to modifications made as a response to other submissions.
- 1.25.3 Submission points 9/24 and 10/27 request that the on-site soakage requirements only apply to the C1 and C2 cells and should not make reference to the C3 cell. Whereas submission point 14/31 is of the view that there should no reference to the C1 and C2 growth cells and that through the development of a comprehensive stormwater solution for the C1 and C2/C3 growth cells and it is premature to simply adopt the same standard that applies to Cambridge North. This is supported by further submission point FS24/5.
- 1.25.4 Similarly submission point 18/24 requested that the rule should be amended to provide flexibility and alternative design solutions to accommodate runoff from a two-year ARI rainfall event.

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- 1.25.5 On-site soakage is consistent with both WRC and WDC policy and guidelines for stormwater management and any deviation from this approach will need to be assessed in accordance with consenting for the overall structure plan stormwater system. Therefore, **submission points 9/24, 10/27, 14/31 and 18/24 are accepted in part** and amend Rule 2.4.2.1 in Section 2 of the District Plan and any consequential amendments to numbering and referencing.
- 1.25.6 Submission point 14/30 requested that Rule 2.4.2.11 be deleted until such time as these matters are addressed to reflect the outcome of a comprehensive stormwater solution.
- 1.25.7 Submission point 19/32 requested C1, C2 and C3 Structure Plan areas be removed from this rule. Further submission points FS25/91 and FS26/87 support reducing the permeable area requirement for residential activity, but consider that Rule 2.4.2.11 needs to be more explicit that compact housing throughout the Residential Zones is subject only to Rule 2.4.2.41.
- 1.25.8 **Submission point 14/30 is accepted in part, and submission point 19/32 and further submission points FS25/91 and FS26/87 are accepted** and amend Rule 2.4.2.11 in Section 2 of the District Plan.
- 1.25.9 Submission point 14/8 requested amendments to Policy 2.3.2.7 to include reference to the C3 Structure Plan Area, as well make reference to the relevant methods shown on the Structure Plan and detailed design based on a comprehensive Stormwater Design Report. The proposed wording is supported by further submission point FS24/4. Further submission points FS25/51 and FS26/47 support reference to C3, and generally support the wording proposed by submission point 14/8 but consider it more appropriate to refer to resource consent as opposed to a Stormwater Design Report as the stormwater solution for the C1 and C2/C3 growth cells will need to be consented prior to the uplift of any deferred residential zoning.
- 1.25.10 **Submission point 14/8 and further submission points FS24/4, FS25/51 and FS26/47 are accepted in part** and amend Policy 2.3.2.7 in Section 2 of the District Plan.
- 1.25.11 Submission point 14/63 requested to amend Rule 15.4.2.18 and exemption within the C1 and C2/C3 growth cells where a stormwater system is in place in accordance with a structure plan. The suggested wording is supported by further submission point FS24/8. Whereas further submission points FS25/64 and FS26/60 support the submission point but also considers that Rule 15.4.2.18 should also reference to the need for the stormwater solution to be consented to. Submission point 19/18 requested amendments to Rule 15.4.2.18 to account for the stormwater outcomes anticipated by the Proposed Structure Plan. The wording is supported by FS25/82 and FS26/78.
- 1.25.12 The intent of all these submissions is accepted, however the wording varies slightly and it is recommended that a new clause be included in Rule 15.4.2.18 which exempts C1 and C2/C3 growth cells where regional and/or district consents for the overall structure plan stormwater system provides for alternative means of stormwater management and disposal. Therefore, **submission point 14/63 and further submission points FS24/8, FS25/64 and FS26/60 are accepted in part** and amend Rule 15.4.2.18 in Section 15 of the District Plan.

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- 1.25.13 Submission point 14/64 notes that development in the C1 and C2/C3 structure plan areas will be unable to comply with Rule 15.4.2.22, and subsequently all subdivision and development will be a non-complying activity. Therefore the submission requested that the C1, C2 and C3 Structure plan areas be exempt from this requirement. This is supported by further submission points FS25/65 and FS26/61. Similarly submission point 19/19 requested amendments to Rule 15.4.2.22 to reflect the design requirements and outcomes anticipated within the C1 and C2/C3 Structure Plan document with suggested wording which is supported by further submission points FS25/83 and FS26/79. Therefore, **the intent of these submission points is accepted** and amend Rule 15.4.2.22 in Section 15 of the District Plan.
- 1.25.14 Submission point 14/68 requested an amendment to Assessment Criteria 21.1.2.19 to exclude C2 from the criteria and submission point 19/33 seeks that C1 and C2 are excluded from this criteria.
- 1.25.15 Submission point 14/71 requested Assessment Criteria 21.1.15.20 reflect the exemption for C1 and C2/C3 Structure Plan areas. This is supported by further submission points FS24/9, FS25/67 and FS26/63.
- 1.25.16 **Submission points 14/68, 14/71 and further submission points FS24/9, FS25/67 and FS26/63 are rejected**, as the proposed recommendations relating to the on-site soakage rules require on-site soakage unless regional and/or district consents for the overall structure plan stormwater system provide for alternative means of stormwater management and disposal (and in such cases the assessment criteria will not apply).

1.26 Stormwater – Structure Plan Guidelines

1.26.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
9/13	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 6.1.2	Oppose	Amend the first bullet point under the heading of C3 Growth Cell as it relates to 6.1.2 to read as follows: <i>Stormwater will drain into C3 from C2 beneath the Cambridge / Hamilton Road out-letting into in the existing stream system (along the western side of C3). The culverts will include for fish passage up into C2.</i> Any similar or consequential amendments that stem from the submission and relief sought.	Accept
FS26/13	St Peter's School	Proposed Appendix S19 - Structure Plan, section 6.1.2	Support	9/13 - Accept submission point	Accept
9/14	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section	Oppose	Confirmation that private properties in the central area of C3 will not require extended detention as this area will	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
		6.1.2		outlet at the same location as the main central C1/C2/C3 conveyance network, and subsequent amendments made under the heading of C3 Growth Cell as it relates to 6.1.2. Any similar or consequential amendments that stem from the submission and relief sought.	
FS26/14	St Peter's School	Proposed Appendix S19 - Structure Plan, section 6.1.2	Support	9/14 - Accept submission point	Accept
9/15	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 6.1.2	Oppose in part	Amend the sixth bullet point under the heading of C3 Growth Cell as it relates to 6.1.2 to read as follows: <i>Off-line stormwater management areas (lined wetlands or other approved alternative methods) will be located within C3 to provide for water quality treatment and extended detention (scour control) of <u>the entire development (i.e. road runoff and private property).</u> Should new piped outlets <u>from such stormwater management areas</u> be provided direct to the River or to the central drainage system, (i.e. avoiding discharges to existing erodible gully streams), the requirement for extended detention can be dispensed with. Extended detention will be in accordance with WRC requirements of 1.2 times the water quality volume discharged over 24 hours.</i> Any similar or consequential amendments that stem from the submission and relief sought.	Accept in part
FS26/15	St Peter's School	Proposed Appendix S19 - Structure Plan, section 6.1.2	Support	9/15 - Accept submission point	Accept in part
10/14	St Peter's School	Proposed Appendix S19 - Structure Plan, section 6.1.2	Oppose	Refer 9/13	Accept
FS25/14	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 6.1.2	Support	10/14 - Accept submission point	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
10/15	St Peter's School	Proposed Appendix S19 - Structure Plan, section 6.1.2	Oppose	Refer 9/14	Accept
FS25/15	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 6.1.2	Support	10/15 - Accept submission point	Accept
10/16	St Peter's School	Proposed Appendix S19 - Structure Plan, section 6.1.2	Oppose in part	Refer 9/15	Accept in part
FS25/16	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 6.1.2	Support	10/16 - Accept submission point	Accept in part

1.26.2 Submission points 9/13 and 10/14 requested that reference to fish passage should be removed in section 6.1.2. This is supported by further submission point FS26/13. Fish passage will be assessed through the resource consent process, therefore this change is considered appropriate and therefore **the submission point is accepted** to the extent that the stormwater guidelines in Section 6 (as notified) of Appendix S19 – Cambridge C1 and C2/C3 Structure Plans be amended.

1.26.3 Submission points 9/14 and 10/15 requested confirmation that private properties in the central area of C3 will not require extended detention as this area will outlet at the same location as the main central C1/C2/C3 conveyance network, and subsequent amendments made under the heading of C3 Growth Cell as it relates to 6.1.2. The wording proposed by these submissions is considered appropriate, with reference. Therefore **these submission points are accepted** to the extent that the stormwater guidelines in Section 6 (as notified) of Appendix S19 – Cambridge C1 and C2/C3 Structure Plans be amended.

1.26.4 Submission points 9/15 and 10/16 requested that the Proposed Structure Plan includes a statement relating to soakage, treatment and extended detention. **These submissions are accepted in part.**

1.27 Transportation

1.27.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
9/16	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 7.2	Support in part	Amend first para under section 7.2 to read as follows: <i>Council are responsible for funding Collector Roads within the Structure Plan areas, and all remaining Local Roads are to be funded by the developer and designed in collaboration</i>	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>with Council. Where necessary, any notices of requirement required to give effect to a Local Road will be prepared by Council as the Requiring Authority.</i>	
10/17	St Peter's School	Proposed Appendix S19 - Structure Plan, section 7.2	Support in part	Refer 9/16	Accept
FS25/17	Chartwell Developments LP	Proposed Appendix S19 - Structure Plan, section 7.2	Support	10/17 - Accept submission point	Accept
15/5	Kelly Road Group	Proposed Appendix S19 - Structure Plan	Oppose in part	Provide for the northern extension of Kelly Road in line with the existing alignment to the south.	Accept
20/1	KiwiRail Holdings Limited	Section 2 - Residential Zone, 2.4.1.3	Oppose	Amend Rule 2.4.1.3 Restricted discretionary activities by altering existing bullet point criteria below: <i>The potential for reverse sensitivity effects on adjoining residential activities and/or on the strategic transport network.</i>	Accept

- 1.27.2 Submission points 9/16 and 10/17 support the funding of collector and local roads as set out in section 7.2 of Appendix S19, however requested that a distinction is made that Council will be responsible for seeking the approval (not funding) of local roads, which private developers have no authority to establish. **These submission points are considered appropriate and accepted** amend Section 7.2 (as notified) in Appendix S19 – Cambridge C1 and C2/C3 Structure Plans.
- 1.27.3 Submission point 15/5 notes that the C2/C3 Structure Plan shows an indicative road to the north of Kelly Road which is slightly off-set to the east and does not align with the existing formation of the road. **This submission point is accepted** and amendments made to Appendix S19 – Cambridge C1 and C2/C3 Structure Plans.
- 1.27.4 Submission point 20/1 requested to amend Rule 2.4.1.3 to reinforce the need to ensure that visitor accommodation activities are designed to address reverse sensitivity effects on the strategic transport network, including rail. **This submission point is accepted** and amend Rule 2.4.1.3(g) in Section 2 of the District Plan.

1.28 Liquefaction

- 1.28.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
8/2	Waikato Regional	Proposed Appendix S19	Support in part	Amend section 10.1 of the structure plan as follows:	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
	Council	- Structure Plan, section 10.1		<p><i>Natural Hazard Management Prior to development occurring, Council shall be satisfied that the liquefaction risk for each structure plan area (C1, C2 and C3) has been assessed through an appropriately detailed area-wide assessment <u>by a suitably qualified expert</u> (refer Ministry for the Environment’s Planning and engineering guidance for potentially liquefaction-prone land), and feasible measures to mitigate any potential risks to an acceptable level have been identified.</i></p> <p>And include provisions within the district plan to ensure that the liquefaction risk is appropriately addressed prior to development within the areas identified as being at risk.</p>	
19/50	Waipa District Council	Whole of Plan Change 7	Support	<p>Amendments as required relating to liquefaction risk based on outcomes of the further study within the District Plan and Structure Plan document. Risks may vary within each growth cell area, which should be reflected accordingly within the District Plan provisions.</p> <p>Council intend to provide a further detailed recommendation as to the amendments to the District Plan provisions following receipt of the outcome of the additional investigations.</p>	Accept
FS25/96	Chartwell Developments LP	Whole of Plan Change 7	Oppose	<p>19/50 - <i>Reject submission point, if they are seeking to make subsequent changes to the Structure Plan, outside of the Plan Change process.</i></p>	Reject
FS26/94	St Peter’s School	Whole of Plan Change 7	Oppose	<p>Refer FS25/96</p>	Reject
FS29/1	Waipa District Council	Proposed Appendix S19 - Structure Plan	Support	<p>19/50 - <i>Accept submission point with the addition of the following assessment criteria to section 21.1.15.16 of the plan:</i></p> <p><i><u>(viii) Within the Cambridge Structure Plan C1, C2 and C3 Growth Cell areas, the extent to which a liquefaction assessment in accordance with best practice national guidance has been undertaken by a suitably qualified</u></i></p>	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><u>geo-professional and whether techniques proposed for mitigation of the effects of any liquefaction vulnerability identified are appropriate, including but not limited to:</u></p> <p><u>a. Provision for ground-strengthening, foundation design, and provision of resilient services, particularly in proximity to swales, escarpments and areas of medium and high liquefaction vulnerability</u></p> <p><u>b. Setbacks of development in relation to any swale, waterway or waterbody, or any sharp change in ground elevation including escarpments</u></p> <p><u>c. Whether ground-strengthening or other proposed engineering or geotechnical solutions are identified to address any identified potential for lateral spread.</u></p> <p><u>d. The extent to which the siting and layout of the proposal is appropriate, including the proposed location of building platforms in relation to the liquefaction hazards identified.</u></p>	
FS29/2	Waipa District Council	Proposed Appendix S19 - Structure Plan	Support	<p>19/50 - Accept submission point with the addition of the following subsection 10.3:</p> <p><u>10.3 Liquefaction Investigations</u></p> <p><u>Liquefaction describes a phenomenon whereby a saturated or partially saturated soil substantially loses strength and stiffness in response to an applied stress, usually earthquake shaking, causing it to behave like a liquid. Potential impacts of liquefaction can include significant damage to land, buildings and infrastructure, potentially resulting in loss of life and/or negative, environmental, social and economic impacts.</u></p> <p><u>In April 2018 a liquefaction investigation and assessment (Cambridge C1 C2 & C3 Plan Change Liquefaction Hazard Assessment, Beca Limited, dated 16 April 2018) was undertaken in accordance with</u></p>	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><u>the Ministry of Business, Innovation and Employment (MBIE) guidelines on Planning and Engineering Guidance for Potentially Liquefaction Prone Land (2017) for the Cambridge Structure Plan areas. The assessment report presents the findings of a 'Level B calibrated desktop assessment' within C1 and C2 Growth Cells and a 'Level C detailed area-wide assessment' within C3 Growth Cell to be used by Council in support of Plan Change 7. In summary, the assessment found:</u></p> <ul style="list-style-type: none"> <u>• The C1 Growth Cell was assessed as generally having Low Liquefaction Vulnerability; within 25m of the crest of proposed swales or ponds up to 3m deep, the assessment found Medium Liquefaction Vulnerability.</u> <u>• The C2 Growth Cell has been assessed as generally having Medium Liquefaction Vulnerability, including areas adjacent to swales and ponds up to 3m deep.</u> <u>• The proposed swales up to 6m deep in the C2 Growth Cell may cause greater lateral ground movement as a result of liquefaction and seismic slope instability. Land within 60m of any proposed swales between 3m and 6m deep have been assessed as having High Liquefaction Vulnerability.</u> <u>• The C3 Growth Cell was assessed as four areas due to the variability in ground and groundwater conditions, reflecting past cycles of sediment deposition and erosion. The majority of the area was assessed as having Low Liquefaction Vulnerability; however, a number of areas been assessed to be of Medium Liquefaction Vulnerability due to higher ground water levels inferred from available information, and land within 35m of the Waikato River bank has been assessed to be of High Liquefaction Vulnerability. The characterisation of the</u> 	

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><u>liquefaction hazard in all areas is based on limited information collected at discrete locations that has been applied across the proposed development, and is suitable for Plan Change. Liquefaction vulnerability will need to be assessed by a suitably qualified geo-professional in accordance with best practice guidance (e.g. MBIE guidelines on Planning and Engineering Guidance for Potentially Liquefaction Prone Land (2017)), as part of the 'site suitability' of land for any relevant subdivision, land use or building consent. Where necessary, the following measures will need to be taken to avoid, reduce or mitigate risk associated with liquefaction vulnerability:</u></p> <ul style="list-style-type: none"> <u>• Controlling the type and intensity of land development</u> <u>• Improving the ground to reduce the severity of ground deformation and strength loss</u> <u>• Improving the structure (including buildings and infrastructure) so it is better able to tolerate ground deformation.</u> <p><u>Where ground improvements have not been made, residential development in areas of Low Liquefaction Vulnerability are not expected to require any specific additional foundation treatments to mitigate the liquefaction hazard. Residential development within areas of Medium Liquefaction Vulnerability are expected to require foundations that can accommodate predicted liquefaction effects. Further assessment of the liquefaction hazard within higher risk areas may assist to refine and potentially reduce the extent of areas where enhanced residential foundations are required.</u></p> <p><u>The outcomes of further liquefaction vulnerability assessment(s) will also inform the design and location of stormwater and other</u></p>	

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<u>infrastructure across the site, to assist in reducing risks associated with seismic events should they occur.</u>	
FS29/3	Waipa District Council	Section 21 - Assessment Criteria and Information Requirements, 21.1.15.16	Support	19/50 - Accept submission point with the addition of the following assessment criteria to section 21.1.15.16 of the plan: <u>(ix) Within the Cambridge Structure Plan C3 Growth Cell area, the extent to which a slope and ground stability assessment has been undertaken (by a suitably qualified geo-professional) where subdivision is proposed adjacent to the Waikato River, terrace escarpments or ground sloping greater than 6H:1V, and whether techniques proposed for mitigation of the effects of any instability are appropriate, including but not limited to:</u> <u>a. Setbacks of development in relation to any slopes or river banks to avoid areas that do not meet typical national stability design margins and to allow for future slope losses.</u> <u>b. Provision of access to the toe and crest of the slopes for maintenance and emergency services.</u> <u>c. Slope stabilisation measures.</u>	Accept in part
FS29/4	Waipa District Council	Proposed Appendix S19 - Structure Plan	Support	19/50 - Accept submission point with the addition of the following subsection 10.4: <u>10.4 Slope Stability Investigations</u> <u>The liquefaction assessment for the Cambridge Structure Plan areas (Cambridge C1 C2 & C3 Plan Change Liquefaction Hazard Assessment, Beca Limited, dated 16 April 2018) also identified slope stability risks within Growth Cell C3. The report found that the Waikato River bank slopes and other areas of steeply sloping ground are not expected to meet typical stability design margins based on observations of recent slope instability and limited slope stability assessments. Future slope instability could be triggered by storm events, ongoing river or internal erosion, earthquakes, or future</u>	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p><u>stormwater discharges. Development within C3 Growth Cell is recommended to be set back from the crest of river banks, and sloping ground that does not meet typical stability design margins and to allow for future slope losses. Residential stormwater discharges near steeper slopes will likely need specific design to avoid increasing the slope instability or erosion hazard. Setbacks from the Waikato River bank, terrace slopes and other steeply sloping ground that do not meet typical slope stability design margins in the C3 Growth Cell will need to be assessed as part of proposed development in accordance with the district plan provisions, as part of the 'site suitability' of land for any relevant subdivision, land use or building consent. Where necessary, the following measures will be taken to avoid, reduce or mitigate risk associated with slope stability:</u></p> <ul style="list-style-type: none"> • <u>Controlling the type and intensity of land development</u> • <u>Slope stabilisation measures</u> 	
19/51	Waipa District Council	Whole of Plan Change 7	Support	<p>Amend relevant policies and rules within Sections 2 - Residential Zone, 6 - Commercial Zone, 15 - Infrastructure, Hazards, Development and Subdivision and 21 - Assessment Criteria and Information Requirements of the District Plan to identify the need for Level A Basic Desktop Assessment at building consent stage, facilitated through conditions of consent (obligations can be established on an ongoing basis through consent notices under Section 221).</p> <p>Note, subdivision, compact housing and neighbourhood centre consents are currently restricted discretionary activities; accordingly, the above approach retains this status with additional matters of discretion to be provided for.</p> <p>Requirement for any information on liquefaction assessments carried out by</p>	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				other parties to be provided to the regional council and the national Geotechnical Database.	
FS25/97	Chartwell Developments LP	Whole of Plan Change 7	Support in part	19/51 - Accept in part as it relates to the need to have provisions included in the District Plan and Structure Plan to ensure the appropriate liquefaction assessment is undertaken at the building consent stage, subject to the actual wording being provided for consideration by the submitter.	Accept
FS26/95	St Peter's School	Whole of Plan Change 7	Support in part	Refer FS25/97	Accept
19/52	Waipa District Council	Whole of Plan Change 7	Support	<p>Amend relevant policies and rules within Sections 2 – Residential Zone, 6 – Commercial Zone, 15 – Infrastructure, Hazards, Development and Subdivision and 21 - Assessment Criteria and Information Requirements of the District Plan to identify the need for consideration of liquefaction at:</p> <p>a) Subdivision consent, including requirement for Level B Calibrated Desktop Assessment, and assessment against section 106 of the RMA, to determine potential site issues and determine suitability for development and any necessary mitigation measures required, facilitated through conditions of subdivision consent.</p> <p>b) Land use consent for compact housing and neighbourhood centre development, including requirement for Level B Calibrated Desktop Assessment to determine potential site issues and determine suitability for development and any necessary mitigation measures required, facilitated through conditions of consent.</p> <p>c) Building consent, including Level C Detailed area-wide Assessment, facilitated through conditions of subdivision consent.</p> <p>Note, subdivision, compact housing and neighbourhood centre consents are currently</p>	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p>restricted discretionary activities; accordingly, the above approach retains this status with additional matters of discretion to be provided for.</p> <p>In the case of subdivision consent applications, Sections 220 and 229 provide additional scope to include conditions on consents, including:</p> <ul style="list-style-type: none"> • to require esplanade strips or reserves to mitigate natural hazards • on bulk, location, foundations and floor-level heights for buildings • to protect land from natural hazards • to require filling, compaction or earthworks. <p>Obligations can also be established on an ongoing basis through consent notices under Section 221.</p> <p>Requirement for any information on liquefaction assessments carried out by other parties to be provided to the regional council and the national Geotechnical Database.</p>	
FS25/98	Chartwell Developments LP	Whole of Plan Change 7	Support in part	19/52 - Accept in part as it relates to the need to have provisions included in the District Plan and Structure Plan to ensure the appropriate liquefaction assessments are undertaken at both the subdivision and building consent stages, subject to the actual working being provided for consideration by the submitter and reference to the Level C assessment be replaced with Level B.	Accept in part
FS26/96	St Peter's School	Whole of Plan Change 7	Support in part	Refer FS25/98	Accept in part
19/53	Waipa District Council	Whole of Plan Change 7	Support	<p>Amend relevant policies and rules within Sections 2 – Residential Zone, 6 – Commercial Zone, 15 - Infrastructure, Hazards, Development and Subdivision and 21 - Assessment Criteria and Information Requirements of the District Plan to identify the need for consideration of liquefaction at:</p> <p>a) Subdivision consent,</p>	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p>including requirement for Level C Detailed area-wide Assessment, and assessment against section 106 of the RMA, to determine potential site issues and determine suitability for development and any necessary mitigation measures required, facilitated through conditions of subdivision consent.</p> <p>b) Land use consent for compact housing and neighbourhood centre development, including requirement for Level C Detailed area-wide Assessment to determine potential site issues and determine suitability for development and any necessary mitigation measures required, facilitated through conditions of consent.</p> <p>c) Building consent, including Level C Detailed area-wide Assessment, facilitated through conditions of subdivision consent.</p> <p>Note, subdivision, compact housing and neighbourhood centre consents are currently restricted discretionary activities; accordingly, the above approach retains this status with additional matters of discretion to be provided for.</p> <p>In the case of subdivision consent applications, Sections 220 and 229 provide additional scope to include conditions on consents, including:</p> <ul style="list-style-type: none"> • to require esplanade strips or reserves to mitigate natural hazards • on bulk, location, foundations and floor-level heights for buildings • to protect land from natural hazards • to require filling, compaction or earthworks. <p>Obligations can also be established on an ongoing basis through consent notices under Section 221.</p> <p>Where risks cannot be economically or otherwise</p>	

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				mitigated, consent may be declined. Requirement for any information on liquefaction assessments carried out by other parties to be provided to the regional council and the national Geotechnical Database.	
FS25/99	Chartwell Developments LP	Whole of Plan Change 7	Support in part	19/53 - Accept in part as it relates to the need to have provisions included in the District Plan and Structure Plan to ensure the appropriate liquefaction assessments are undertaken at both the subdivision and building consent stages, subject to the actual wording being provided for consideration by the submitter.	Accept
FS26/97	St Peter's School	Whole of Plan Change 7	Support in part	Refer FS25/99	Accept
19/54	Waipa District Council	Whole of Plan Change 7	Support	Where the risks cannot be economically or otherwise mitigated, then it is recommended that the proposed structure plan be amended to remove residential development potential from those areas where high vulnerability exists. If the risks are evaluated as being able to be mitigated by economical means: Amend relevant policies and rules within Sections 2 – Residential Zone, 6 – Commercial Zone, 15 - Infrastructure, Hazards, Development and Subdivision and 21 - Assessment Criteria and Information Requirements of the District Plan to identify the need for consideration of liquefaction at: a) Subdivision consent, including requirement for Level C Detailed Area-wide Assessment, and assessment against section 106 of the RMA, to determine potential site issues and determine suitability for development and any necessary mitigation measures required, facilitated through conditions of subdivision consent. b) Land use consent for compact housing and neighbourhood centre	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p>development, including requirement for Level C Detailed area-wide Assessment to determine potential site issues and determine suitability for development and any necessary mitigation measures required, facilitated through conditions of consent.</p> <p>c) Building consent, including for Level D Site-specific Assessment, facilitated through conditions of subdivision consent.</p> <p>Note, subdivision, compact housing and neighbourhood centre consents are currently restricted discretionary activities; accordingly, the above approach retains this status with additional matters of discretion to be provided for.</p> <p>In the case of subdivision consent applications, Sections 220 and 229 provide additional scope to include conditions on consents, including:</p> <p>a) to require esplanade strips or reserves to mitigate natural hazards</p> <p>b) on bulk, location, foundations and floor-level heights for buildings</p> <p>c) to protect land from natural hazards</p> <p>d) to require filling, compaction or earthworks.</p> <p>Obligations can also be established on an ongoing basis through consent notices under Section 221.</p> <p>Where risks cannot be economically or otherwise mitigated, consent may be declined.</p> <p>Requirement for any information on liquefaction assessments carried out by other parties to be provided to the regional council and the national Geotechnical Database.</p>	
FS25/100	Chartwell Developments LP	Whole of Plan Change 7	Support in part	19/54 - Accept in part as it relates to the need to have provisions included in the District Plan and Structure Plan to ensure the appropriate liquefaction assessments are undertaken at both the	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>subdivision and building consent stages, subject to the actual wording being provided for consideration by Chartwell.</i>	
FS25/101	Chartwell Developments LP	Whole of Plan Change 7	Oppose	19/54 - Reject submission point as it relates to the Structure Plan identifying areas of high liquefaction vulnerability where residential development shall be excluded.	Accept
FS26/98	St Peter's School	Whole of Plan Change 7	Support in part	Refer FS25/100	Accept
FS26/99	St Peter's School	Whole of Plan Change 7	Oppose	Refer FS25/101	Accept
19/55	Waipa District Council	Whole of Plan Change 7	Support	<p>Where the risk level is inconclusive, then it is recommended that the area be treated as a high risk area, i.e. proposed structure plan be amended to remove residential development potential from those areas.</p> <p>If the risks are evaluated as being able to be mitigated by economical means:</p> <p>Amend relevant policies and rules within Sections 2 – Residential Zone, 6 – Commercial Zone, 15 - Infrastructure, Hazards, Development and Subdivision and 21 - Assessment Criteria and Information Requirements of the district plan to identify the need for consideration of liquefaction at:</p> <p>a) Subdivision consent, including requirement for Level C Detailed Area-wide Assessment, and assessment against section 106 of the RMA, to determine potential site issues and determine suitability for development and any necessary mitigation measures required, facilitated through conditions of subdivision consent.</p> <p>b) Land use consent for compact housing and neighbourhood centre development, including requirement for Level C Detailed area-wide Assessment to determine potential site issues and determine suitability for development and any necessary mitigation measures required, facilitated through</p>	Accept in part

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<p>conditions of consent.</p> <p>c) Building consent, including for Level D Site-specific Assessment, facilitated through conditions of subdivision consent.</p> <p>Note, subdivision, compact housing and neighbourhood centre consents are currently restricted discretionary activities; accordingly, the above approach retains this status with additional matters of discretion to be provided for.</p> <p>In the case of subdivision consent applications, Sections 220 and 229 provide additional scope to include conditions on consents, including:</p> <p>a) to require esplanade strips or reserves to mitigate natural hazards</p> <p>b) on bulk, location, foundations and floor-level heights for buildings</p> <p>c) to protect land from natural hazards</p> <p>d) to require filling, compaction or earthworks.</p> <p>Obligations can also be established on an ongoing basis through consent notices under Section 221.</p> <p>Where risks cannot be economically or otherwise mitigated, consent may be declined.</p> <p>Requirement for any information on liquefaction assessments carried out by other parties to be provided to the regional council and the national Geotechnical Database.</p>	
FS25/102	Chartwell Developments LP	Whole of Plan Change 7	Oppose in part	19/55 - reject in part as it relates to areas of inconclusive geotechnical risk having residential development potential removed from the Structure Plan. Such locations should remain as high risk areas until such time as the necessary investigations can provide a conclusive liquefaction risk and from that point the appropriate assessments would then be triggered.	Accept
FS26/100	St Peter's School	Whole of Plan Change 7	Oppose in part	19/55 - reject in part as it relates to areas of inconclusive	Accept

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				<i>geotechnical risk having residential development potential removed from the Structure Plan. Such locations should remain as high risk areas until such time as the necessary investigations can provide a conclusive liquefaction risk and from that point the appropriate assessments would then be triggered.</i>	

1.28.2 Submission point 8/2 supports the proposal to undertake detailed area-wide assessment prior to development, however requested to ensure that there are mechanisms in the plan to ensure this occurs and therefore requested amendments to section 10.1 of the structure plan. **Submission point 8/2 is accepted**, and is addressed through amendments to the Structure Plan and District plan in response to other submission points as outlined below.

1.28.3 Following initial desktop assessment in relation to liquefaction vulnerability of the Cambridge Structure Plan areas, Waipa District Council commissioned Beca Ltd to undertake further liquefaction investigation and assessment in accordance with the Ministry of Business, Innovation and Employment (MBIE) guidelines on Planning and Engineering Guidance for Potentially Liquefaction Prone Land (2017). Based on the assessment, further refinements are recommended to the district plan in addition to the amendments sought in submission points 19/50 to 19/54. These are largely in accordance with further submission points FS29/2 to FS29/3 with minor amendments in response to further consultation undertaken with submitters and further submitters on this topic.

1.28.4 Therefore, **these submission points are accepted in part** and amendments in response to the submissions seek to provide for:

- Consideration of further liquefaction risk assessment within the C1, C2 and C3 growth cells in accordance with national guidelines, e.g. MBIE Guidelines.
- High level direction in relation to mitigation measures to be considered.

This is achieved through:

- Amendments to the existing assessment criteria as they relate to ‘site suitability’ for land use and subdivision
- Amendments to the C1 and C2/C3 Structure Plan document to identify the need for liquefaction assessment at the time of development, and summarise the outcomes of assessment to date.

1.28.5 Sloped areas within C3 Growth Cell that will remain in Council ownership are recommended to include provision for access in case maintenance or remediation works are needed after development has occurred.

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1.28.6 The proposed amendments seek to provide for:

- Consideration of slope stability as part of site suitability at the time of subdivision or land use consent.

This is achieved through:

- Amendments to the existing assessment criteria as they relate to ‘site suitability’ for land use and subdivision
- Amendments to the C1 and C2/C3 Structure Plan document to identify the need slope stability assessment as part of site suitability consideration at the time of subdivision or land use consent, including consideration of emergency and maintenance access.

1.28.7 For the reasons outlined above and in the liquefaction assessment, **submission point 19/55 and further submission points FS25/102 and FS26/100 are accepted in part** and amendments are made to Section 21 - Assessment Criteria of the District Plan and Section 10 (as notified) of Appendix S19 – Cambridge C1 and C2/C3 Structure Plans.

1.29 Terminology/consistency

1.29.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision Reference	Support / In Part / Oppose	Decision Requested	Decision
9/2	Chartwell Developments LP	Whole of Plan Change 7	Oppose in part	A review be undertaken across all reports and documents that comprise Proposed Plan Change 7, and changes made where necessary to ensure consistency in both terminology and information displayed in the Structure Plans and associated figures and maps. Any similar or consequential amendments that stem from the submission and relief sought.	Accept
FS26/2	St Peter's School	Whole of Plan Change 7	Support	9/2 - Accept submission point	Accept
9/37	Chartwell Developments LP	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.1	Support in part	Amend 15.4.2.1(b) as follows: <i>Refer to Rule 2.4.2.3941</i> Any similar or consequential amendments that stem from the submission and relief sought.	Accept
FS26/37	St Peter's School	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.1	Support	9/37 - Accept submission point	Accept
9/38	Chartwell Developments LP	Section 21 - Assessment Criteria and	Support in part	Amend 21.1.2.4(o) as follows: <i>The extent to which development within the C1,</i>	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
		Information Requirements, 21.1.2.4		<i>C2/ and C3 Structure Plan areas responds to the Compact Residential outcomes and guidelines within the C1, C2/ and C3 Structure Plans.</i> Any similar or consequential amendments that stem from the submission and relief sought.	
FS26/38	St Peter's School	Section 21 - Assessment Criteria and Information Requirements, 21.1.2.4	Support	9/38 - Accept submission point	Accept
10/2	St Peter's School	Whole of Plan Change 7	Oppose in part	Refer 9/2	Accept
FS25/2	Chartwell Developments LP	Whole of Plan Change 7	Support	10/2 - Accept submission point	Accept
10/40	St Peter's School	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.1	Support in part	Refer 9/37	Accept
FS25/40	Chartwell Developments LP	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.1	Support	10/40 - Accept submission point	Accept
10/41	St Peter's School	Section 21 - Assessment Criteria and Information Requirements, 21.1.2.4	Support in part	Refer 9/38	Accept
FS25/41	Chartwell Developments LP	Section 21 - Assessment Criteria and Information Requirements, 21.1.2.4	Support	10/41 - Accept submission point	Accept
14/23	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.1.4	Oppose in part	Amend Rule 2.4.1.4(a)(xvi) as follows: <i>Rule 2.4.2.4139 Compact housing</i>	Accept
14/32	3Ms of Cambridge GP Ltd	Section 2 - Residential Zone, 2.4.2.16	Oppose in part	Amend Rule 2.4.2.16 as follows: <i>... Provided that this rule does not apply to compact housing developments, refer to Rule 2.4.2.4139, or Rule 2.4.1.3(e) Retirement village accommodation and associated care facilities and rest homes within or outside the compact housing overlay</i>	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>identified on the Planning Maps.</i>	
14/66	3Ms of Cambridge GP Ltd	Section 15 - Infrastructure, Hazards, Development and Subdivision, 15.4.2.65	Oppose in part	Amend Rule 15.4.2.65(t) to correct the reference to the C2 and C3 Structure Plans, as follows: <i>(t) Cambridge C1, and C2/C3 and C3 Structure Plans</i>	Accept
14/67	3Ms of Cambridge GP Ltd	Section 21 - Assessment Criteria and Information Requirements, 21.1.2.4	Oppose in part	Amend Rule 21.1.2.4 as follows: <i>...AND Visitor Accommodation in the Visitor Accommodation Overlay in the C1, C2/C3 and C3 Structure Plan Areas (as relevant).</i> <i>... (o) the extent to which development responds to the Neighbourhood Centre outcomes and guidelines detailed within the C1, and C2/ and C3 Structure Plans.</i>	Accept
14/69	3Ms of Cambridge GP Ltd	Section 21 - Assessment Criteria and Information Requirements, 21.1.6.2	Oppose in part	Amend Rule 21.1.6.2 as follows. <i>- Cambridge North and Cambridge Road (as part of the C2/C3 Structure Plan) Neighbourhood Centres</i> <i>... (d) the extent to which buildings and associated development within the Cambridge North and Cambridge Road Neighbourhood Centres respond to the Neighbourhood Centre outcomes and guidelines within the C1 and C2/C3 Structure Plans.</i>	Accept
19/34	Waipa District Council	Section 2 - Residential Zone, 2.4.2.21	Support in part	Amend Rule 2.4.2.21 as follows: <i>2.4.2.21 Within the C1, C2 and C3 Structure Plan areas, the predominant roof form of a residential dwelling shall be a gable or hip roof of not less than 30 degrees in pitch. Mono-pitch lean-tos, verandas and other ancillary roof forms are anticipated.</i>	Accept
19/37	Waipa District Council	Proposed Appendix S19 - Structure Plan, Executive Summary	Support in part	Amend proposed Appendix S19 as follows: Executive Summary: <i>.... In addition, any development proposal will need to demonstrate compliance with the relevant provisions of the District Plan. In order to implement the Structure Plan,</i>	Accept Noting that it is recommended that the executive summary be deleted to assist in making the document more concise.

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
				<i>a series of plan changes have been made to the District Plan to support the overall outcomes sought. Further statutory approvals may also be required, in particular in relation to stormwater infrastructure to implement the infrastructure to service the future growth.</i>	
19/38	Waipa District Council	Proposed Appendix S19 - Structure Plan, section 1	Support in part	Amend section 1 as follows: 1 Purpose: <i>Cambridge has been identified as a high growth area, and the updated Waipa District Growth Strategy forecasts that approximately 13,456 additional households will be required to match a population of approximately 30,257 by 2050 (or roughly 212 households per annum). Current residential growth within Cambridge, as at 2017, is serviced by Cambridge Park, St Kilda and Cambridge North. However, as these areas get closer to capacity, Council is looking must look forward and plan for the next identified areas of residential growth within Cambridge – the C1, C2 and C3 Growth Cells. Providing Developing Structure Plans for these areas now when a new Growth Cell is close to being needed, means that a plan is ready and in place to meet the demands of the market. A Structure Plan is essential to avoid piecemeal development by providing a high-level enabling framework.</i>	Accept
19/39	Waipa District Council	Proposed Appendix S19 - Structure Plan, section 2.2	Support in part	Amend section 2 as follows: 2.2 C2/C3 Structure Plan: ... <i>A key element of the C3 Growth Cell is the Te Awa Cycleway which runs along the Waikato River and links Cambridge town centre with the velodrome cycle facilities and St Peters School. The Te Awa Lifecare Village is also located within C3. With consent granted in late 2015, construction is now underway and once complete, this development will contain a number of care beds, villas, serviced apartments and a childcare facility.</i>	Accept

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Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
19/49	Waipa District Council	Whole of Plan Change 7	Support in part	Amendments as required to numbering and number references within both the Structure Plan document and the relevant section of the district plan.	Accept

- 1.29.2 Submission points 9/2 and 10/2 have a general concern at the lack of consistency in terminology and plans across all reports and documents that comprise Proposed Plan Change 7 and notes that this is likely to cause confusion as to which plans are relevant. It is agreed with the submitters that a review be undertaken across all reports and documents that comprise Proposed Plan Change 7. Similarly submission point 19/49 seeks that consequential amendments to numbering and number references within both the Structure Plan document and the relevant section of the District Plan are undertaken as required. Therefore, **submission points 9/2, 10/2 and 19/49 are accepted** and changes are made where necessary to ensure consistency in both terminology and information displayed in the Structure Plans and associated figures and maps as well as numbering and number references.
- 1.29.3 Several submissions were received on various rules that do not correctly refer to Rule 2.4.2.41 in relation to compact housing. Therefore **submission points 9/37, 10/40, 14/23 and 14/32 are accepted** and amendments made to Rule 2.4.1.4(a) and Rule 2.4.2.16 in Section 2 and Rule 15.4.2.1 in Section 15 of the District Plan.
- 1.29.4 A number of submission points 9/38, 10/41, 14/66 and 14/67 were received seeking amendments to various rules to appropriately refer to the C2 and C3 Structure Plans as one plan for consistency. It is noted that the changes proposed to 21.1.2.4(o) also incorporate the request sought through submission point 19/13. Therefore, **these submission points are accepted** and amend Rule 15.4.2.65 in Section 15 and provision 21.1.2.4 in Section 21 of the District Plan and any other consequential amendments to achieve the consistency sought.
- 1.29.5 Submission point 14/69 requested amendments to Rule 21.1.6.2 to correctly refer to the C2/C3 Structure Plan. **This submission point 14/69 is rejected** on the basis that the particular interest described by the submitter is no longer relevant.
- 1.29.6 Submission point 19/34 requested amendments to Rule 2.4.2.21 to remove ambiguity from the rule and intended outcomes. **This submission point is accepted** and amend Rule 2.4.2.21 (as notified) in Section 2 of the District Plan.
- 1.29.7 Submission points 19/37 and 19/38 note that the Structure Plan report should be written / read in the present tense, as opposed to the future tense, i.e. written to assume that the Plan Change has been approved and the revised District Plan reflects those changes proposed by the document. **These submission points are accepted** and the Structure Plan document is revised to ensure it is written in the present tense. It is noted that the amendments change the tense only and are not intended to alter the intent of the provisions.

1.30 General/Other Matters

1.30.1 The submission points that are relevant to this topic are as follows:

Submission / Point	Respondent	Provision / Reference	Support / In Part / Oppose	Decision Requested	Decision
4/1	Swan, Trevor and Heather	Whole of Plan Change 7	Support in part	1) Continue drain through new subdivision to channel water away from 20a Kelly Road. 2) Curb and channel Kelly Road to control water flow.	Accept in part
14/72	3Ms of Cambridge GP Ltd	Section 21 - Assessment Criteria and Information Requirements, 21.1.1.1	Oppose in part	Amend Rule 21.1.1.1(a) as follows: <i>The extent to which the development or subdivision excluding within the C2/C3 Structure Plan Areas has particular regard to the Waikato River Vision and Strategy.</i>	Reject
18/2	CB2 Holdings Ltd	Proposed Appendix S19 - Structure Plan	Support in part	That the text of Section 2 be deleted and replaced with: <u>"The C1 and C2 Structure Plan areas are identified in figure 1"</u> and that Section 3 be deleted in its entirety	Accept in part Refine sections 1-3 accordingly.
22/1	Ranum, Brendon	Whole of Plan Change 7	Support in part	Amend Plan Change 7 so that it, as far as possible: <ul style="list-style-type: none"> states, acknowledges and takes into consideration the concerns and needs of EXISTING residents includes provision to acknowledge and protect privacy for existing residents from visual intrusion in their north facing entertainment areas highlights changes from previous communicated plans provides proper stage plans with dates unique to C2West provides direct face to face consultation with the limited existing residents in C2West how the changes will affect them (need to prepared with the existing residents in mind) addresses the risk of the anticipated growth being based on a demand which does not eventuate, especially leaving existing residents with properties undervalued due to a glut of new housing in Cambridge 	Reject
FS24/11	PJ Stevenson Family Trust	Whole of Plan Change 7	Support in part	22/1 - Amend Plan Change 7 so that it, as far as possible, take into consideration existing residential homes, structures and environs.	Accept in part
22/2	Ranum, Brendon	Section 2 - Residential	Support in part	Amend Section 2: Residential Zone to have the following	Reject

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		Zone		removed for C2West <ul style="list-style-type: none"> • allowing 3-storey developments in Compact Residential zones • limiting fence height for at least existing residents • ensuring a predominant roof form which may possibly mean a high pitched roof at least for properties adjacent to existing residents 	

- 1.30.2 Submission point 14/72 requested that C1 and C2/C3 Structure Plan areas are exempt from Assessment Criteria 21.1.1.1(a). Council will be undertaking further engagement with iwi and other relevant stakeholders as required through the consenting process and therefore these matters remain relevant. For these reasons, **submission point 14/72 is rejected.**
- 1.30.3 Submission point 4/1 requested upgrading of Kelly Road to provide curb and channel, or that stormwater from new subdivision is channelled away from 20a Kelly Road. **This submission point is accepted in part**, to the extent that stormwater from new subdivision will be directed away from 20a Kelly Road.
- 1.30.4 In response to submission point 18/2, it is agreed that sections 2 and 3 in Appendix S19 can be further refined to remove unnecessary text, however deleting sections 2 and 3 in their entirety is not considered appropriate. This **submission point is accepted in part**, to the extent that the following amendments are made to the Appendix S19 – Cambridge C1 and C2/C3 Structure Plans:
- Removal of executive summary
 - Consolidation of sections 1 and 2 into one section, including removing substantive and/or unnecessary background text (i.e. with no impact on the outcomes sought).
 - Retention of text relating to FutureProof and acknowledgement of relevant iwi management plans.
- 1.30.5 Submission point 22/1 notes that the Vision described in Plan Change 7 does not appear to acknowledge or take into consideration existing residential homes and structures and submission point 22/2 raises concerns with the amendments proposed to section 2 would drastically affect existing residential north facing entertainment area privacy. This view is supported by further submission point FS24/11 Development within the Structure Plan area, the timing and extent of development is up to the landowners. For these reasons, and the reasons set out in the Structure Plan document, **this submission point is rejected.**

Part 2 - Appendix

2.1 Recommended Strikethrough version of Waipa District Plan

Note:

- Existing text from the Waipa District Plan and amended text as notified is in black.
- Text included in response to submissions is in blue and underlined [submission number] and text deleted in response to submissions is in blue and struck through e.g. ~~this text is recommended for deletion.~~
- Consequential renumbering may occur throughout amended Sections.

Recommended Strikethrough version of Waipa District Plan to the following:

- Definitions
- Sections 2 – Residential Zone
- Section 6 – Commercial Zone
- Section 15 - Infrastructure, Hazards, Development and Subdivision
- Section 21 - Assessment Criteria and Information Requirements
- Appendix S15 – Cambridge North Neighbourhood Centre Concept Plan
- Appendix S19 - Cambridge C1 and C2/C3 Structure Plans
- Planning Maps 4, 22, 23, 24 and 26

Definitions

‘Compact housing’ means a housing DEVELOPMENT in which the design of BUILDINGS, their layout, access and relationship to one another has been planned in a comprehensive manner to achieve compatibility between all BUILDINGS on a SITE or SITES. This can include Papakāinga housing, [terraces, duplexes, apartments and town houses, \[14/3\]](#) but excludes RETIREMENT VILLAGE ACCOMMODATION AND ASSOCIATED CARE FACILITIES.

Section 2 – Residential Zone

2.1 Introduction

2.1.3 There is a need to make future provision for more sustainable forms of living. Sustainable forms of living are required in order to manage resources that have a limited supply (such as land) as well as to reduce the overall ‘footprint’ on the environment. In the Residential Zone this outcome is achieved by enabling the establishment of secondary dwellings; and providing for infill development, retirement village accommodation and compact housing development options [\(such as may include semidetached dwellings, duplexes, terrace housing or low rise apartments\).](#) [\[19/22, 19/23 and 19/24\]](#) These development options are required to be comprehensively designed, co-ordinated with infrastructure provision, take into account key elements of character, and address effects on neighbouring properties. In some locations, the need to protect existing character will potentially outweigh the benefits obtained from providing for a range of housing options. Sustainable living is also supported through rules that require dwellings to be positioned for passive solar gain and by ensuring enough open space is provided on site for a range of activities such as the establishment of vegetable gardens. In addition to a range of living options, working from home is provided for through the home occupation provisions. Other sections of the Plan are also relevant and will need to be referred to for particular developments, including Section 15 - Infrastructure, Hazards, Development and Subdivision and Section 16 - Transportation.

2.1.7 There are specific provisions that apply to the St Kilda Residential Area, ~~the and~~ Cambridge Park Residential area, ~~and the~~ C1, C2 and C3 Structure Plan areas. These areas have particular design outcomes that were developed through a structure planning processes and are integral to the overall development of the area. In addition to these areas, there are new growth areas such as the Te Awamutu South residential area. The deferred status of the area identified on the Planning Maps as the Cambridge North Deferred Residential Zone is also subject to the provisions of Section 14 - Deferred Zones.

2.3 Objectives and Policies

Policy - Building setback: road boundary

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

- (a) Maintains the predominant building setback within the neighbourhood [except in relation to compact housing areas and Neighbourhood and Local Centres;](#) and
- (b) Allows sufficient space for the establishment of gardens and mature trees on the site [except in compact housing areas;](#) and
- (c) Accentuates the dwelling on the site; and
- (d) Provides for passive surveillance to roads and avoids windowless walls to the street.

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Policies - Site coverage and permeable surfaces

2.3.2.6

2.3.2.7 Maintain a proportion of each site in permeable surfaces such as lawn and gardens, in order to ensure there is sufficient capacity to enable the on-site disposal of stormwater. In the Cambridge North ~~and C1 and C2~~ Structure Plan Area, increased standards apply because of the difficulty of disposing of stormwater in this location. In the C1 and C2/C3 Structure Plan areas onsite disposal of stormwater may not be required where regional and/or district consents for the overall structure plan stormwater system provide for alternative means of stormwater management and disposal. [14/8] Furthermore, on-site soakage within the C3 cell is not anticipated due to the risk of exacerbating slope stability issues. Alternative methods of stormwater management will need to be demonstrated for the C3 cell.

Policies - Building setback from rear and side boundaries

2.3.3.1

2.3.3.2 To enable the construction of buildings up to and on rear and side site boundaries in circumstances where there is no loss of privacy, sunlight or daylight or noise effects on adjoining properties or such effects are mitigated, and where sufficient area is maintained on site for outdoor living, and the building does not unduly dominate outdoor living areas on adjoining sites.

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

2.3.5.2 To encourage creative and innovative approaches to urban design and development within the Cambridge Park Residential Zone and the C1 and C2/C3 Structure Plan Area. [14/13]

2.3.5.3

Policy - Maintain residential function

2.3.6.1 To maintain the Residential Zone for residential activities by ensuring that:

- (a) Industrial activities and commercial activities are avoided within the Residential Zone except as provided for in a structure plan; and
- (b)

Policies - Non-residential activities

2.3.6.2 To enable activities that provide for the health and well-being of the community and that service or support an identified local need (examples include education facilities, childcare and pre-school facilities, places of worship, facilities that provide respite care, community centres, marae and hospitals), provided rear sites, and sites located on cul-de-sacs, or that have access to strategic roads shall be avoided in the establishment of new activities except as provided for in a structure plan.

Policy - Visitor accommodation in limited circumstances

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

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

2.4.1 Activity Status Tables

2.4.1.3	<p>Restricted discretionary activities</p> <p>The following activities shall comply with the performance standards of this zone</p>
(b)	<p>Compact housing seven or more dwellings per site located within the compact housing overlay identified on the Planning Maps, and <u>or</u> as provided for in Rule 2.4.1.3(c), <u>or within the following areas of the C1 and C2/C3 Structure Plan areas: [19/11, 19/12 and 19/13]</u></p> <p><u>(i) Within 200m of an active recreation open space, the Town Belt, a neighbourhood centre or a school; or</u></p> <p><u>(ii) Within 100m of a local centre or local open space; or</u></p> <p><u>(iii) Within a ‘compact housing’ overlay identified within the structure plan maps. [19/11, 19/12 and 19/13]</u></p> <p><u>For compact housing within the C1 and C2/C3 Structure Plan areas, non-compliance with any of the performance standards in Section 2.4.2 shall retain Restricted Discretionary Activity status (and this rule prevails over any rule to the contrary).</u></p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Building location, bulk and design; and ▪ Landscaping; and ▪ Location of parking areas and vehicle manoeuvring; and ▪ CPTED; and ▪ Traffic generation and connectivity; and ▪ Noise; and ▪ Stormwater disposal; <u>and</u> ▪ <u>Alignment with any relevant Urban Design Guidelines approved by Council.</u> <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(g)	<p><u>Visitor accommodation in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas.</u></p> <p><u>For Visitor accommodation in the Visitor Accommodation Overlay in the C1 and C2/C3 Structure Plan Areas, non-compliance with any of the performance standards in Section 2.4.2 shall retain Restricted Discretionary Activity status (and this rule prevails over any rule to the contrary).</u></p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Whether the site contains an adequate area of land which will enable the effects of the activity to be contained on the site; and ▪ <u>Building location, bulk and design; and</u> ▪ <u>Whether the design, scale and appearance maintains or enhances the amenity and character of the area; and</u> ▪ <u>Landscaping and area of permeable surface; and</u> ▪ <u>Location of parking areas and vehicle manoeuvring; and</u> ▪ <u>CPTED; and</u> ▪ The potential for reverse sensitivity effects on adjoining residential activities; ▪ The potential for reverse sensitivity effects on the strategic transport network. Noise effects on adjoining land uses; ▪ <u>The potential for reverse sensitivity effects on the strategic transport network;</u> ▪ <u>Infrastructure effects; and</u> ▪ <u>Alignment with any relevant Urban Design Guidelines approved by Council.</u> <p>These matters will be considered in accordance with the assessment criteria in Section <u>21 relevant to the above matters. [14/22 & 20/1]</u></p>

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2.4.1.3	Restricted discretionary activities The following activities shall comply with the performance standards of this zone
(h)	<p><u>Local Centres within the C2/C3 Structure Plan area, located in general accordance with the C1 and C2/C3 Structure Plans and limited to the following activities:</u></p> <p>(i) <u>Café, dining and ancillary activities</u> (ii) <u>Commercial retail and service activities</u> (iii) <u>Commercial offices or residential activities, limited to above ground floor</u> (iv) <u>Within the C2 growth cell, a sports centre and/or art and cultural centre, no greater than 500m² GFA in total</u></p> <p><u>For local centres within the C1 and C2/C3 Structure Plan areas, non-compliance with any of the performance standards in Section 2.4.2 shall retain Restricted Discretionary Activity status (and this rule prevails over any rule to the contrary).</u></p> <p><u>Assessment will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> ▪ <u>Building location, bulk and design; and</u> ▪ <u>Visual and amenity effects on surrounding properties; and</u> ▪ <u>Location of parking areas and vehicle manoeuvring; and</u> ▪ <u>Impacts on surrounding open space amenity and pedestrian safety; and</u> ▪ <u>Location, colour, size and content of signs; and</u> ▪ <u>Infrastructure effects; and</u> ▪ <u>Alignment with any relevant Urban Design Guidelines approved by Council.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21. [sub 9, 14, 19, 23]</u></p>

2.4.1.4	Discretionary activities
(a)	<p>Any permitted, controlled or restricted discretionary activity that fails to comply with:</p> <p>(i) Rule 2.4.2.5 - Dwellings adjoining marae (ii) Rule 2.4.2.7 - Cambridge Park Structure Plan – building setback from escarpment (iii) Rule 2.4.2.8 - Height (iv) Rule 2.4.2.10 - Maximum site coverage (v) Rule 2.4.2.11 - Permeable surfaces (vi) Rules 2.4.2.12 and 2.4.2.13 - Maximum site coverage and permeable surfaces St Kilda Structure Plan Area (vii) Rule 2.4.2.14 - Cambridge North <u>and C1 and C2</u> Structure Plan Areas: on-site soakage (viii) Rule 2.4.2.15 - Cambridge North Structure Plan Area: flood risk (ix) Rule 2.4.2.20 - Design and layout of development adjoining water bodies and reserves (x) Rule 2.4.2.21 - Noise (xi) Rule 2.4.2.24 to 2.4.2.26 - Noise insulation: noise sensitive activities (xii) Rules 2.4.2.28 and 2.4.2.29 - Signs (xiii) Rule 2.4.2.30 - Earthworks (xiv) Rules 2.4.2.34 to 2.4.2.36 - Housing and keeping of animals (xv) Rule 2.4.2.38 - Secondary dwelling (xvi) Rule 2.4.2.39-41 - Compact housing (xvii) Rule 2.4.2.40(d) to (g) - Home occupation (xviii) Rule 2.4.2.41 - Show homes (xix) Rule 2.4.2.42 - St Kilda Structure Plan Area: Commercial Hub Overlay (xx) Rules 2.4.2.43 and 2.4.2.44 - Temporary construction buildings</p>
(b)	Any restricted discretionary activity that does not comply with one or more of the rules for a restricted discretionary activity, except for the rules specified in Rule 2.4.1.4(a).
(c)	In-fill housing within the Cambridge Residential Character Area comprising two to six principal dwellings per site with a minimum net site area for each dwelling of 400m ² , provided that the site is not located within the compact housing development overlay or within a character cluster identified on the Planning Maps.
(d)	Churches, community centres, papakāinga and marae.
(e)	Education facilities, pre-schools and childcare facilities.

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2.4.1.4	Discretionary activities
(f)	Visitor accommodation.
(g)	Compact housing seven or more dwellings per site, except where located within the compact housing overlay identified on the Planning Maps refer Rule 2.4.1.3 (be) [C16] .
(h)	Hospitals
(i)	Medical centres (including overnight care) adjacent to Cambridge Road within the C2/C3 Growth Cell.
(h)	The following activities within a listed heritage building contained in Appendix N1 – Heritage Items: medical centres, childcare and pre-school facility, offices, restaurants, cafés and other eating places.
(jk)	Additions to local retail shops which were existing as at the date of notification of this Plan.
(kl)	Construction of new buildings on a site that adjoins a Category A listed heritage item in Appendix N1, where the building(s) is within 20m of the common boundary.
(lm)	The keeping of up to two beehives.
(mn)	The use of shipping containers for any activity, including a dwelling, or a sleep out, or as an accessory building for the day to day storage needs of domestic goods, or for the storage of home occupation equipment, provided that the use of a shipping container for a temporary construction building project is exempt from this rule, refer to Rules 2.4.2.43 and 2.4.2.44 – Temporary Construction Buildings.

2.4.2 Performance Standards

Rules - Minimum building setback from road boundaries

2.4.2.1

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

(a)

~~(f) Compact housing and visitor accommodation within the C1 and C2/C3, C2 and C3 Structure Plan areas [19/21]~~

~~3m~~

Rule – Minimum building setback from Te Awa Cycleway

~~(new) The minimum building setback from any residential boundary interfacing with the Te Awa cycleway as identified on the structure plan maps shall be 5m. [9/18, 10/20]~~

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

Rule - Maximum height

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

(a)

~~(f) Compact Housing Areas located within C1, C2 and C3 Structure Plan areas and a maximum of 3 storeys. [18/23]~~

~~1112 13m~~

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

Rule - Maximum site coverage

- 2.4.2.10 Site coverage shall not exceed 40% of the net area of the site where no garage or carport has been provided the maximum site coverage shall be reduced by 20m², provided that this rule does not apply to the St Kilda Structure Plan Area (refer to Rules 2.4.2.12 and 2.4.2.13) and compact housing (refer to Rule 2.4.2.4139).

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

Rule - Permeable surfaces

- 2.4.2.11 Each site shall be grassed, planted in trees and/or shrubs or otherwise landscaped in a manner that retains a minimum of 40% of the gross site area in permeable surfaces, provided that in the Cambridge North ~~and C1 and C2~~ Structure Plan Areas where 55% of the gross site area shall be retained in permeable surfaces. For the avoidance of doubt and that Rule 2.4.2.4139 shall apply for to any compact housing. [14/30]

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

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

- 2.4.2.14 On-site soakage shall be provided for every building in the Cambridge North ~~and C1 and C2~~ Structure Plan Areas to take all runoff from a two year annual recurrence interval (ARI) rainfall event.

(new) On-site soakage shall be provided for every lot in the C1 and C2 Structure Plan Areas to dispose of all runoff from a two year average recurrence interval (ARI) 24 hour duration rainfall event, except where regional and/or district resource consents for the structure plan stormwater system allow alternative on-site stormwater management provisions and these consents are complied with. For the avoidance of doubt, on-site soakage within the C3 cell is not anticipated due to the risk of exacerbating slope stability issues. Alternative methods of stormwater management will need to be demonstrated for the C3 cell. [9/24, 10/27 and 18/24].

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

Rule - Outdoor living area

- 2.4.2.16 Each dwelling shall have an outdoor living area which:

(a)

Provided that this rule does not apply to compact housing developments, refer to Rule 2.4.2.3941, or Rule 2.4.1.3(e) Retirement village accommodation and associated care facilities and rest homes within or outside the compact housing overlay identified on the Planning Maps.

Rules - Neighbourhood amenity and safety

2.4.2.17

2.4.2.18

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

- (a) uses materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility; or
- (b) uses any materials for the lower half of the fence, wall or hedge, and materials with continuous vertical or horizontal gaps of at least 50mm width to create 50% or more see through visibility on the upper half. [9/16 and 14/33]

2.4.2.19

(new) Within the C1, C2 and C3 Structure Plan areas, the predominant [19/34] roof form of a residential dwelling shall be a gable or hip roof of not less than 30 degrees in pitch. Mono-pitch lean-tos, verandas and other ancillary roof forms are anticipated.

Activities that fail to comply with Rules 2.4.2.17 to 2.4.2.(new) will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

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

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

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

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

- (a) Be located in general accordance with the C1 and C2/C3 Structure Plans; and
- ~~(b) Be limited to four tenancies per local centre, and associated ancillary activities; and~~
- (b) The maximum hours of operation shall be 7.00am to 10.00pm, seven days a week; and
- (c) Overall ground floor building footprint of any commercial, café, dining and ancillary activities shall not be greater than 550m² GFA (excluding any sports centre and/or art and cultural centre within the C2 growth cell); and
- (d) The minimum building setback from boundaries shall be as follows:
 - (i) Road boundary 0.0m
 - (ii) Internal site boundaries where the lot adjoins a residential lot 5.0m
- (e) The maximum height of buildings shall be 9m; and
- ~~(g) Any on-site car parking shall be to the rear or side of the site~~

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with discretion limited to the effects of any non-compliance with the performance standards. [subs 9, 14, 19, 23]

Section 6 – Commercial Zone

6.1 Introduction

6.1.2 The Commercial Zone is located in Te Awamutu and Cambridge and also in Pirongia, Kihikihi and Ōhaupo. The central business districts of Cambridge and Te Awamutu provide the primary retail, office and commercial service areas in the District. Within Cambridge, the central business district is supported by an existing neighbourhood centre at Leamington and in the future by ~~a~~ new neighbourhood centres in Cambridge North ~~(as part of the C1 Structure Plan area) and on Cambridge Road (as part of the C2 Structure Plan area)~~. [23/3] While not zoned, there is also an important network of local shops that provide for peoples' day to day needs. In Te Awamutu the central business district is supported by a large format retail centre and also by a network of local shops. The Commercial Zones in Kihikihi, Pirongia and Ōhaupo, provide smaller scale services to support the day to day needs of those communities. These tiers form the commercial hierarchy within the District, which are:

- (a) The District wide primary commercial centres - the central business districts of Cambridge and Te Awamutu.
- (b) The village commercial centres located in Kihikihi, Pirongia and Ōhaupo.
- (c) The neighbourhood centres - located in Leamington, ~~and Cambridge North (C1 Structure Plan)~~, ~~and on Cambridge Road (C2 Structure Plan)~~. [23/3]
- (d) The large format centre - located on Cambridge Road, Te Awamutu.
- (e) Local shops - existing shops providing a local need within their immediate area.

The maintenance of this hierarchy and the functions that each centre serves is a key issue for this Plan.

6.1.8 ~~A The Cambridge~~ neighbourhood centres within Cambridge North ~~(to the west of Victoria Road) and on Cambridge Road are~~ provided for within the C1 ~~and C2~~ growth cells, ~~respectively to the west of Victoria Road~~ (refer to the ~~Growth Strategy C1, C2 and C3 Structure Plans~~). The scale and rate of development is intended to be commensurate with residential development in the Cambridge North, ~~C1 and C2/C3 C2 and C3 Structure Plan Areas~~ areas, ~~with an initial release of land considered suitable for likely growth within the 5-10 year horizon.~~ [14/42 and 23/3]

6.3 Objectives and Policies

Policy - Commercial hierarchy: neighbourhood centres - Cambridge North and Cambridge Road Neighbourhood Centres

6.3.1.5 To enable a single commercial neighbourhood centre at Cambridge North ~~(as part of the C1 Structure Plan Area)~~, provided that:

- (a) ~~It~~ ~~is~~ ~~The~~ ~~scale~~ ~~of~~ ~~the~~ ~~Cambridge~~ ~~North~~ ~~Neighbourhood~~ ~~Centre~~ ~~and~~ ~~any~~ ~~activities~~ ~~within~~ ~~the~~ ~~centre~~ ~~are~~ ~~is~~ [19/6] appropriate to the Cambridge North area and the catchment that it serves being the residential area in Cambridge north of the town belt; and
- (b) ~~It~~ ~~does~~ ~~The~~ ~~centre~~ ~~and~~ ~~any~~ ~~proposed~~ ~~activities~~ ~~do~~ [19/6] not impact on the function and vibrancy of the primary commercial centre of Cambridge; and

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- (c) Building design and site layout reflects and incorporates key elements of Cambridge’s character, given its gateway location; and
- (d) Development of the neighbourhood centre is in general accordance with a Neighbourhood Centre land use consent and the relevant C1 Structure Plan Guidelines.

~~To enable a single commercial neighbourhood centre on Cambridge Road (as part of the C2 Structure Plan Area), provided that:~~

- ~~(a) The scale of the Cambridge Road Neighbourhood Centre and any activities within the centre are appropriate to the C2/C3 Structure Plan area and the catchment that it serves being the residential area in Cambridge generally west of the town belt; and~~
 - ~~(b) The centre and any proposed activities do not impact on the function and vibrancy of the primary commercial centre of Cambridge; and~~
 - ~~(c) Building design and site layout reflects and incorporates key elements of Cambridge’s character, given its gateway location; and~~
 - ~~(d) Development of the neighbourhood centre is in general accordance with a Neighbourhood Centre land use consent and the relevant C2 Structure Plan Guidelines.~~
- [23/3]

6.4 Rules

The rules that apply to activities are contained in:

- (a) *The activity status tables and the performance standards in this zone; and*
- (b) *The activity status tables and the performance standards in Parts E District Wide Provisions and Part F District Wide Natural and Cultural Heritage of the Plan.*

Development within a structure plan area identified on Planning Maps is required to be in general accordance with an approved structure plan. Refer to Rule 15.4.2.65 Infrastructure, Hazards, Development and Subdivision.

For any activity within the Commercial Area within the C1 Structure Plan area Cambridge Road Neighbourhood Centre Overlay within the C2 Structure Plan area, the Commercial Zone rules below shall apply; provided that the neighbourhood centre overlay shall be subject to rule 15.4.2.59. [18/12]

6.4.1 Activity Status Tables

6.4.1.3	Restricted discretionary activities
	The following activities must comply with the performance standards of this zone
(b)	<p>The erection of new buildings, relocated buildings, and additions or alterations to the front façade of existing buildings, including the painting of buildings located within the Character Precinct Areas as identified on the Planning Maps in:</p> <ul style="list-style-type: none"> (i) Cambridge A; or (ii) Central Te Awamutu; or (iii) Kihikihi; or (iv) Ōhaupo; or (v) Pirongia; <u>or</u> <u>(vi) Cambridge North (C1) [23/3] and Cambridge Road (C2) Neighbourhood Centres (where there is no neighbourhood centre land use consent).</u> <p>Provided that the re-painting of existing buildings in the same colour or tonal colour match and similar light reflectance value as the existing building are exempt from this provision.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Existing built character (Refer to the character descriptions in Appendices DG2 to DG6); and ▪ Building exterior design, scale, materials, colour and siting (Refer to character descriptions in Appendices DG2 to DG6); and ▪ Effects on public spaces; and

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6.4.1.3	Restricted discretionary activities
	The following activities must comply with the performance standards of this zone
	<ul style="list-style-type: none"> ▪ Visual amenity and effects on streetscape; and ▪ Location, colour, size and content of signs; <u>and</u> ▪ <u>Movement, access and parking within the Cambridge North and Cambridge Road Neighbourhood Centres [19/14, 19/15, 19/16 and 19/17]</u> ▪ The extent to which development within the Cambridge North and Cambridge Road Neighbourhood Centres respond to the Neighbourhood Centre outcomes and guidelines within the C1 and C2 Structure Plans. [19/14, 19/15, 19/16 and 19/17] <p>In addition to the matters above, for relocated buildings only:</p> <ul style="list-style-type: none"> ▪ Condition of the exterior of the building; and ▪ Repairs and works identified for action in Council approved or certified Building Relocation Inspection Report; and ▪ Reinstatement works; and ▪ Timing for completing any required works. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(f)	<p>The use and [19/8] development of land in the Cambridge North (C1) or Cambridge Road (C2) [23/3] neighbourhood centres.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ The extent to which the development responds to the Neighbourhood Centre outcomes and guidelines detailed within the C1 and C2 Structure Plans; and ▪ Building exterior design, scale, materials, colour and siting; and ▪ Effects on public spaces; and ▪ Visual amenity and effects on streetscape; and ▪ Location, colour, size and content of signs ▪ <u>Movement, access and parking within the Cambridge North Neighbourhood Centre. [19/14, 19/15, 19/16 and 19/17]</u> <p>An application for a land use consent shall be for the use and development of land for a neighbourhood centre in its entirety; however development of the site may proceed in stages.</p>

6.4.1.4	Discretionary activities
(a)	<p>Any permitted, controlled or restricted discretionary activity not complying with the following rules:</p> <ul style="list-style-type: none"> (i) Rule 6.4.2.1 - Pedestrian frontages building setbacks from road boundaries (ix) Rule 6.4.2.15 to Rule 6.4.2.16 - Cambridge North (C1) [23/3] and Cambridge Road (C2) neighbourhood centres

6.4.1.5	Non-complying activities
(e)	Any commercial activity within the Cambridge North Neighbourhood Centre (within the C1 Structure Plan Area) where the total floor area of that Centre exceeds 6,500m ² GFA.
(f)	Any commercial activity within the Cambridge Road Neighbourhood Centre (within the C2 Structure Plan Area) where the total floor area of that Centre exceeds 6,500m² GFA. [23/3]
(g) (f)	<p>Any of the following activities within the Cambridge North (C1) and Cambridge Road (C2) [23/3] Neighbourhood Centre:</p> <ul style="list-style-type: none"> ▪ <u>Service Stations</u> ▪ <u>Drive through fast food facilities</u> ▪ <u>Trade suppliers, yard based facilities and building improvement centres</u> ▪ <u>Department stores</u> ▪ <u>Offices, laboratories and research establishments at ground floor</u> ▪ <u>Wholesale shops</u>

6.4.2 Performance Standards

Rule - Maximum height

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

- (a) On the land subject to the Te Awamutu Large Scale Retail Development Concept Plan contained in Appendix S6, no building or other structure shall penetrate a height plane of 15m and the building structure associated with units 12 – 14 shown on that Plan must not exceed 8m in height and the Bulk Retail Timber Merchant must not exceed 12m in height.
- (b) The maximum height for hose drying towers associated with fire stations is 15m.
- (c) The maximum height within the Cambridge North (C1) and Cambridge Road (C2) Neighbourhood Centre shall be 11.3m. [18/16]

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

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

Rule - Outside pedestrian frontages: GFA retail floor space

6.4.2.14 Outside the pedestrian frontage area any retail activity in a single tenancy or ownership must be greater than 1,000m² GFA, provided that the following are exempt from this rule:

- (a) Trade suppliers, yard based suppliers, building improvement centres, service stations, licensed premises, restaurant, cafes and other eating places; and
- (b) Cambridge North ~~(C1) and Cambridge Road (C2)~~ Neighbourhood Centres. [23/3]

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

Rules - Cambridge North ~~(C1) and Cambridge Road (C2)~~ Neighbourhood Centre

6.4.2.15 Any development of land in the Cambridge North Neighbourhood Centre (as part of the C1 Structure Plan Area) adjoining Victoria Road shall be in general accordance with the Concept Plan in Appendix S15.

Activities that fail to comply with ~~this~~ rules 6.4.2.15 and 6.4.2.16 will require a resource consent for a discretionary activity

6.4.2.16 The floor areas of the Cambridge North Neighbourhood Centre (as part of the C1 Structure Plan Area) shall be:

- ~~(a) Maximum total floor area of 4,000m² GFA; and~~
- (a) Maximum total commercial retail and services floor area of 4,600m² GFA; and
- (b) Each individual retail and services tenancy shall have a floor area of not more than ~~450~~250m² GFA, provided that one retail shop (a supermarket) may have a floor area of more than ~~450~~250m² GFA and not more than ~~1500~~2,500 ~~3,400~~3,400m² GFA and it shall primarily sell pre-prepared fresh food/groceries and beverages, together with other non-food goods in an ancillary capacity and one licensed premises may have a floor area of no more than 450m² GFA. [12/18 and 18/19]

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~~(c) Community amenities and facilities, administration offices and professional offices and non-retail and services offices [19/35] are excluded from the above floor areas.~~

~~6.4.2.17 The floor areas of the Cambridge Road Neighbourhood Centre (as part of the C2 Structure Plan Area) shall be:~~

~~(a) Maximum total commercial retail and services floor area of 4,250m² GFA (excluding medical centre); and~~

~~(b) Maximum total medical centre floor area of 1,500m² GFA; and~~

~~(c) Each individual retail and services tenancy shall have a floor area of not more than 250m² GFA, provided that one retail shop may have a floor area of more than 250m² GFA and not more than 1,250m² GFA and it shall primarily sell pre-prepared fresh food/groceries and beverages, together with other non-food goods in an ancillary capacity.~~

~~(d) Community amenities and facilities, administration offices and professional offices and non-retail and services offices are excluded from the above floor areas.~~

~~(e) The overall size of the Cambridge Road Neighbourhood Centre (all activities) within the C2 Structure Plan Neighbourhood Centre Overlay area shall be no greater than 20,000m². [23/3]~~

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

- Amenity effects; and
- Traffic effects; and
- Retail distribution effects; and
- Population growth in the area and the need for the Centre to support the demand for the residential catchment in Cambridge north of the Cambridge Town Belt; and
- Infrastructure and servicing.

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

Section 15 - Infrastructure, Hazards, Development and Subdivision

15.4.1 Activity Status Table

15.4.1.1	Activity	Residential Zone	Commercial Zone	Industrial Zone / Airport Business Zone	Reserve Zone	Large Lot Residential Zone	Rural Zone & any other zone not listed in this table	Deferred Zones
(e)	Subdivision that meets all the performance rules in Part A OR; Part A and Part C for 7 or more lots. (Part A: Development and subdivision Part C: Development and subdivision of 7 or more lots in any zone.)	RD	RD	RD Industrial Zone NA Airport Business Zone	RD	RD	RD	NC
<p>Assessment will be restricted to the following matters: (For Houchens Road Large Lot Residential Structure Plan Area refer to the matters in (o) below instead):</p> <ul style="list-style-type: none"> In areas subject to an approved structure plan or development plan, development in general accordance with that structure plan or development plan. For 'Comprehensive Residential Subdivision' within the C1 and C2/C3 Structure Plan areas, assessment of the overall concept plan for staged subdivision layout, including distribution of residential densities. <i>For 'Comprehensive Residential Subdivision' within the C1 and C2/C3 Structure Plan areas, assessment of the overall concept plan for staged subdivision layout, including distribution of residential densities. [3/1, 11/1, 14/57, 14/58, 14/61, 22/3 and LATE 23/1]</i> <i>Alignment with any relevant Urban Design Guidelines approved by Council.</i> <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>								
Residential Zone - Specific activity status rules								
(m)	In the C1, C2 and C3 structure plan areas, subdivision of for a compact housing development in conjunction with a accordance with an approved compact housing land use resource consent application in accordance complying with Rule 2.4.2.41 Standard 15.4.2.60.	RD	NA	NA	NA	NA	NA	NA
<p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> Infrastructure servicing; and Access and manoeuvring; and Development in general accordance with the C1 and C2/C3 Structure Plans; and Alignment with any relevant Urban Design Guidelines approved by Council. <p>These matters will be considered in accordance with the assessment criteria in Section 21. Performance Standards 15.4.2.3 to 15.4.2.12 shall not apply to subdivision in accordance with this rule. [19/10]</p>								

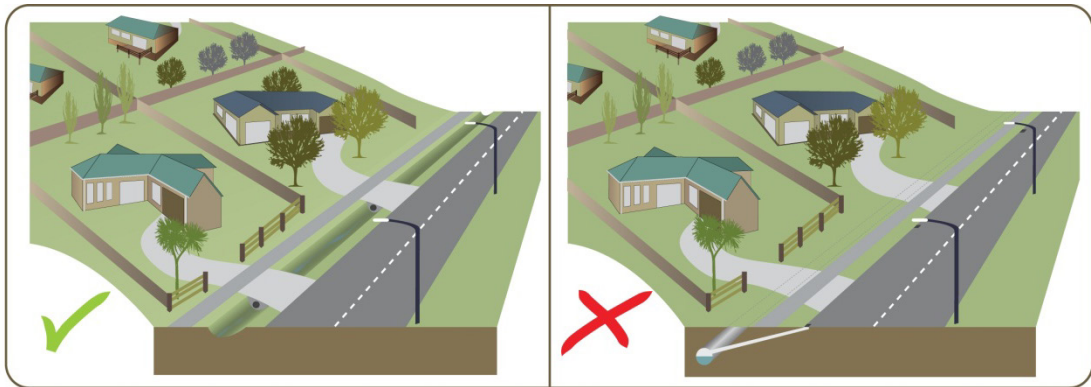
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15.4.2 Performance Standards

15.4.2.1	Zone or Area	Minimum Net Lot Area	Average Net Lot Area	Maximum Net Lot Area or Maximum Number of Lots
(b)	Residential Zone Compact Housing		Refer to Rule 2.4.2.3941 [9/37, 10/40, 14/23 and 14/32]	
(ac)	Residential subdivision in the C1 and C2/C3 structure plan areas. [14/57, 14/58 and 14/61]	500m ² , (except for subdivision around dwellings existing as of 31 August 2018, where no minimum maximum net site area shall apply to the lot surrounding the existing dwelling; any such dwelling will be exempt from the average net lot area calculation).	< 800m ² (i.e. 12.5 dwellings per hectare minimum, over the extent of the subdivision)	1,000m ²
(ac)	'Comprehensive Residential Subdivision' in the C1 and C2/C3 structure plan areas, in accordance with Rule 15.4.1.1(e) and Rule 15.4.2.60. [14/57, 14/58 and 14/61]	400m ² , (except for subdivision around dwellings existing as of 31 August 2018, where no minimum maximum net site area shall apply to the lot surrounding the existing dwelling; any such dwelling will be exempt from the average net lot area calculation; and except for subdivision in relation to compact housing where the provisions of Rule 2.4.2.41 apply).	< 800m ² (i.e. 12.5 dwellings per hectare minimum, over the extent of the 'Comprehensive Residential Subdivision' area. Average between 500m ² (20 dwellings per hectare) and 800m ² (12.5 dwellings per hectare) over the extent of the 'Comprehensive Residential Subdivision' area. Compact residential densities are excluded from the above calculations.	1,500m ²

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

- (a) Dispose of stormwater generated from within roads, reserves, and any lot to be vested in Council, into Council's reticulation system at pre development levels; and
- (b) Dispose of all stormwater generated from lots not to be vested in Council within the boundaries of the lot itself.
- (c) Except that (a) and (b) above shall not apply to the C1 and C2/C3 growth cells where regional and/or district resource consents for the overall structure plan stormwater system provide for alternative means of stormwater management and disposal. [14/63] For the avoidance of doubt, on-site soakage within the C3 cell is not anticipated due to the risk of exacerbating slope stability issues. Alternative methods of stormwater management will need to be demonstrated for the C3 cell.



Swales can provide a sustainable option to traditional kerb and channel drainage, and can contribute to both the ecological diversity and aesthetic values of the neighbourhood.

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

Rules - Stormwater

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

- (a) Houchens Road Large Lot Residential Structure Plan Area.
- (b) The C1, C2 and C3 Structure Plan areas, where regional and/or resource district consents for the overall structure plan stormwater system provide for alternative means of stormwater management and disposal. [14/64 and 19/19] For the avoidance of doubt, on-site soakage within the C3 cell is not anticipated due to the risk of exacerbating slope stability issues. Alternative methods of stormwater management will need to be demonstrated for the C3 cell.

Advice Notes:

1. For lots within the Residential, Commercial and Industrial Zones within the urban limits refer also to Rule 15.4.2.18.
2. For lots within the Houchens Road Large Lot Residential Structure Plan Area refer to Rules 15.4.2.79 to 15.4.2.82.
3. A Stormwater Discharge Consent may also be required from the Waikato Regional Council.

Rule – Comprehensive Development Subdivision within the C1, C2 and C3 Structure Plan areas

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

- (a) Be applied to an area of land area within the overall structure plan area within common ownership and/or control of the applicants.
- (b) Through an appropriate concept plan for the entire ‘Comprehensive Residential Subdivision’ development area identified, demonstrate how average densities development will achieve a minimum density of 12.5 dwelling per hectare net as set out in the Structure Plan over the course of a staged development in accordance with Rule 15.4.2.1(ac).

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- (c) Provide a minimum 2.5% net residential land area or 2,000m² (whichever is larger) of the overall 'comprehensive residential development' area as 'compact housing', to be developed in accordance with the compact housing relevant district plan and structure plan provisions.

For avoidance of doubt, all other relevant performance standards within Part A, C and D of this section shall continue to apply. [14/57, 14/58 and 14/61]

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

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

Part C: Development and subdivision of 7 or more lots in any zone

Advice Note: These performance standards are additional to Rules 15.4.2.1 to 15.4.2.5859 which must also be complied with.

Rule - All development and subdivision in areas subject to a Structure Plan, Development Plan or Concept Plan

15.4.2.65 All development and subdivision within an area subject to an approved structure plan, development plan or concept plan shall be designed in general accordance with the requirements of that structure plan, concept plan or development plan. For the avoidance of doubt, the following areas are subject to concept plans, development plans and/or structure plans:

(a)

(t) Cambridge C1, and C2 / C3 Structure Plans Appendix S19

Advice Note: From time to time structure plans or development plans may be approved by way of resource consent under the provisions of Section 14 – Deferred Zones. A copy of these Plans are available at Council offices or on Council's website.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity, except where these structure plans indicate that non-compliance with the rules of the structure plan, development plan or concept plan will result in the activity being a non-complying activity.

Section 21 – Assessment Criteria and Information Requirements

21.1.2 Residential Zone

Residential Zone Assessment Criteria	
Restricted Discretionary Activities	
21.1.2.4	Compact housing with seven or more dwellings per site located within the Compact Housing Overlay identified on the Planning Maps AND Retirement village accommodation and associated
	(a) Building design including: <ul style="list-style-type: none"> (i) The extent to which solar potential and good solar aspect is optimized within the development; and (ii) Colours; and (iii) The materials to be used and how they are to be repeated within the development; and (iv) Detail of roof pitches; and

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Residential Zone Assessment Criteria	
<p>care facilities and rest homes within or outside the compact housing overlay identified on the Planning Maps <u>...AND Visitor Accommodation in the Visitor Accommodation Overlay in the C1, and C2/C3 and C3 Structure Plan Areas (as relevant).</u> [9/38, 10/41, 14/66 and 14/67]</p>	<ul style="list-style-type: none"> (v) Details of doorways and the provision of shelter for visitors; and (vi) Windows, revetment, balconies and recesses; and (vii) Garaging to create visual continuity and cohesion and reflect a residential character; and (viii) Whether designs avoid monolithic walls in favour of designs that incorporate smaller scale building elements to promote feelings of interest and diversity. <ul style="list-style-type: none"> (b) Visually permeable fences and glazing of façades that provide for surveillance from the dwelling to the street and other public places such as walkways and reserves. (c) Integration with neighbouring residential development that is responsive to local character in terms of its façade treatment, including building proportions, detailing, materials and landscape treatment. (d) Outdoor living spaces for independent living units that are private and have good access to sunlight in midwinter and/or have access to a range of communal landscaped outdoor areas that are orientated such that they have good solar aspect. (e) The location of outdoor storage areas and rubbish and recycling compounds such that the appearance from the street is not adversely affected and on-site amenity, such as the provision of outdoor living spaces is not compromised. (f) The design of the road boundary setback: <ul style="list-style-type: none"> (i) Street definition - the extent to which units as opposed to garages orient and face the street creating a strong interface between the public and private domains. Designs need to avoid street frontages that are dominated by garages and outdoor storage areas; and (ii) Landscaping - the type and nature of the landscaping both within the front yard setback and throughout the development so that it contributes both to the neighbourhood and to on-site amenity; and (iii) Access way design - the width and proportion of the frontage as well as the landscaping and the materials to be used. (g) The provision of connections to public walkways/cycleways and the road network. (h) Open space character including on-site landscaping, retention of mature trees, provision of shared driveways. (i) Adequate vehicle parking and the provision of safe vehicle entrances for pedestrians and vehicles, car parking and manoeuvring and vehicle access to rubbish and recycling compounds, access for emergency vehicles. (j) The provision of lighting for amenity and crime prevention without being a nuisance to residents. (k) The extent of effects on the surrounding road network including the function of intersections. (l) Aural privacy including the noise levels anticipated from on-site and adjacent land uses and the provision of acoustic treatment. (m) The adequacy of on-site stormwater disposal methods. (n) The benefits provided to residents from communal facilities

Residential Zone Assessment Criteria	
	<p>being provided on site.</p> <p>(o) The extent to which development within the C1, C2 and C3 Structure Plan areas responds to the Compact Residential outcomes and guidelines within the C1, C2 and C3 Structure Plans.</p> <p><u>(o) The extent to which compact housing development within the C1 and C2 / C3 structure plan areas:</u></p> <ul style="list-style-type: none"> (i) <u>Includes ‘universal access’ design principles within design, maximising accessibility for all users.</u> (ii) <u>Provides an internal movement network layout that is legible and enables good connectivity.</u> (iii) <u>Maximises safety for pedestrians, by:</u> <ul style="list-style-type: none"> ▪ <u>Providing dedicated pedestrian access to dwellings and areas of communal open space, demarcated through materials, colours and/or texture</u> ▪ <u>Minimises the need for vehicular backing manoeuvres where site size and layout allows, by providing safe turning areas</u> (iv) <u>Facilitates an internal movement network that provides for dedicated vehicle access to each dwelling, such as may include:</u> <ul style="list-style-type: none"> ▪ <u>Using rear lanes where vehicle access off a public street is difficult or compromises pedestrian and visual amenity</u> ▪ <u>Providing shared vehicular access layout for larger developments.</u> (v) <u>Uses surface treatments to clearly demarcate vehicular entrances.</u> (vi) <u>Incorporates safe, accessible visitor car parking within the development.</u> (vii) <u>Provides clearly visible main pedestrian entries from the street or lane to each dwelling at ground floor level.</u> (viii) <u>Maximises the visual relationship between dwellings and adjacent streets, lanes and public open spaces, through provision of windows and balconies at upper levels.</u> (ix) <u>Minimises the number of dwellings with internal and outdoor living areas oriented to the south.</u> (x) <u>Dwellings are designed to provide private outdoor areas adjacent to living areas.</u> (xi) <u>Orients windows to maximise daylight and outlook, without compromising dwelling privacy or the privacy of neighbouring dwellings.</u> (xii) <u>Provides adequate storage space for each residential unit, including for larger items such as bicycles and outdoor equipment.</u> (xiii) <u>For apartment style developments, provides communal open spaces with edges that are activated or overlooked by adjacent streets, lanes or dwellings.</u> (xiv) <u>Integrates proposed communal open spaces with the development’s wider pedestrian network.</u> <p><i>[19/11, 19/12, 19/13, 9/38, 10/41, 14/66 and 14/67]</i></p> <p><u>(xv) Compatibility of the proposed development with the</u></p>

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Residential Zone Assessment Criteria		
		<u>existing and likely future surrounding environment including the residential density (minimum and maximum) of the development.</u>
<u>(new)</u>	<u>Local Centres within the C2/C3 Structure Plan area</u>	<p>The extent to which the proposed Local Centres within the C2/C3 Structure Plan area, including access, parking, outdoor dining and any ancillary activities:</p> <ul style="list-style-type: none"> (a) <u>Are of a scale and form consistent compatible with the surrounding neighbourhood context.</u> (b) <u>Provide parking facilities that do not visually dominate the public realm or create obstructions in the pedestrian environment.</u> (c) <u>Maximise outlook onto adjacent streets and/or public open spaces.</u> (d) <u>Include universal access design principles.</u> (e) <u>Utilises landscaping to integrate the development into the surrounding open space context, and enhance the amenity of the site.</u> (f) <u>Avoids signs that are overly dominant (including back lit and neon signs) and are of a colour, size and location that integrate with the proposed building.</u> (g) <u>Will generate traffic or parking movements that can be create adverse effects that are unable to be adequately managed.</u> (h) <u>Can be adequately serviced.</u> <p><i>[subs 9, 14, 19, 23]</i></p>
	<p>Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>	
21.1.2.19	Cambridge North and C1 and C2 Structure Plan Areas: on site soakage	<ul style="list-style-type: none"> (a) Whether percolation tests undertaken for the subject site demonstrate that on-site soakage methods would be impractical to implement. (b) The extent to which alternative methods of stormwater disposal have been investigated and are proposed to be implemented. (c) The suitability of the site for development given the inability to achieve on-site stormwater disposal. (d) The overall effect on the integrity of the stormwater system and the cumulative effect of a limited capacity for on-site stormwater disposal.
21.1.2.27	Compact housing seven or more dwellings per site	<ul style="list-style-type: none"> (a) (o) <u>The extent to which compact housing development within the C1, and C2/C3 structure plan areas responds to those matters outlined in 21.1.2.4(o).</u> <p><i>[19/11, 19/12 and 19/13]</i></p>

21.1.6 Commercial Zone

Commercial Zone Assessment Criteria		
	Restricted Discretionary Activities	
21.1.6.2	The erection of new buildings, relocated buildings, and additions or alterations to the front façade of existing buildings, including the painting of buildings located within the Character Precinct Areas as	<ul style="list-style-type: none"> (a) The extent to which the design, scale, materials, colour and siting of a new building and associated signage, and addition/alteration to the exterior of an existing building, responds to the existing built character and to the guidelines outlined in Appendices DG2 to DG6. (b) The effects of the building or sign on public spaces. (c) Whether the building contributes or detracts from the

WAIPA DISTRICT PLAN: PLAN CHANGE 7 – CAMBRIDGE C1 AND C2/C3 STRUCTURE PLANS

Commercial Zone Assessment Criteria		
	<p>identified on the Planning Maps in:</p> <ul style="list-style-type: none"> ▪ Cambridge A; or ▪ Central Te Awamutu; or ▪ Kihikihi; or ▪ Ohaupo; or ▪ Pirongia; or ▪ <u>Cambridge North (as part of the C1 Structure Plan) and Cambridge Road (as part of the C2 Structure Plan) Neighbourhood Centres [23/3]</u> 	<p>visual amenity of the streetscape.</p> <p>(d) <u>The extent to which buildings and associated development within the Cambridge North and Cambridge Road Neighbourhood Centres respond to the Neighbourhood Centre outcomes and guidelines within the C1 and C2 Structure Plans. relevant assessment criteria within section 21.1.6.13. [18/26, 18/28, 19/14, 19/15, 19/16, 19/17 and 23/3]</u></p> <p>In addition for relocated buildings:</p> <p>(e) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</p> <p>(f) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</p> <p>(g) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</p> <p>(h) The timeliness of the works taking into account the extent and nature of the proposed works.</p>
21.1.6.13	<p><u>Cambridge North (as part of the C1 Structure Plan) and Cambridge Road (as part of the C2 Structure Plan) Neighbourhood Centres, including a Neighbourhood Centre land use consent.</u></p>	<p>(a) <u>The extent to which buildings and associated development within the Cambridge North and Cambridge Road Neighbourhood Centres respond to the Neighbourhood Centre outcomes and guidelines within the C1 and C2 Structure Plans</u></p> <p><u>The extent to which neighbourhood centre development within the C1 structure plan area:</u></p> <p>(a) <u>Encourages accessibility and local permeability through integration with neighbouring developments, providing clear connections for walking, cycling, private vehicle and public transport.</u></p> <p>(b) <u>Provides for public transportation connections through identification of a potential future bus route and bus stop within the neighbourhood centre.</u></p> <p>(c) <u>Provides parking facilities that do not visually dominate the public realm or create obstructions in the pedestrian environment.</u></p> <p>(d) <u>Locates on-site parking away from Victoria Road.</u></p> <p>(e) <u>Provides vehicle crossings to minimise potential pedestrian / vehicle conflict, and provides continuity to the footpath through the design (i.e. levels, materials, surface finishes, colours etc.).</u></p> <p>(f) <u>Provides landscape treatment for at-grade car parking areas – with trees selected that provide shade, improve amenity, and assist in visual screening – whilst allowing clear sightlines between pedestrians and vehicles.</u></p> <p>(g) <u>Provides clear and direct pedestrian routes from on-site parking to the building entrances.</u></p> <p>(h) <u>The built form and associated landscaping is designed to contribute positively to the amenity values of Victoria Road, acknowledging orientation of buildings will be focused towards the west.</u></p> <p>(i) <u>Variations in setback from the front boundary are appropriate when the resulting setback provides greater accommodation for pedestrian circulation, sidewalk dining areas, enhanced entries, and improves the pedestrian</u></p>

WAIPA DISTRICT PLAN: PLAN CHANGE 7 – CAMBRIDGE C1 AND C2/C3 STRUCTURE PLANS

Commercial Zone Assessment Criteria	
	<p><u>realm. No parking shall be allowed in this front setback area.</u></p> <p>(j) <u>Provides a continuous building frontage and avoids side yard setbacks between buildings, except for sites where an access to the rear or a lane is provided.</u></p> <p>(k) <u>Articulates the building mass to read as an aggregate of smaller components, including large format buildings which are kept to domestic scale by means of varied roof forms, materials and wall relief.</u></p> <p>(l) <u>Maximises outlook onto adjacent streets and public open spaces, through considered design of the building's internal space and maximising façade transparency.</u></p> <p>(m) <u>Designs the building so that the main pedestrian entry for the majority of tenancies is located along the primary frontage – so that it is clearly visible and conveniently located.</u></p> <p>(n) <u>Locates active ground floor uses to front the street / public realm.</u></p> <p>(o) <u>Provide verandas along the primary frontage and frontages where high pedestrian flows are anticipated.</u></p> <p>(p) <u>Includes universal access design principles.</u></p> <p>(bq) Whether the scale of the development has an adverse effect on the amenity, including noise effects, on the site and the surrounding environment.</p> <p>(er) Whether the development will generate traffic that creates adverse effects that are unable to be adequately managed.</p> <p>(ds) Whether the activities have an adverse impact on the retail hierarchy for Cambridge.</p> <p>(et) Whether the scale of development is suitable as a means of supporting the demand for the residential area of Cambridge north of the Cambridge Town Belt.</p> <p>(fu) Whether the development can be adequately serviced.</p> <p><u>(v) Recognise the functional and operational requirements of supermarkets; and the quality of the built form needs to be reasonable having regard to the site conditions and whether the development overall offers a positive contribution to the amenity of the built environment.</u></p> <p><i>[18/6, 18/26, 18/28, 19/14, 19/15, 19/16 and 19/17]</i></p>

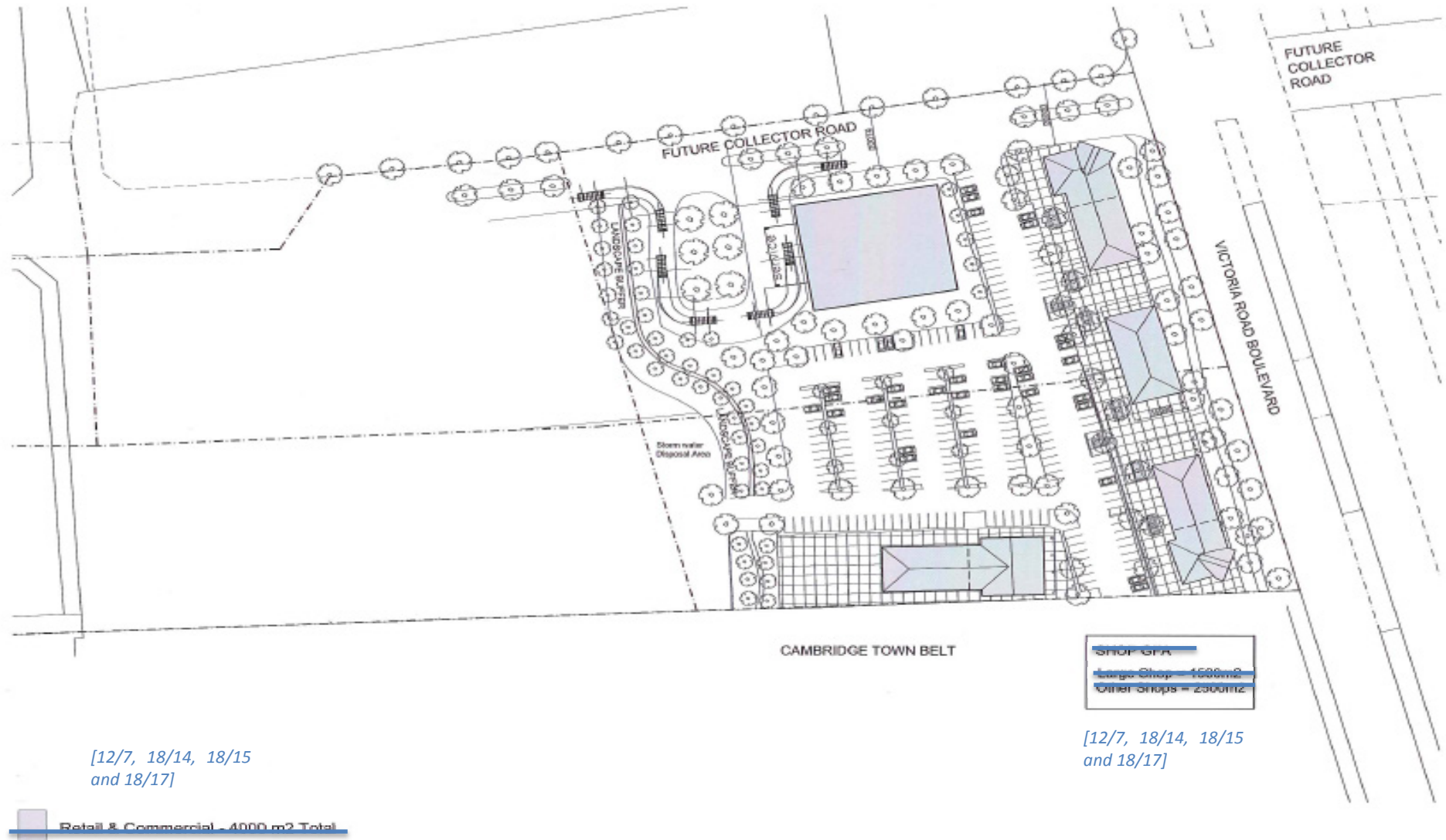
21.1.15 Infrastructure, Hazards, Development and Subdivision

Infrastructure, Hazards, Development and Subdivision Assessment Criteria	
Restricted Discretionary Activities	
21.1.15.4	<p>Subdivision which complies with the performance standards of Part A OR Part A and Part C for 7 or more lots</p> <p>(a)</p> <p><u>(v) For 'Comprehensive Residential Subdivision' within the C1 and C2/C3 Structure Plan areas, the extent to which the proposed subdivision and future staging achieves the following outcomes:</u></p> <p><u>(i) A logical distribution of densities taking into account access to surrounding land use, including existing and future residential densities and amenities such as open space, schools and neighbourhood and local centres</u></p> <p><u>(ii) Appropriate graduation between densities, including regularity in densities along streets (i.e.</u></p>

WAIPA DISTRICT PLAN: PLAN CHANGE 7 – CAMBRIDGE C1 AND C2/C3 STRUCTURE PLANS

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
		<p style="text-align: right;"><u>to achieve consistency in character outcomes)</u></p> <p style="text-align: right;"><u>(iii) Assurance that the proposed densities will be achieved, through appropriate conditions of consent and any appropriate other methods.</u></p> <p style="text-align: right;"><i>[14/57, 14/58 and 14/61]</i></p>
	<p>Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>	
21.1.15.16	Site suitability-general/flooding /geotech	<p>(a)</p> <p><u>(h) Within the Cambridge Structure Plan C1, C2 and C3 Growth Cell areas, the extent to which a liquefaction and seismic assessment in accordance with good practice and national guidance has been undertaken by a suitably qualified geo-professional and whether techniques proposed for mitigation of the effects of any liquefaction or seismic vulnerability identified are appropriate, including but not limited to:</u></p> <p><u>(i) The extent to which the siting and layout of the proposal is appropriate, including the proposed location of building platforms and other infrastructure in relation to the liquefaction or seismic hazard identified.</u></p> <p><u>(ii) Provision for ground-strengthening, enhanced foundation design, and provision of resilient services within areas of liquefaction vulnerability, in particular in proximity to swales and other slopes.</u></p> <p><u>(iii) Setbacks of development in relation to any swale, waterway or waterbody, or sloped ground to mitigate identified liquefaction or other seismic hazard.</u></p> <p><u>(iv) Any combination of the above methods.</u></p> <p><u>(i) Within the Cambridge Structure Plan C3 Growth Cell area, the extent to which a slope stability assessment has been undertaken by a suitably qualified geo-professional where subdivision is proposed adjacent to the Waikato River, terrace escarpments or ground sloping, and whether techniques proposed for mitigation of the effects of any instability are appropriate, including but not limited to:</u></p> <p><u>(i) Setbacks of development in relation to slopes or river banks to avoid areas at risk of slope instability as assessed in accordance with good engineering practice.</u></p> <p><u>(ii) Appropriately controlling stormwater discharges in proximity to slopes.</u></p> <p><u>(iii) Slope stabilisation measures where development is proposed within areas assessed to be at risk of slope instability.</u></p> <p><u>(iv) Provision of vehicle access to the toe and crest of slopes assessed to be at risk of slope instability to allow for inspection and maintenance by Council.</u></p> <p><u>(v) Any combination of the above methods.</u></p> <p style="text-align: right;"><i>[19/50, 19/51, 19/52, 19/53, 19/54 and 19/55]</i></p>

Appendix S15 – Cambridge North Neighbourhood Centre Concept Plan



[12/7, 18/14, 18/15 and 18/17]

[12/7, 18/14, 18/15 and 18/17]

Retail & Commercial - 4000 m2 Total

PHILLIPS ASSOCIATES
URBAN DESIGN & ARCHITECTURE

CONCEPT PLAN - Scale 1/1000

CAMBRIDGE NORTH NEIGHBOURHOOD CENTRE

Appendix S19 - Cambridge C1 and C2/C3 Structure Plans

Attached separately.

Planning Maps 4, 22, 23, 24 and 26

Attached separately.

Appendix S19 - Cambridge C1 and C2/C3 Structure Plans

Prepared — for

Waipa — District

Council Prepared

by Beca Limited

~~31 October 2017~~ October 2018

Executive Summary

The Structure Plans for the C1 and C2/C3 Growth Cells provide the framework for managing residential development, enabling Council to proactively plan for growth, including funding required for infrastructure. The Structure Plans are an essential tool to assist in avoiding piecemeal development by providing a high-level enabling framework. The Structure Plans that follow provide the required framework for Council and developers to assist in meeting infrastructure requirements in a coordinated and sustainable manner. This will assist to provide a common vision for the future and enable development to be managed in an integrated way to achieve the best outcome for developers, Council and communities.

The vision for the Structure Plan areas is to enable residential development consistent with the character of Cambridge while providing for increased housing choice, placing a strong emphasis on the provision and quality of public open space and creating areas that are locations in their own right. With a focus on character, the environment, equitable outcomes for future residents, and supporting economic growth, the following strategies are identified within the Structure Plan to promote the key design moves:

- Connected streets and movement networks
- Central focal points for the neighbourhoods, including neighbourhood centres and open spaces
- A comprehensive walking and cycling network
- Easy access to open space, for all ages and abilities
- Diversity of housing choice

Each of these strategies is encapsulated in the key Structure Plan layers, including:

- Land Use
- Stormwater Strategy
- Movement Network
- Parks and Open Space
- Servicing
- Implementation

The scale of envisaged growth and corresponding development proposed within the Structure Plan areas means it is necessary to stage the development within the Structure Plan areas over time. This will provide a logical approach to constructing infrastructure services, while also focusing the construction process in one area. The stages have been identified based on the projected demand over time, the physical characteristics of each area, and the need to provide diversity of housing choice. In addition, Council's approach to funding infrastructure development means smaller stages are proposed rather than single large opportunities for ad-hoc development to occur.

In addition, any development proposal will need to demonstrate compliance with the relevant provisions of the District Plan. In order to implement the Structure Plan, a series of plan changes have been made to the District Plan to support the overall outcomes sought. Further statutory approvals may also be required, in particular in relation to stormwater infrastructure to implement the infrastructure to service the future growth.

The Structure Plan layout for both the C1 and C2/C3 areas is provided within Appendix A. [DR7: 18/2]

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Appendices

~~Appendix~~ Attachment A C1 and C2/C3 Structure Plans

~~Appendix~~ Attachment B Typical Cross Sections

S19.1 **1 Purpose**

S19.1.1 Cambridge has been identified as a high growth area, and the ~~updated~~ Waipa District Growth Strategy forecasts that approximately 13,456 additional households will be required to match a population of approximately 30,257 by 2050 (or roughly 212 households per annum). Current residential growth within Cambridge, as at 2017, is serviced by Cambridge Park, St Kilda and Cambridge North. However, as these areas get closer to capacity, Council ~~is looking~~ **must look** forward and ~~planning~~ for the next identified areas of residential growth within Cambridge – the ~~C1, C2 and C3~~ **C1 and C2/C3** Growth Cells. ~~Providing~~ **Developing** Structure Plans for these areas ~~now~~, when a new Growth Cell is close to being needed, means that a plan is ready and in place to meet the demands of the market. A Structure Plan is essential to avoid piecemeal development by providing a high-level enabling framework. [DR7: 9/38, 10/41, 19/37 and 19/38]

S19.1.2 These Structure Plans offer details on anticipated land use, necessary infrastructure and establish an associated planning context for how the implementation of the Structure Plan areas are to be managed. The Structure Plans provide a broad framework within which landowners and developers can prepare development proposals in a flexible manner while maintaining an integrated approach to development. Well planned residential areas consistent with the amenity and character expected within Cambridge are sought, together with providing for an adequate provision of services and appropriate walking, cycling and street connections.

2. Structure Plan Area

S19.1.3 **2-1 C1 Structure Plan**

S19.1.3.1 The C1 Structure Plan area is bound by The Waikato Expressway (State Highway 1) to the north, Victoria Road to the east, the town belt to the south and Abergeldie Way in the west. The C1 Structure Plan area includes approximately 46.2 hectares of land and is generally rectangular in shape (see Figure 1).

S19.1.3.2 The site has a largely rural use at present, primarily associated with the equine industry (particularly along the sites western edge). There are however a number of commercial / light industrial uses to the east, and the northern portion previously provided a spill over works area for the NZ Transport Agency associated with the construction of the Cambridge section of the Waikato Expressway.

S19.1.3.3 The site is largely flat, predominantly pastoral, with vegetation largely comprising single trees, shelter belts or small clusters of vegetation. There appears to be no notable vegetation stands or water bodies on the site.

S19.1.4 **2-2 C2/C3 Structure Plan**

S19.1.4.1 The C2/C3 Structure Plan area is made up of two Growth Cells – the C2 and C3 Growth Cells. These Growth Cells have been combined to minimise serviceability complications, provide a coordinated approach to the western gateway to Cambridge and enable a more comprehensive approach to design. The Growth Cells are located to the west of the Cambridge town belt and north of the Waikato River, with the area being characterised by rural and rural residential land uses. The Growth Cells are bisected by Cambridge Road, with land to the north (C2) being largely flat, and land to the south (C3) being characterised by a series of river terraces which step down towards the Waikato River (see Figure 1).

S19.1.4.2 The C2 Growth Cell is generally square in shape, measuring approximately 1.3km by 1.25km and 161.6 hectares in area. Approximately 8.8 hectares of land to the south-east is currently developed as residential (Kelly Road). The site is flat, with very little contour.

S19.1.4.3 Growth Cell C3 is made up of 4 distinct terraces (ranging from RL 65m to RL 37m), with steep escarpments between each terrace and down to the Waikato River. C3 is generally rectangular in shape, measuring roughly 1.56km by 0.6km and 120.3 hectares in area. Unlike Growth Cell C2, the C3 Growth Cell contains large areas of land (approximately a third of the overall Structure Plan area) that are less suited to development due to topography, waterways, large power pylons and archaeological areas.

S19.1.4.4 A key element of the C3 Growth Cell is the Te Awa Cycleway which runs along the Waikato River and links Cambridge town centre with the velodrome and cycle facilities and St Peters School. The Te Awa Lifecare Village is also located within C3. ~~With consent granted in late 2015, construction is now underway and~~ Once complete, ~~the~~ this development will contain a number of care beds, villas, serviced apartments and a childcare facility. [DR7: 19/37 and 19/38]

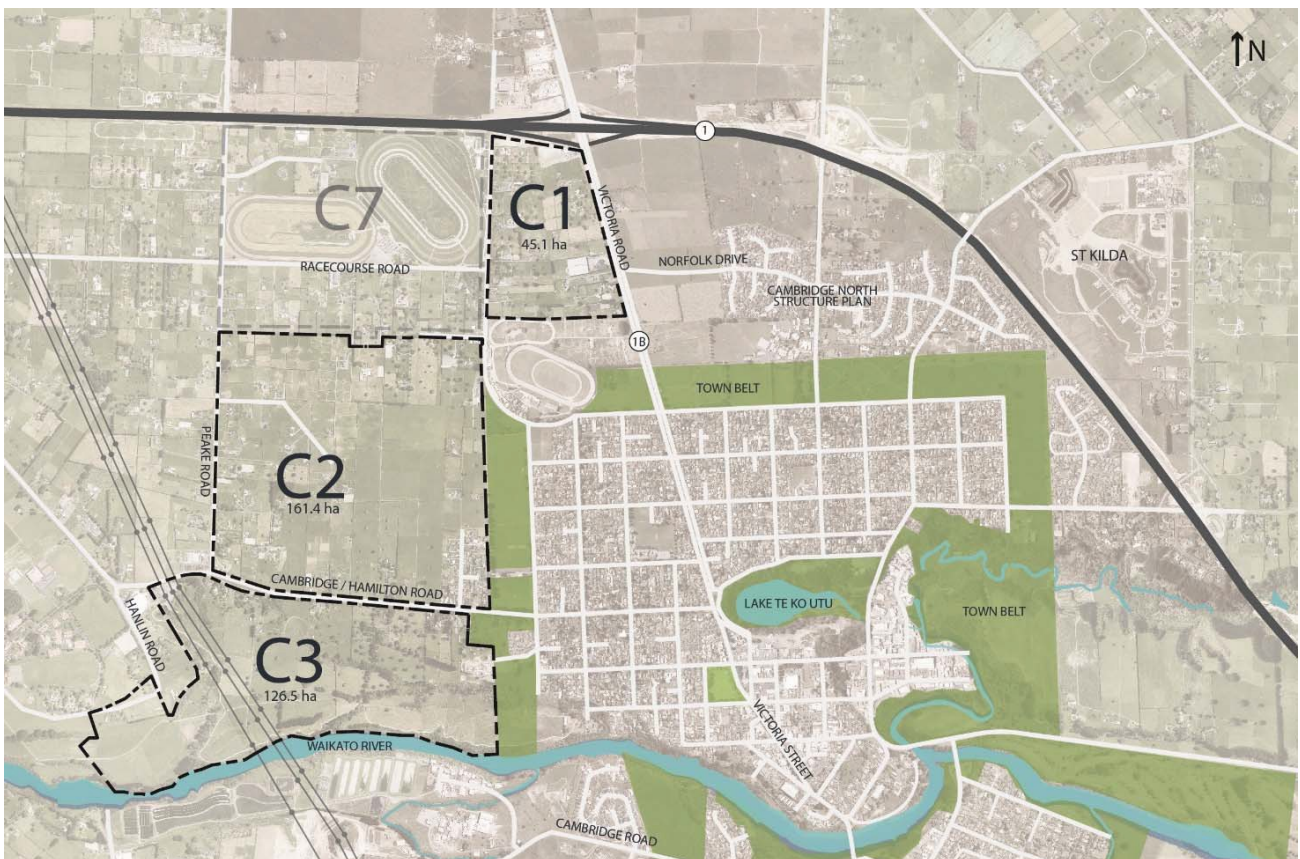


Figure 1: ~~C1, C2 and C3~~ C1 and C2/C3 Growth Cell areas within the Cambridge Context [DR7: 19/43]

~~3~~ Context / Legislation

~~S19.1.5~~ ~~3.1~~ Future Proof

S19.1.5.1 Future Proof is a growth strategy developed to ensure the long term success of the Hamilton, Waipa and the Waikato sub-region by managing growth in a collaborative manner. ~~Future Proof outlines a number of future aspirations for the growth of Cambridge. As outlined in Future Proof, the key features of the settlement pattern for Cambridge are as follows:–~~ Develops as a commercial centre to provide for more employment for the local population Intensification of the central business area supported by a mix of residential and business uses

Consolidation of the equine industry which becomes a centre of excellence
Better public transport and improved opportunities for walking and cycling
Development within existing town boundaries to encourage infill
Provision of a range of housing choices including increased densities
Regeneration of existing areas without compromising the character of Cambridge
Hautapu as a large industrial area servicing the town and vice versa
New commercial areas to support local demand. [DR7: 18/2]

S19.1.5.2 Specific guidance provided by Future Proof for the future development of the C1, C2 and C3 C1 and C2/C3 Growth Cells include the residential density targets of 12-15 dwellings per hectare/gross in Greenfield Cambridge (a higher density than currently provided in residential Cambridge). It also outlines the projected population increase in Cambridge between 2006 and 2061, with the population expected to almost double in the next fifty years. [DR7: 9/38 and 10/41]

S19.1.5.3 As outlined further within this document, the Structure Plans for the C1, C2 and C3 C1 and C2/C3 Growth Cells seek to respond to the Future Proof targets through a balanced approach of providing an overall density target of 12-15 dwellings per hectare/net¹, responding to local character attributes and infrastructure requirements, and also providing opportunities for higher densities (compact residential housing) in appropriate areas. [DR7: 9/2, 9/38, 10/1 and 10/41]

3.2 Waipa 2050

Waipa 2050 is a framework supporting Future Proof and focused on planning for the future in an integrated and coordinated manner. The Waipa District Growth Strategy and the Cambridge Town Concept Plan sit within a suite of documents under Waipa 2050 and provide guidance for where, how and when specific areas of Cambridge should be intensified and developed. Due to projected residential growth, with approximately 13,456 additional households required to match a population of approximately 30,257 by 2050 (or roughly 212 households per annum) – not all of this growth will be able to occur as infill. Waipa 2050 helps to ensure that the release of greenfield land is planned so that development occurs in a coordinated and considered manner. The C1, C2 and C3 Growth Cells will be the next areas providing for this residential growth.

3.3 Cambridge Town Concept Plan

The purpose of the Cambridge Town Concept Plan (part of the Waipa 2050 strategic framework) is to guide the sustainable growth of Cambridge, such that it provides for the social, cultural and economic well-being of the community while protecting the existing environment for residents and visitors to enjoy in the future.

A vision statement prepared by the Cambridge Visioning Group in consultation with the wider public was prepared and informed the Town Concept Plan process (2009). Key elements of this statement relevant to the C1 and C2/C3 Structure Plan areas include:

- o Wide tree-lined streets provide a continuous link to an extensive network of well-used green spaces that support a range of passive and active recreational opportunities.
- o A diverse, open and inclusive community that is easily accessible, where residents and visitors feel safe and neighbourhood means caring and supportive citizens.
- o A well-defined town boundary effectively separates the compact urban area from an uncluttered productive rural hinterland.
- o Economic activity, development and growth are planned and managed to a high standard in

¹ As per Future Proof, gross density is the total residential units over the total development land area excluding roads. For the purpose of this Structure Plan, net density is the total residential units over the total residential land area excluding roads and, in addition, land not suitable or available for residential development including open spaces, areas constrained by topography, commercial areas, schools, and land required for environmental buffers and stormwater infrastructure (including any buffer areas or setbacks from the stormwater infrastructure). stormwater infrastructure.

harmony with the environment, while meeting the needs of all sectors of the community.

- o The transportation network supports efficient methods of travel, where walking and cycling become preferred methods of local travel.
- o Entrances to the town are welcoming and designed to reflect all that is special about Cambridge.

3.4 Regional Policy Statement

The Regional Policy Statement identifies the significant resource management issues of the region and sets out the objectives, policies and methods to address these issues. It supports sustainable regional development and sets the overall direction for the integrated management and protection of Waikato's natural and physical resources. Items of particular significance to the Structure Plans are summarised below:

- o A collaborative and holistic approach to resource management
- o Acknowledge and provide for the relationship of Maori and their culture and traditions with their ancestral land, water, sites wahi tapu and other taonga
- o Requires subdivision, use and development of the built environment to occur in an integrated and coordinated manner that is sustainable, affordable and planned
- o Requires that land development does not undermine existing investment in infrastructure
- o Acknowledges the agreed settlement pattern as identified in the Waipa Growth Strategy
- o Recognises the Vision and Strategy for the Waikato River as the primary document setting direction for the Waikato River
- o Acknowledges the special relationship that tangata whenua have with water resources
- o Promotes a catchment based approach to water quality
- o Recognises the importance in biodiversity management – to achieve ecological protection and restoration goals
- o Promotes positive indigenous biodiversity outcomes
- o Takes a risk based approach to the management of natural hazards [DR7: 18/2]

S19.1.6 3.5 Waipa District Plan

S19.1.6.1 The sections below detail the original zoning of the Structure Plan area within the District Plan (up until the time that the associated C1-C3 Plan Change is approved). This zoning will change to reflect the outcomes of the Structure Plan. In practice, this means that growth areas ultimately become deferred zonings that are then uplifted to the residential zone (i.e. they will become residential if they were deferred residential) once the triggers or requirements in the Structure Plan have been met. As at September 2018, those areas earmarked for future residential development within Growth Cells C1 and C2/C3 are zoned 'Deferred Residential'. Deferred zonings can be uplifted to the zoning depicted in the Structure Plan residential zone (i.e. they will become residential if they were deferred residential) once the triggers or requirements of the Structure Plan have been met. If the identified Structure Plan triggers or requirements have been met, this uplifting process can occur via Council resolution, not via a standard Schedule 1 Plan Change process. For the purposes of uplifting the zoning pursuant to the district plan provisions, Growth Cells C2 and C3 shall be treated as one growth cell, albeit they may be uplifted in part for the purposes of staging. [DR7: 19/40]

3.5.1 C1 Structure Plan

Under the Operative Waipa District Plan, the C1 Structure Plan area currently has two zones, with the majority of the land zoned as deferred residential and the south-eastern corner zoned deferred commercial for a 'future neighbourhood centre'. [DR7: 19/41 and 19/42]

3.5.2 C2/C3 Structure Plan

Under the Operative Waipa District Plan, the C2/C3 Structure Plan area currently has two zones, with the majority of the land zoned rural and the properties accessed from Kelly Road zoned residential. [DR7: 19/41 and 19/42]

S19.1.7 3.6 Iwi Management Plans

S19.1.7.1 Waipa's Māori culture and identity is an important part the community's heritage, both past and future. Waipa District Council is committed to working alongside mana whenua to promote Te Aranga Māori Design Principles and facilitate outcomes that respond to the intrinsic Māori cultural values of Cambridge and the wider district.

S19.1.7.2 ~~As outlined by the Waikato Regional Council~~ Iwi Management Plans have been developed and approved by Iwi to address matters of resource management significance within their respective rohe (region). The plans ~~can~~ contain information relating to specific cultural values, historical accounts, descriptions of areas of interest (hapū/iwi boundaries) and consultation and engagement protocols for resource consents and plan changes. These plans are taken into account by the council in the management of the region's natural resources, providing a formal way for iwi interests to be incorporated into the council's decision making. The Raukawa Environmental Management Plan (2015) and the Waikato Tainui Environmental Plan (2013), include the C1/C2/C3 Structure Plan area and surrounds as a place that is important to their iwi, and Waipa District Council is committed to working with mana whenua to facilitate the outcomes of those plans as growth occurs in the future. [DR7: 18/2]

S19.1.7.3 Waipa District Council has joint management agreements in place with the iwi that have rohe within the district. During the preparation of the Cambridge C1-C3 Structure Plans and formulation of the associated plan change, Council staff have discussed with and provided information on the draft plan change in accordance with those joint management agreements.

~~3.6.1 Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River~~

~~Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River arises from the Waikato Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and the Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010. These acts establish a co-governance regime to protect the health and wellbeing of the Waikato River for future generations. This includes the lower Waipa River to its confluence with the Puniu River.~~

~~The vision for the Waikato River is “for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come.”~~

~~The Vision and Strategy also includes objectives and strategies to achieve the vision. Waipa District Council has a duty to give effect to the Vision and Strategy for the Waikato River, through the Waipa District Plan and other planning documents.~~

~~The Vision and Strategy has been fully considered during the formulation of the C1-C3 Structure Plans and associated Plan Change.~~

~~3.6.2 Te Rautaki Taiao a Raukawa – Raukawa Environmental Management Plan, 2015~~

~~The Raukawa Environmental Management Plan provides a statement of values, experiences and aspirations pertaining to the management of, and relationship with, the environment. It assists in engagement in policy and planning processes and resource management decisions. It includes as part of its vision statement for land:~~

~~Land management systems and policies which provide for appropriate land activities to occur within appropriate places at appropriate scales.~~

~~The Plan includes a summary narrative of Raukawa history and traditions along with the environmental objectives and outcomes identified as a priority for Raukawa. Of particular relevance to this Structure Plan are the following objectives:~~

- ~~o — Interconnectedness — Nga Hononga — a holistic, integrated approach to environmental matters with cascading vision statements, objectives and methods.~~
- ~~o — An emphasis on fostering the spiritual as well as physical when dealing with natural environments~~
- ~~o — A strong understanding of plants, animals and the functioning of ecosystems~~
- ~~o — Protection of the natural environment for descendants~~

- o The importance of protecting and managing water, land, sky and air, wetlands, cultural landscapes and indigenous plants and animals
- o The promotion of sustainable living
- o The importance of preparing for climate change and natural hazards
- o The considered and sensitive provision of resilient and efficient infrastructure.

It is considered that the proposed land use change is an appropriate activity within the appropriate place. It is also considered that the proposed changes to the urban design and landscaping guidelines will result in activities occurring at an appropriate scale. The proposed C1-C3 Structure Plans and associated Plan Change is not considered to be inconsistent with the Raukawa Environmental Management Plan; it is considered to be supportive of the relevant objectives, promoting positive cultural, social, environmental and economic outcomes consistent with the objectives identified above.

3.6.3 Tainui Environmental Plan, 2013

This Plan contains a 'kete matauranga' or toolbox that provides pragmatic guidance tools. For this Structure Plan this includes guidance on the engagement process and understanding environmental enhancement from Waikato-Tainui perspective. Te Whakapakari | Te Taiao – towards environmental enhancement, compares the conventional green and sustainable approach to enhancement where there is added focus on:

- o Humans, human developments, social structures and cultural concerns – as an inherent part of ecosystems
- o Resource use and activity – as this provides a net benefit back to the environmental and to social, spiritual, cultural, and economic aspirations
- o Diversity and uniqueness of each place – socially, culturally, spiritually, environmentally, economically, as this is crucial to design
- o Social responsibility – the desire to improve the quality of the environment for future generations

The Tainui Environmental Plan has been fully considered during the formulation of the C1-C3 Structure Plans and associated Plan Change, promoting net benefits back to the environmental and to social, spiritual, cultural, and economic outcomes for the wider community. [DR7: 18/2]

S19.2 4 Plan Overview

S19.2.1 The Structure Plan design is formed through the arrangement of land uses, public spaces, transport systems, services and amenities. It is this design that gives form, shape and character to neighbourhoods – defining place and ultimately contributing to the quality of life in Cambridge as a whole. The overarching Structure Plan diagrams for C1 and C2/C3 are included as Appendix Attachment A.

S19.2.2 4.1 Vision

S19.2.2.1 The vision for the design of the Structure Plan is to enable residential development consistent with the character of Cambridge while providing for increased housing choice and placing a strong emphasis on the provision and quality of public open space. The framework for the design process is based on a methodology emphasising environmental, community and economic outcomes:

Environmental

- (a) Acknowledge the relationship between land, water and communities that exists for iwi in developing integrated communities that knit with the existing Cambridge fabric (considering social infrastructure, reserves, walking and cycling connections).
- (b) Tie in with existing Cambridge character (historic town layout – with gridded streets surrounded by a town belt, wide berms, street trees, low fences, generous yards, pitched roofs).

- (c) Preserve, and where possible, enhance existing natural areas, parks, walkways, wildlife corridors and water resources throughout the community - and integrate them into the development to provide a sense of place and amenity for future residents.
- (d) Enable the development of strong 'gateways' for Cambridge (from the north and west).
- (e) Promote sustainable design solutions, e.g. stormwater system design.
- (f) Creating a greater connection to the Waikato River and taking the opportunity to actively engage with this iconic feature. [DR7: 9/4 and 10/4]

Community

- (g) Create healthy, safe, liveable and complete communities with services and amenities in close proximity to homes.
- (h) Respond to demographic pressure by providing housing choice and alternative housing typologies – appealing to a range of residents at various stages of their life.
- (i) Design for communities and public spaces to support the lifestyle and activities of residents of all ages and levels of mobility.
- (j) Respect the character of development within adjacent communities and plan for complementary activities or adequate buffering between landuses.

Economic

- (k) Keep the Cambridge town centre intact, providing for local convenience retail and service, and not undermining the commercial function of the Cambridge town centre.
- (l) Promote sustainable, cost and resource efficient design solutions (infrastructure and buildings).
- (m) Promote high quality environmental and community outcomes whilst enabling development to occur in a timely manner.
- (n) Build upon Cambridge's reputation as a national 'Centre of Excellence' for sports and education regional destination (i.e. home of cycling, horse racing, rowing). [DR7: 9/4 and 10/4]
- (o) Provide design solutions that enable flexibility in years to come.
- (p) Provide additional opportunities to accommodate visitors in Cambridge - promoting local trade and tourism.
- (q) Identify appropriate areas for neighbourhood and local centres and localised commercial activities within the Structure Plan areas. [DR7: 23/4]

S19.2.3 4-2 Goals and Objectives

S19.2.3.1 The goals and objectives underpinning the C1 and C2/C3 Structure Plan areas are based on best practices for designing liveable, sustainable communities. These include: development guidelines for mixing land uses, supporting transportation choices, and aiming to provide for increased quality of life through good neighbourhood design.

S19.2.3.2 The following strategies help to identify the key design moves underpinning the Structure Plan layout, as illustrated in the photographs and thumbnail images below:

Character

S19.2.3.3 Maintain and enhance the existing local character of Cambridge through:

- (a) Provision of tree-lined streets and grass berms, where appropriate.

- (b) Low, visually permeable fences.
- (c) Provision of private open space (low site coverage).
- (d) Unique elements such as integrated stormwater corridors, walkways / cycleways, heritage features.
- (e) Integrated movement and open space networks.
- (f) Central focal points and community meeting places.
- (g) Recognising areas of cultural significance and doing so in collaboration with iwi. [DR7: 9/5 and 10/5]



Wide berms and tree lined streets define the existing residential character of Cambridge



Large front setbacks, low fencing and mature trees



New development retaining characteristic pitched roofform and overlooking adjacent public open space

Connected Streets

S19.2.3.4 An open, well-connected street network extends from the existing Cambridge grid pattern where topography allows for this (albeit at a smaller scale), promoting safe and efficient connections for pedestrians and cyclists. [DR7: 9/5 and 10/5]

S19.2.3.5 A well-linked movement and circulation plan provides opportunities for future public transit and safe routes for pedestrians and cyclists.

Central Focal Point / Neighbourhood and Local Centres [DR7: 23/4]

S19.2.3.6 A central, accessible Neighbourhood and Local Centres forms a focal point for each of the new residential communities, providing local convenience retail and services. [DR7: 23/4]

Open Space

S19.2.3.7 Generous provision of parks and open space provide opportunities for social gatherings, recreation and leisure within a short walking distance of the majority of residents (i.e. as identified within the five minute / 400m walking circles depicted below), including facilities such as

children’s playgrounds and public toilets.

S19.2.3.8 Stormwater conveyance and treatment areas are co-located with areas of public open space creating multi-functional features of the Structure Plan areas.

Walking and Cycling Connections

S19.2.3.9 A network of off and on-road walkways and cycleways connect residents with each other and to community focal points (the neighbourhood and local centres, local parks, existing recreation features, public transit stops, etc.) [DR7: 23/4]

S19.2.3.10 Within the C2/C3 Structure Plan area, a central stormwater corridor links residents to community focal points through off-road cycle connections, and provides a multi-functional space for stormwater conveyance as well as recreation and amenity opportunities.



C1 and C2/C3 Concept Thumbnails – Connected Streets; Open Space; and Walking and Cycling Connections [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

Housing Choice

S19.2.3.11 The C1 Structure Plan will accommodate approximately ~~360-460~~ 275-375 dwellings and the C2/C3 approximately ~~2,000~~ 1,750 – ~~2,500~~ 2,375 dwellings in a variety of forms including low-density single-family homes, small-lot detached homes, and with potential for town houses. Higher densities can be expected within those areas identified for compact housing. [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

S19.2.3.12 A variety of housing types and sizes are supported to accommodate a diverse population, with different household structures and income levels.

S19.2.3.13 Densities vary across the Structure Plan area with lower density areas further away from the neighbourhood amenities, and higher densities closer to the neighbourhood amenities and central areas of open space.

S19.2.3.14 The Structure Plans for the ~~C1, C2 and C3~~ C1 and C2/C3 Growth Cells seek to respond to the Future Proof targets through a balanced approach of providing an overall density target of 12-15 dwellings per hectare/net, responding to local character attributes and infrastructure requirements, and also providing opportunities for higher densities (compact residential housing) in appropriate locations. [DR7: 9/2, 9/38, 10/1 and 10/41]

S19.3 5Land Use

S19.3.1 5.1Overview

S19.3.1.1 The Structure Plan accommodates a variety of land uses including varied residential densities, local convenience retail, services and civic uses (within the neighbourhood and local centres), and parks. Residential densities have been laid out in a deliberate pattern with lower density blocks located on the edges of the Structure Plan areas (particularly in the north and west), moving to slightly denser residential areas around the neighbourhood centres and local open spaces. [DR7: 23/4]

S19.3.1.2 The land use categories included in the Structure Plans are summarised below and within Table 1 and illustrated in Figures 2 and 3:

- (a) **Residential:** The District Plan provides for lots of 500 – 1,000m²; the Structure Plan envisions that blocks within this zone will consist mostly of single family detached dwellings on lots of 600-800m².
- (b) **Compact Residential Housing Overlay:** Blocks within this overlay will consist of a mix of residential and compact housing typologies, including duplexes, terraces, apartments and town houses. Blocks within this overlay will consist mostly of single family dwellings with some row or terraced housing on lots of 300-400m². [DR7: 19/22, 19/23 and 19/24] Within the Compact Residential overlay, it is not anticipated that this entire area will be developed as Compact Residential housing, but 40% of this area is required to be Compact Residential, with the remainder able to be suburban residential if that typology is favoured by the market. [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]
- (c) **Neighbourhood Centres:** Land identified for the C1 Neighbourhood Centres will accommodate convenience retail and services and supporting community amenities, including open space where appropriate.
- (d) **Visitor Accommodation:** A new overlay for visitor accommodation to be provided in a location easily accessed by adjacent Arterial Roads, in close proximity to the Neighbourhood Centres and to existing visitor accommodation located along Peake Road.
- (e) **Reserves (Parks and Open Space):** Reserve areas include local neighbourhood parks, connecting green spaces (such as stormwater management areas) and landscaped buffers (such as the buffer to the Cambridge Section of the Waikato Expressway / State Highway 1 in the North). These areas will perform multiple functions, including recreation, stormwater management, buffer strips and environmental reserve areas. Opportunity for provision of a café is provided for within the centrally located sports fields in C2 Structure Plan area.

	C1		C2		C3	
	Area- (hectares)	Yield- (dwellings)	Area- (hectares)	Yield- (dwellings)	Area- (hectares)	Yield- (dwellings)
Residential*	17.2	230-290	69.73	930-1170	11.8	155-200
Neighbourhood and Local Centres	7.9	135-175	18.09	310-400	14.9	255-330
Public open space	1.6	-	2	-	0	-
Stormwater areas**	1.7	-	5.45	-	2.6	-
Environmental reserve	3.1	-	19.58	-	4.92	-
St Peters School Zone	2.4	-	0	-	42	-
Existing development	0	0	8.36	47 Kelly Road dwellings	28.04	300 Te Awa Villas and serviced
Road corridor	12.4	-	38.4	-	16.1	-

Totals	45.1		161.4		126.5	
Yield—dw/ha/gross	33.8	11-14	122.6	10-13	61.9	12-14
Yield—dw/ha/net	25.1	14-18	87.82	14-18	54.7	13-16

*Yields based on 600-800m² / lot, as detailed above

**Yields based on 40% of total area shown for Compact Residential—at 300-400m² / lot, as detailed above

	C1		C2		C3	
	Area (hectares)	Yield (dwellings)	Area (hectares)	Yield (dwellings)	Area (hectares)	Yield (dwellings)
Residential*	22	275-375	100.3	1250-1700	39.4	500-675
Neighbourhood and Local Centres	2.6		0.2		0.1	
Public open space	1.4		5.2		3.3	
Stormwater areas**	5.2		11.1		2.3	
Environmental reserve	1.5		0		16.2	
St Peters School Zone			0		26.5	
Existing development	0		8.8 (Kelly Road)	47 dwellings	23.5 (Te Awa and Chartwell)	332 Villas and serviced apartments
Road corridor	12.4		35.8		15.3	
Totals	45.1		161.4		126.5	

*Yields based on minimum 12.5 dwellings per hectare / 600m² - 800m² average lot size; higher densities will ensue where compact housing occurs.

C2/C3 Land Use Breakdown (Indicative areas only; subject to detailed design) [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

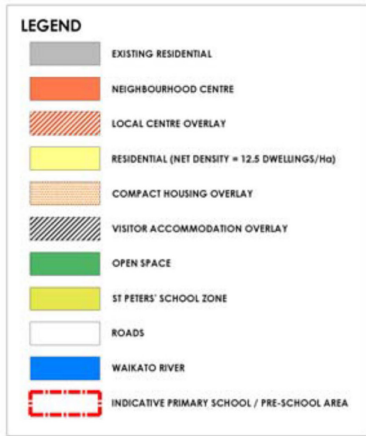


Figure 2: C1 and C2/C3 Land Use Plan, including Compact Housing Overlay [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

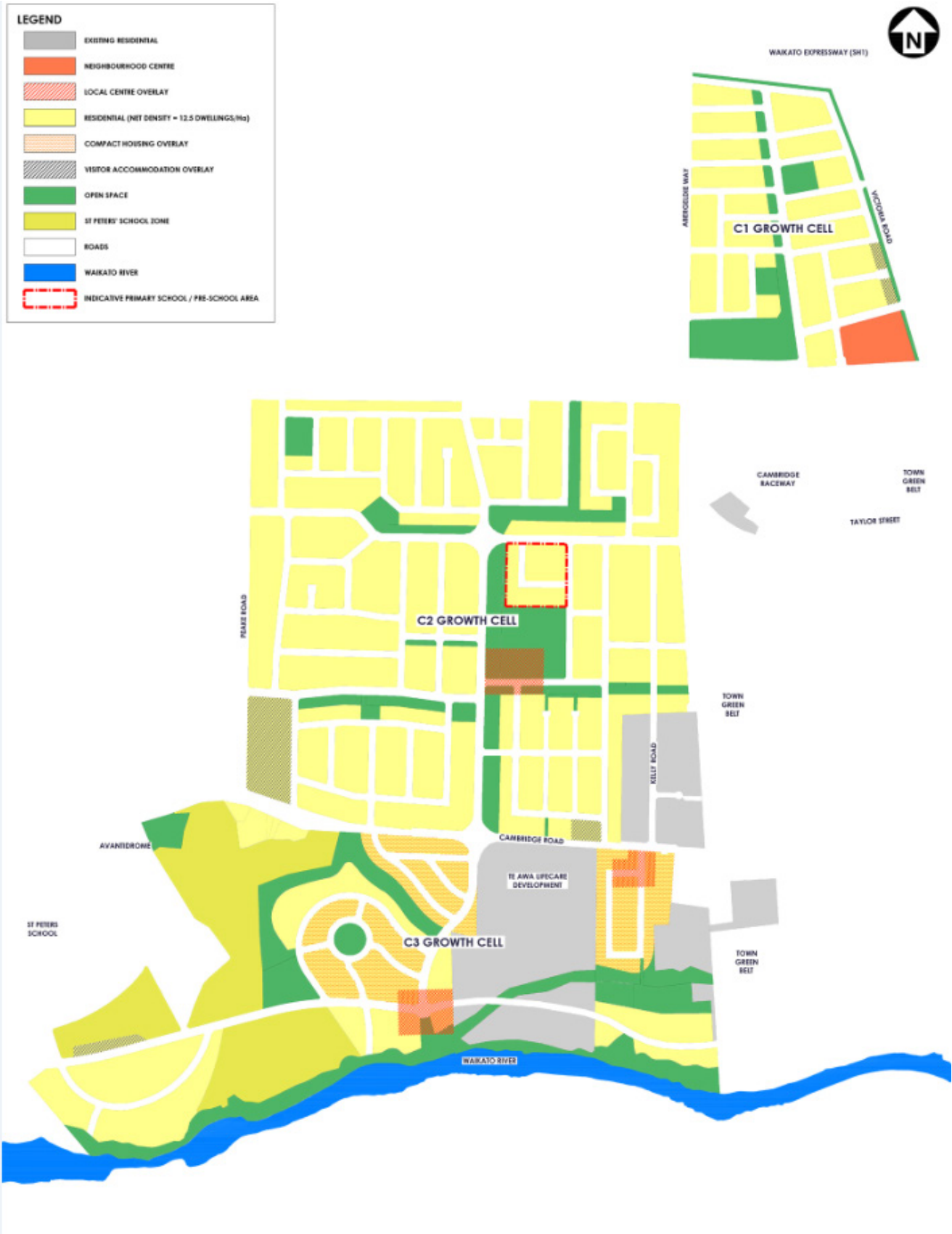
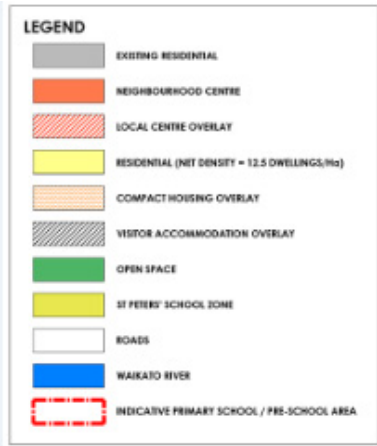


Figure 2: C1 and C2/C3 Land Use Plan, including Compact Housing Overlay [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

S19.3.2 5.2 Residential

S19.3.2.1 The Structure Plan recognises and reflects the need to provide a mix of land uses and densities within the community. Proposed residential dwelling types reflect the underlying principles of the Plan to facilitate future development in a manner that meets Council's aspirations around sustainability, community-orientation and orderly growth. Appropriate population density is the key to vitality and supports vital community services. As such, the Plan seeks to facilitate a balanced approach of providing an overall density target of 12-15 dwellings per hectare/net, responding to local character attributes and infrastructure requirements, and also providing opportunities for higher densities (compact residential housing) in appropriate areas. [DR7: 9/2 and 10/1]

S19.3.2.2 The following outcomes sought are facilitated through the relevant district plan provisions, including the relevant objectives, policies, rules and assessment matters relating to residential and compact residential housing land use. Where there is any conflict or inconsistency between the structure plan outcomes and guidance and any zone rule, the zone rule shall prevail. [DR7: 18/10 and 18/11]

5.2.1 Outcomes Sought

S19.3.2.3 The following outcomes are sought for residential development within the Structure Plan:

- (a) Walkable, safe community that is well connected to the surrounding context, providing good access to nearby community amenities, open space, St Peter's School and the Waikato River. ~~providing access to nearby community amenities.~~
- (b) Clear orientation and wayfinding aided by a logical layout, street hierarchy and pedestrian network
- (c) Residential subdivision that contributes to establishing positive character outcomes through a contextually appropriate design that promotes local characteristics to create a strong community identity
- (d) Distributed residential density with a mix of useable lot types, sizes, uses and activities
- (e) Lots oriented to maximise solar access and address streets and public spaces
- (f) Development that is responsive to existing natural features and landform in terms of residential layout, road network and provision of services.
- (g) Development that is seen as a natural, seamless progression of the existing Cambridge urban area, rather than being a standalone development.
- (h) Development that accentuates and reflects the open relationship of residences to street frontages, with generous front yards and low fencing. [DR7: 9/7 and 10/7]

5.2.2 Residential Guidelines

The following guidelines apply to residential development at all scales and densities:

o Limit fences between buildings on the site and any road, public walkway or public to be no higher than 1.2m in height.

o Utilise fence materials that are sympathetic to surrounding built form and retain a level of transparency (visually permeable) so as not to provide a blank façade adjacent to the street edge. Preferred boundary treatment includes post and rail fencing, low wooden picket fencing, or open front yards.

Encourage the predominant roof form of a residential dwelling to be a gable or hip roof of not less than 30 degrees in pitch. Mono pitch lean tos, verandas and other ancillary roof forms are anticipated. [DR7: 19/11]



Precedent images showing open front yard with landscaping fronting the street; and low wire mesh fencing with trellised vegetation fronting public openspace.

5.2.3 Compact Residential Housing Overview Development

S19.3.2.4 The proposed Structure Plans allow for compact housing development in the following locations: within close proximity to active recreation, local open space, local and neighbourhood centres, schools and Cambridge Road.

Areas identified for compact housing on the Structure Plans; or

Where the intensive use is off set by adjoining an area zoned for reserve purposes on the Planning Maps that is greater than 1000m², including the Cambridge town belt; or

Within a 400m radius of a Commercial Zone (Neighbourhood Centre). [DR7: 14/57, 14/58, 14/61 and 23/1]

S19.3.2.5 Within these areas compact housing may include duplexes, terraces, apartments and town houses. provided a minimum seven (7) dwellings are provided. Compact residential development within the Cambridge C1 C3 Structure Plan areas will allow for a maximum height of 11m—allowing for 3-storey development, whilst still enabling a pitched roof form. Rules for development within the Compact Housing Overlay are set out in the Residential Zone provisions of the District Plan. [DR7: 18/5]

S19.3.2.6 Compact Housing will remain voluntary unless otherwise required as part of a ‘Comprehensive Residential Subdivision’ consent. [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]



Pitched roof form



Clearly visible main pedestrian entry



Align buildings along the landscaped front yard setback



Visually permeable boundary fences

3.2.3 'Comprehensive Residential Subdivision'

S19.3.2.7 Retaining an overall density of 12-15 dwellings per hectare remains a key objective of the structure plan, while also providing for:

- (a) Good quality urban design and amenity outcomes
- (b) A mix of densities and living opportunities
- (c) Appropriate densities in relation to access to surrounding amenities
- (d) Development flexibility in terms of timing of development topologies.

S19.3.2.8 In order to achieve the above, a dual approach is proposed through the district plan provisions:

- (a) Retaining the existing residential subdivision rules for C1 and C2/C3, with a requirement for a minimum 12.5 dwellings per hectare net average (i.e. excludes roads, open space excluding roads and, in addition, land not suitable or available for residential development including open spaces, areas constrained by topography, commercials, schools and land required for environmental buffers and stormwater infrastructure (including any buffer areas or setbacks from the stormwater infrastructure) to be demonstrated as part of any subdivision, unless undertaken in accordance with a 'Comprehensive Residential Development Subdivision' consent.
- (b) 'Comprehensive Residential Subdivision' consent – provide opportunity to achieve a minimum of 12.5 dwelling per hectare net average over a larger development area (thus achieving greater flexibility in the distribution of densities), enabled by agreeing a concept plan and staged approach to a wider 'Comprehensive Residential Subdivision' area, including proposed densities.

S19.3.2.9 A number of bottom-line thresholds are required as part of the proposed provisions for 'Comprehensive Residential Subdivision' areas:

- (a) A 'Comprehensive Residential Subdivision' approach may be applied to any land area within the overall structure plan area within common ownership and/or control.
- (b) The Provision of an overall concept plan for the 'Comprehensive Residential Subdivision' area will be required, to illustrate:
 - (i) How the average densities will be maintained over the course of a staged development.
 - (ii) A logical distribution of densities taking into account access to surrounding amenities such as open space.

- (iii) Appropriate graduation between densities, including regularity in densities along streets (i.e. to achieve consistency in character outcomes)
- (iv) The concept plan may continue to evolve over time (as part of subsequent subdivision consents) provided that the average densities are maintained.
- (c) A minimum 2.5% net land area or 2,000m² of the 'Comprehensive Residential Subdivision' area (whichever is larger) must be developed as 'compact housing', pursuant to the district plan provisions.
- (d) Where compact housing is proposed, this must be in accordance with within the Compact Housing Overlay requirements (i.e. in accordance with any consent granted).
- (e) The minimum lot size where development does not form part of a compact housing development shall be 400m².
- (f) The maximum lot size shall be 1,500m² per additional lot created [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

~~compact residential development to a minimum allotment size of 300m² per dwelling, provided a minimum seven (7) dwellings are provided. Compact residential development within the Cambridge C1-C3 Structure Plan areas will allow for a maximum height of 11m — allowing for 3-storey development, whilst still enabling a pitched roof form.~~

Compact Residential Guidelines

~~The following guidelines apply to the compact residential overlay in addition to existing Waipa District Plan rules:-~~

Neighbourhood Character

- ~~o Incorporate elements of local built heritage into the development. In particular, compact residential development should be sympathetic to the existing character of Cambridge reflecting pitched roof form and including durable, long-lasting building materials (such as concrete substrates).~~
- ~~o Utilise an integrated design theme that respects the character of adjoining properties and provides visual quality and interest through:

 - ~~• Appropriate building orientation~~
 - ~~• Compatible building heights and architectural styles (including details such as roof pitch, degree of openness, building materials and design styles)~~
 - ~~• Consistent front setbacks and separation between buildings.~~~~

Movement, Access and Parking

- ~~o Include 'universal access' design principles within design, maximising accessibility for all users.~~
- ~~o Design an internal movement network layout that is easy for people to orientate themselves within, i.e. a legible, simple, logical and connected layout.~~
- ~~o Maximise safety for pedestrians, by:

 - ~~• Providing dedicated pedestrian access to dwellings and areas of communal open space (demarcated through materials, colours and/or texture)~~
 - ~~• Minimising the need for vehicular backing manoeuvres where site size and layout allows, e.g. by providing safe turning areas~~~~
- ~~o Design an internal movement network that provides for dedicated vehicle access to each dwelling:

 - ~~• Use rear lanes for providing vehicular access for dwellings where vehicle access off a public street is difficult or if vehicle access from the public street compromises the pedestrian and visual amenity~~
 - ~~• Use shared vehicular access layout for larger developments.~~~~
- ~~o Provide safe areas of off-street carparking with clear connections to dwellings, areas of communal open space and to the surrounding street network.~~
- ~~o Use different surface treatments to clearly demarcate vehicular entrances — textured surfaces~~

can enhance local amenity while serving as a traffic calming device.

o Enable sufficient residents' and visitors' parking for larger developments, (i.e. 10 dwellings or more), by incorporating small pockets of additional off-street parking.

Street and Public Realm Interface

o Provide a clearly visible main pedestrian entry from the street or communal lane to each dwelling at ground floor level.

o Provide an opportunity for landscaped front yards to create a privacy buffer and contribute to the visual amenity of both private and public realm. This space should be a consistent element within the wider development.

o Reduce visual dominance of garages by setting the garage back from the main dwelling facade – so that it is a recessive element of the design

o Maximise dwellings visual relationship to adjacent streets and public open spaces, through provision of windows and balconies at upper levels. This is also encouraged to provide a sense of overlooking onto semi-public spaces, such as lanes and communal living areas.

Private Residential Amenity

o Maximise northern aspect and minimise the number of southern aspect dwellings.

o Locate living areas to the north and service areas to the south and west of dwellings.

o Design dwelling layouts to have an indoor-outdoor relationship, with private outdoor areas adjacent to living areas.

o Provide alternate outdoor living areas in the form of balconies, roof gardens or through proximity to areas of communal open space – where private outdoor space is not achievable at ground floor level.

o Provide outdoor living spaces with adequate privacy.

o Orient windows to maximise daylight and outlook – without compromising dwelling privacy or the privacy of neighbouring dwellings.

o Allocate enough space for waste minimisation and recycling facilities, in a screened and easy to access place either within each property, or within shared storage enclosures.

o Provide adequate storage space for each residential unit, including for larger items such as bicycles and outdoor equipment.

Communal Open Spaces and Landscape Treatment

o Provide communal open spaces with edges that are activated or overlooked by adjacent streets, lanes or dwellings.

o Integrate proposed communal open spaces with the development's wider pedestrian network.

[DR7: 19/11]

S19.3.3 ~~5.3~~ Neighbourhood and Local Centres [DR7: 23/4]

S19.3.3.1 The Neighbourhood and Local Centres strategy for the Structure Plans aims to provide primarily local convenience retail and services for the daily needs of Structure Plan residents as well as those in immediately adjacent residential communities. The Neighbourhood and Local Centres should not detract from the Cambridge Town Centre, but rather provide a focal point and sense of community – enabling residents to undertake the quick stop shopping that they do frequently – within easy walking and cycling distance of their homes. ~~Two~~One Neighbourhood Centre and three Local Centres are proposed: [DR7: 23/4]

(a) **Cambridge North Neighbourhood Centre:** For the C1 Growth Cell, a neighbourhood centre of 16,000m² has been enabled, with potential to include: convenience retail and services; a supermarket; and, office or residential above ground floor level. Alongside the commercial activities, the area earmarked for 'Neighbourhood Centre' will also include parking areas, internal roads, civic open space and community facilities.

(b) **Local Centres:** For the C2/C3 Growth cells, three local centres are proposed. Each local centre may include up to 550m² GFA at ground level, with the potential to include local

retail and commercial services, café and dining and ancillary activities, along with offices or residential activities limited to above ground floor. Within the C2 Growth Cell, a sports centre and/or art and cultural centre, no greater than 500m² GFA in total is also provided for. [DR7: 23/4]

- ~~(c) Cambridge Road Neighbourhood Centre: For the C2 and C3 Growth Cells, a neighbourhood centre of up to 20,000m² has been enabled within C2, with potential to include: convenience retail and services; opportunity for a medical centre; a superette / small format supermarket; and office or residential above ground floor level. Alongside the commercial activities, the area earmarked for 'Neighbourhood Centre' will also include parking areas, internal roads, civic open space and community facilities. [DR7: 23/4]~~

~~Notably, the Cambridge Road Neighbourhood Centre has been provided for as a defined Neighbourhood Centre within a broader Neighbourhood Centre Overlay area. Subject to meeting the outcomes and design guidelines identified below, this is intended to provide flexibility in terms of the final area (up to a maximum 20,000m²) and location of commercial activities. Commercial activities shall be subject to the relevant Commercial Zone provisions of the District Plan; any other activity shall be pursuant to the underlying zoning. Prior to development occurring within the Neighbourhood Centre Overlay, the extent of the Neighbourhood Centre commercial area shall be determined by way of covenant attached to the certificate of title(s) pertaining to the relevant land parcels. Activities that fail to comply with this rule will require a resource consent for a discretionary activity. [DR7: 23/4]~~

S19.3.3.2 The following outcomes sought are facilitated through the relevant district plan provisions, including the relevant objectives, policies, rules and assessment matters relating to residential and compact residential housing land use. Where there is any conflict or inconsistency between the structure plan outcomes and guidance and any zone rule, the zone rule shall prevail. [DR7: 18/10 and 18/11]

~~5.3.1 Development of a neighbourhood centre shall be subject to the preparation of a Neighbourhood Centre land use consent (as a restricted discretionary activity), subject to the following outcomes sought and design guidelines. [DR7: 18/10 and 18/11]~~

5.3.2 Outcomes Sought

S19.3.3.3 The following outcomes are sought for ~~the~~ Neighbourhood and Local Centres: [DR7: 23/4]

- (a) Centrally located – within 10-minute walk of the majority of residents
- (b) A community focal point / meeting place – bringing people together to as they go about their daily activities
- (c) Of a scale that is sympathetic to the surrounding residential form and does not detract from the commercial offering within the existing Town Centre
- (d) An enhanced public realm and improved pedestrian safety and amenity through considered design of buildings and open space

5.3.3 Neighbourhood Centre Guidelines

~~The following guidelines apply to development within the Neighbourhood Centre, some of which are illustrated in Figure 4 below:~~



Figure 34: Indicative visualisation of a local centre proposed Cambridge Road Neighbourhood Centre showing desired outcomes: Maximise outlook onto adjacent streets, locate active uses along the street frontage, and consider provision of verandahs [DR7: 23/4]

Built form and Street Interface

- o Limit built form to three storeys in height to reflect the local nature of the neighbourhood centre and the scale of adjacent residential development (within the compact residential overlay).
- o Design the C1 neighbourhood centre to front and interface with an internal street network
- o Design the C2 neighbourhood centre to front and interface with Cambridge Road (primary frontage, refer Figure 5 below) and the adjoining north-south collector, as well as any internal streets / movement networks as appropriate.
- o Align buildings to sit along the front boundary lines and interface with the predominant street network (as above). Variations in setback from the front boundary are appropriate when the resulting setback provides greater accommodation for pedestrian circulation, sidewalk dining areas, enhanced entries, and improves the pedestrian realm. No parking shall be allowed in this front setback area.
- o Provide a continuous building frontage and avoid side yard setbacks between buildings, except for sites where an access to the rear or a lane is provided.
- o Articulate the building mass to read as an aggregate of smaller components. Large buildings should be kept to domestic scale by means of varied roof forms, materials and wall relief.
- o Maximise outlook onto adjacent streets and public open spaces, through considered design of the buildings internal space and maximised façade transparency.
- o Design the building so that the main pedestrian entry for the majority of tenancies is located along the primary frontage — so that it is clearly visible and conveniently located.
- o Locate active ground floor uses to front the street / public realm.
- o Provide verandahs along the main shop frontage for pedestrian comfort.
- o Include universal access design principles at all stages of development — so that buildings and public spaces are designed to be accessible to all users — whatever their ability, with equity and dignity. [DR7: 19/14, 19/15, 19/16 and 19/17]

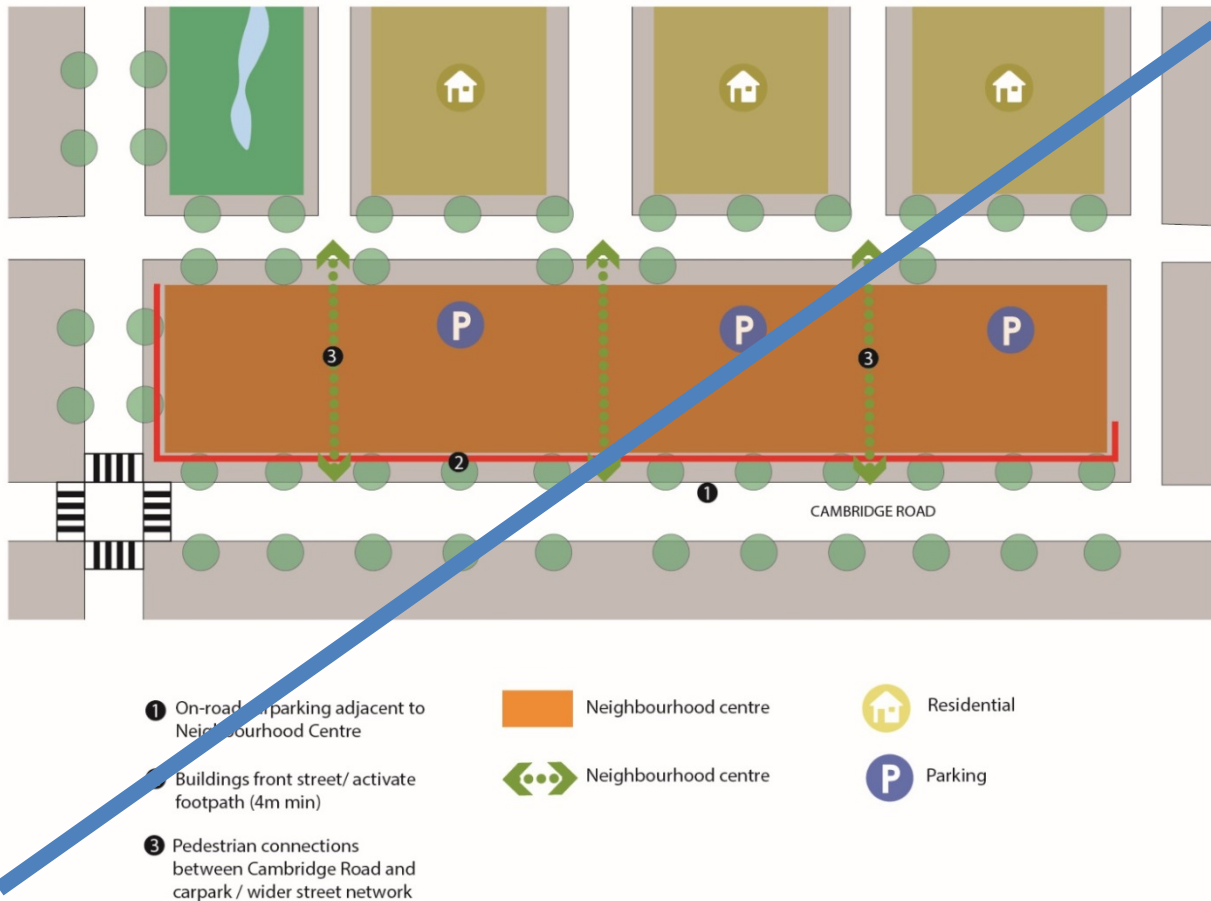


Figure 5: Indicative concept plan illustrating key outcomes for the C2 Neighbourhood Centre, including built form fronting Cambridge Road and the proposed north-south collector; pedestrian through site links; and parking located away from key pedestrian / retail frontage areas.

Movement and Access

- o Encourage accessibility and local permeability through integration with neighbouring developments – and providing clear connections for all modes of transit (walking, cycling, private vehicle and public transit).
- o Provide for public transportation connections through identification of a potential future bus route and bus stop within the neighbourhood centre
- o Design new developments so that any required accessway / parking facility does not visually dominate the public realm or create obstructions in the pedestrian environment.
- o Provide vehicular access to new developments from side streets, adjacent laneways, and parallel streets whenever possible.
- o Design vehicle crossings to minimise potential pedestrian / vehicle conflict and clearly give preference to pedestrians over vehicles, giving continuity to the footpath through the design (i.e. levels, materials, surface finishes, colours etc.).
- o Provide landscape treatment for at-grade car parking areas – with trees selected that provide shade, improve amenity, and assist in visual screening – whilst allowing clear sightlines between pedestrians and vehicles and not obscure lighting.
- o Provide a clear and direct pedestrian route from on-site parking to the building entry and public walkway. The circulation path shall be direct, continuous, and free of barriers (e.g. Signage, utility enclosures, poles, rubbish areas, street furniture etc.).
- o Design loading, service, rubbish and recycling areas to be concealed from view within the building envelope or, preferably, located to the rear of the site. [DR7: 19/14, 19/15, 19/16 and 19/17]



[For the Neighbourhood Centre](#), provide landscape treatment for carpark areas, and clear, direct pedestrian routes through on-site parking areas to building entries [DR7:23/4]

S19.3.4 5.4 Visitor Accommodation

S19.3.4.1 A visitor accommodation overlay has been proposed for both the C1 and the C2/C3 Structure Plans. The areas identified for visitor accommodation are located along the main entrance roads to Cambridge from the north (Victoria Road) and west (Cambridge / Hamilton Road), and the collector road in the western extent of the C3 Cell. These areas are within close walking distance to the Neighbourhood Centre, or the St Peter's Sports Precinct School Zone, and are in close proximity to existing visitor accommodation facilities (i.e. Peake Road). [DR7: 10/12 and 10/25]

S19.3.4.2 Existing Objectives (2.3.5) and Policies (2.3.5.1) within the Residential Zone of the Waipa District Plan provide guidance for the form and articulation of visitor accommodation facilities.

S19.3.5 5.5 School (C2 Growth Cell)

S19.3.5.1 A preferred location has been identified for a future primary school and daycare facility within the C2 Structure Plan area. Notwithstanding, the exact / final location for the school site will need to be agreed between Ministry of Education, Waipa District Council and relevant landowners. For the final location, an approximate area of 3.0-3.5 hectares will be required and the following criteria must be taken into account (as per the Ministry of Education school location guidelines):

- (a) Facilitate a complementary relationship with existing / proposed open spaces.
- (b) Provide adequate connectivity to surrounding residential areas and to the wider Cambridge Road network, through an interface with main roads (i.e. Collector Roads and key Local Roads).
- (c) Provide sufficient road frontage to enable parking / drop off areas to be created.
- (d) Be positioned on fairly flat land for ease of construction and creation of useable space.
- (e) Sit outside of floodable or contaminated areas.
- (f) Have adequate clearance from existing transmission lines / cell phone sites.
- (g) Be easily connected to existing water, wastewater, stormwater, electricity, services.

S19.4 6 Stormwater Strategy [DR7: 23/2]

S19.4.1 4.1 Overview

S19.4.1.1 Good stormwater management is a key design driver for development of the C1 and C2/C3

Structure Plan areas. This is due to the proposed change in land use from what is currently a predominantly rural-residential setting into an urban landscape. This change will interfere with current drainage systems, flow paths and flood extents and also bring about a significant increase in impermeable surfaces due to the creation of additional roads and buildings. This will result in a substantial increase in stormwater runoff which the existing drainage systems were not designed to accommodate. There are also large areas that currently have no formal drainage system. As such, the creation of a stormwater concept for each Growth Cell is vital, and must consider:

- (a) how stormwater will be treated to avoid or mitigate adverse water quality effects on the downstream receiving environments;
- (b) how increases in flow rate and volume will be managed to avoid or mitigate adverse flood and scour effects on the downstream environments;
- (c) how stormwater will move through the three cells in an integrated, flexible and robust fashion while appropriately managing flood risk to infrastructure, people and property (both inside and outside the cells); and
- (d) how stormwater could be managed in the adjacent Growth Cell, C7, so that future stormwater management in this cell is not made unnecessarily difficult when that area develops.

S19.4.1.2 For further detail of the stormwater investigation and assessments undertaken as part of the Structure Plan project, refer Cambridge C1 and C2/C3 Structure Plans: Stormwater Report (Beca, 2018). This report also sets out the stormwater management requirements for C1 and C2/C3. It is noted that these requirements will be refined and confirmed when Council obtains resource consents from the Waikato Regional and/or the Waipa District Council for the overall discharge of stormwater from C1, C2 and C3 (subsequent to Plan Change 7). Development within C1 and C2/C3 will need to comply with these resource consents and the conditions thereof.

S19.4.1.3 For clarity, the resource consents will define the performance requirements of the stormwater system. The Structure Plan and the Cambridge C1 and C2/C3 Structure Plans: Stormwater Report (Beca, 2018) will be used to support the resource consents. The Waikato Regional Council's (WRC) Waikato Stormwater Management Guide will then be used to help implement the requirements of both the Structure Plan and the resource consents.

S19.4.1.4 In line with the overarching goals and objectives (Section 2.2), stormwater features (that manage conveyance, treatment, flooding and scour) will be strategically placed to provide a clearly defined drainage spine that serves all three cells as well as offering ecologically friendly and aesthetic solutions that are integrated into the wider open space network. The solution will aim to provide a sustainable approach that takes into consideration the existing character of Cambridge.

S19.4.1.5 Stormwater will be managed using a range of approaches including, for the more frequent storms, water re-use, soakage disposal (where hydrogeological conditions are appropriate), water quality treatment and then conveyance of larger flows (from less frequent storms) to the Waikato River.

S19.4.1.6 The stormwater concept shares the responsibility of managing runoff from both private property and from what will eventually be Council owned, public, land (such as road corridors and reserves etc). That is, there will be "on-lot" devices associated with each household/property that will be the responsibility of private owners to build and maintain and then there will be the larger devices and networks that that will manage the runoff from public land, as well as stormwater overflowing from private properties when the capacity of the "on-lot" devices is exceeded. The larger devices and networks will eventually be vested to the Council to own, operate and maintain. The private devices will still connect into the public system by way of overflows.

S19.4.1.7 To ensure stormwater moves through the C1, C2 and C3 growth cells in an integrated, flexible and robust fashion, WDC will be responsible for seeking the necessary approvals under the Resource Management Act 1991 for a permanent stormwater solution that manages all stormwater flows generated from the cells. To ensure subsequent development within the cells (where connection to the permanent stormwater solution will be required in the future) is compatible with the permanent stormwater solution, the uplifting of any deferred residential zoning shall be contingent on the necessary consents first being obtained by WDC.

S19.4.1.8 WDC shall engage with affected landowners who have a direct interest in the permanent stormwater solution, in designing and seeking consents/approvals for such infrastructure. [DR7: 23/2]

4.1.1 Soakage Testing & Groundwater Monitoring

S19.4.1.9 Limited geotechnical and soakage testing was carried out in late 2016 to understand the make-up of the soils underlying the Cells and also to inform selecting appropriate soakage rates for concept design. At the same time piezometers were installed to identify and record groundwater levels, again needed for soakage design and future effects assessments of likely groundwater drawdown. The groundwater level monitoring is ongoing and seeks to document its variation across the site over time and through a full range of season variation.

S19.4.1.10 Initial soakage testing looked at a five test sites and more focused site specific testing will be required with each future stage of design all the way through to construction (both for public soakage devices and for “on- lot” devices). [DR7: 23/2]

4.1.2 Preferred Stormwater Strategy

S19.4.1.11 A number of feasible options have been identified to convey the majority of stormwater runoff from C1, C2 and C3 south through the C2 and C3 to the Waikato River. The proposed approach outlined below has been identified as the preferred option based on investigations undertaken to date (including further investigations and consultation carried out in response to submissions on the Plan Change). It is noted the layout, sizes and detailed performance requirements of the features described below (both private and public) will be refined during future assessment and design stages, in particular the aforementioned resource consent applications.

S19.4.1.12 It is also recognised that there may be alternative measures available to manage stormwater and it is not intended to exclude these provided they are acceptable to both Council and the WRC and are consistent with stormwater outcomes of the Structure Plan and the Cambridge C1 and C2/C3 Structure Plans: Stormwater Report (Beca, 2018).

S19.4.1.13 Within each Growth Cell, the stormwater strategy incorporates different elements as outlined below and shown indicatively in the following Figures 46 and 57: [DR7: 23/2]

C1 Growth Cell

(a) The overall stormwater management approach will be designed in accordance with WRC’s Waikato Stormwater Management Guideline (2018) and Council’s RITS (2018) and include a variety of low impact features to manage stormwater from its source to its outlet in the receiving environment(s).

- (b) Private properties will be required to provide stormwater management with “on-lot” measures with overflows into the central drainage system. These will be selected in accordance with WRC’s Waikato Stormwater Management Guideline (2018) and Council’s RITS (2018) and will involve a hierarchy of measures subject to site specific testing and design.
- (c) Stormwater within the C1 catchment will be drained via piped drains or shallow swales into a central road-side conveyance open channel drain.
- (d) The open channel drain will run parallel to the main north-south collector road and convey stormwater to a soakage basin in the south-west corner of C1.
- (e) The basin will be sized to soak away runoff from the road corridor for all of the 2 year ARI storm for durations up to 24 hours, unless regional and/or district resource consents for the Structure Plan stormwater system allow a lesser standard and is justified by the use of alternative measures for stormwater management and disposal.
- (f) Flows exceeding the capacity of the basin will overflow and be conveyed by culvert into the top of the C2 central open channel drain.
- (g) No other peak flow attenuation is required as the central open channel drain in C2 will convey flows to the river (although some attenuation will inherently occur in the basin).
- (h) Water quality treatment will be provided by an infiltration area within the soakage basin (or by other approved measures). [DR7: 23/2]

C2 Growth Cell

- (i) The overall stormwater management approach will be designed in accordance with WRC’s Waikato Stormwater Management Guideline (2018) and Council’s RITS (2018) and include a variety of low impact features to manage stormwater from its source to its outlet to the receiving environment(s).
- (j) Private properties will be required to provide stormwater management with “on-lot” measures with overflows into the central drainage system. These will be selected in accordance with WRC’s Waikato Stormwater Management Guideline (2018) and Council’s RITS (2018) and will involve a hierarchy of measures subject to site specific testing and design.
- (k) A large, deep (varies along its length from 3 to 5 m), centrally located open channel drain will convey stormwater through C2. The depth of the drain will be designed to avoid and/or mitigate hazards associated with liquefaction and slope stability under seismic conditions.
- (l) The central open channel drain will also be designed to receive flows from C1 and other surrounding areas, namely part of C7 (in the order of 50% by area), C1 Extension and that part of north-west Cambridge that currently runs onto C2 via the Kelly Road / Vogel Street open channel drain.
- (m) A number of smaller branch drains (secondary conveyance open channels) will feed stormwater into the central open channel. Several of these feeder drains will be located along the same alignment as existing farm drains or other proposed green corridors such as cycleways.
- (n) A number of soakage features (either basins or other devices incorporated in the wider drainage corridors) will be located around C2 for soakage disposal of runoff. These locations are subject to topography, ground conditions, roading layout and the layout of the wider drainage network. Stormwater will be treated prior to being discharged by soakage.
- (o) Soakage will be sized to soak away all the 2 year ARI storm for durations up to 24 hours unless regional and/or district resource consents for the Structure Plan stormwater system

allow a lesser standard and justified by the use of alternative measures for stormwater management and disposal.

- (p) Flows in excess of that to be soaked away will be conveyed to the central stormwater open channel and from there discharged to the Waikato River via the C2/C3 piped outfall.
- (q) A second pipe will connect the open channel drain to the top of the existing stream in C3 with the purpose of maintaining low flows within the stream for ecological reasons. This pipe may also need to allow for fish passage up from C3 into C2 (although it is assumed fish passage is not feasible given the pipe length involved, but this is subject to a specialist ecological assessment to be carried out to support future resource consent applications).
- (r) Drainage will be conveyed by pipes or swales (subject to topographical limitations and design falls etc) into the soakage basins and/or the open channels.
- (s) No other peak flow attenuation is required for runoff being discharged direct to the Waikato River. However, attenuation will inherently occur in the open channel given the size and shallow gradient of the drainage.
- (t) Water quality treatment will be provided by infiltration in the soakage basins or by off-line swales (or by other approved measures).
- (u) Both the central open channel and the open channel serving that part of Cambridge running on to C2 (i.e. the east-west drain running from Vogel Street passing north of Kelly Road) will be designed to provide an enhanced / restored stream with a naturalised form including ecological / stream habitat features.
- (v) A part of C2 (approximately 15 ha in the north-west corner of the cell) will be drained out to the Pukeroro Scheme Drain. The effects of this discharge will be offset and balanced such that no additional flow or volume is discharged into the Scheme Drain in a 10 year ARI 72 hour storm. This will be achieved by a combination of the following measures:
 - (i) diverting part of the catchment within cells C1, C2 and C7 (that currently drains to the Pukeroro Scheme Drain) into the central C2 open channel;
 - (ii) disposing of runoff from the more frequent storms with soakage;
 - (iii) providing extended detention if soakage is not feasible as a means of managing stream scour; and
 - (iv) other measures listed in WRC's Waikato Stormwater Management Guideline (2018).
- (w) Runoff discharged into the Pukeroro Scheme Drain will also be attenuated such that the post development peak flow is no more than 80% of the existing development peak flow during a 100 year ARI 24 hour duration storm. [DR7: 23/2]

C3 Growth Cell

- (x) The overall stormwater management approach will be designed in accordance with WRC's Waikato Stormwater Management Guideline (2018) and Council's RITS (2018) and include a variety of low impact features to manage stormwater from its source to its outlet to the receiving environment(s).
- (y) Private properties will be required to provide stormwater management with "on-lot" measures with overflows into the central drainage system. These will be selected in accordance with WRC's Waikato Stormwater Management Guideline (2018) and Council's RITS (2018) and will involve a hierarchy of measures subject to site specific testing and design.
- (z) Stormwater will drain from C2 through C3 in pipes that outlet into the Waikato River.
- (aa) The central area of C3 will not need extended detention as this area will outlet at the same

location as the main, central C1/C2/C3 conveyance network. Any stages of development within the C3 cell that connect to the C1/C2/C3 conveyance network will not require extended detention. [DR7: 9/14 and 10/15]

- (ab) The existing C3 stream reach from between Cambridge/Hamilton Road and its confluence with the smaller velodrome tributary further downstream will be restored to a naturalised stream form (the velodrome tributary and reaches downstream of the confluence have already been restored with native riparian planting undertaken as part of other separate projects).
- (ac) Off-line stormwater management areas (lined wetlands or other approved alternative methods) will be located within C3 to provide for water quality treatment prior to discharge to the Waikato River. Extended detention (for stream scour control) will also be required should the final system outlet to any other existing watercourses/streams in C3 other than the Waikato River.
- (ad) No peak flow attenuation is required given the direct connections to the Waikato River.
- (ae) The pipe outlets to the river will include energy dissipation structures.
- (af) Road crossings over the existing streams in C3 (be it bridge or culvert) shall be designed to not increase the potential for downstream scour, and will provide for fish passage.
- (ag) Stormwater soakage to ground will not be used in C3 given the ~~nature of the~~ potentially unstable nature of the river terrace topography. [DR7: 23/2]
- (ah) Separate stormwater discharge outlets may be required for the areas of C3 that do not connect to the C1/C2/C3 conveyance network (subject to further investigation to be undertaken as part of resource consenting for C3 discharges). If those stormwater discharge outlets discharge directly to the Waikato River, then extended detention is not required. However, if the discharges are to any stream or gully which is a tributary of the Waikato River, then appropriate stormwater management measures (such as extended detention for private properties and road reserve) will be required in accordance with the WRC Waikato Stormwater Management Guideline 2018.

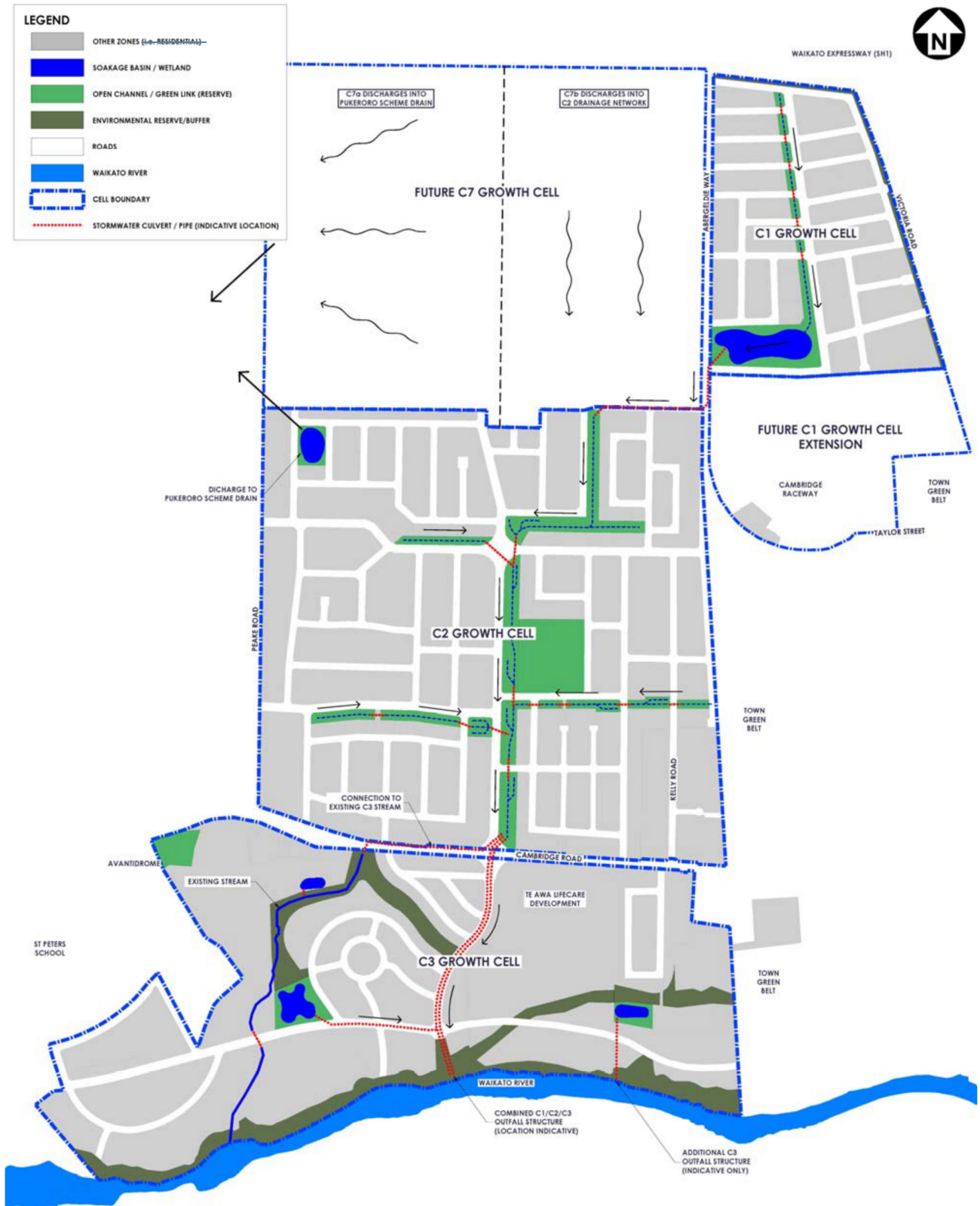


Figure 46: Proposed schematic stormwater layout for the C1 and C2/C3 Growth Cells (also showing future growth cells C7 and C1 Extension) [DR7: 23/2]



Figure 57: Indicative illustration of a secondary (feeder) stormwater open channel within C2 edged by road and housing, with cycle path connections.

S19.4.2 4.2 Outcomes Sought

S19.4.2.1 The following outcomes are sought for stormwater management within the C1 and C2/C3 Structure Plans:

- (a) A holistic, resilient, robust response to stormwater for all three growth cells and for adjacent existing and future residential areas;
- (b) A stormwater system that manages and accommodates flood risk and avoids or mitigates the effects of intensive urban developments on sensitive receiving environments, focusing on flood hazard management, groundwater recharge, water quality and stream scour controls for both private and public areas;
- (c) A stormwater system that manages groundwater risks and effects (such as drawdown, recharge, mounding, land stability, impact on liquefaction risk etc);
- (d) Strategically placed stormwater features that provide ecologically friendly and aesthetic solutions that are integrated into the wider open space network;
- (e) A stormwater strategy that integrates off-road pedestrian and cycle movement – connecting residents to each other, to local attractors and to the wider community;
- (f) A stormwater network that is activated and overlooked by adjacent land uses;
- (g) Provides for the opportunity to consider value-engineering interventions along the open channel edges where located outside the 100 year flood extent, such as including varied open space uses, or reducing the corridor width to allow for housing where appropriate (refer Figure 68).

- (h) [A stormwater management response that meets the requirements of the Waikato Regional Council, providing a sustainable solution that incorporates flexible low impact design features so as not to detract from the existing natural environment. \[DR7: 23/2\]](#)

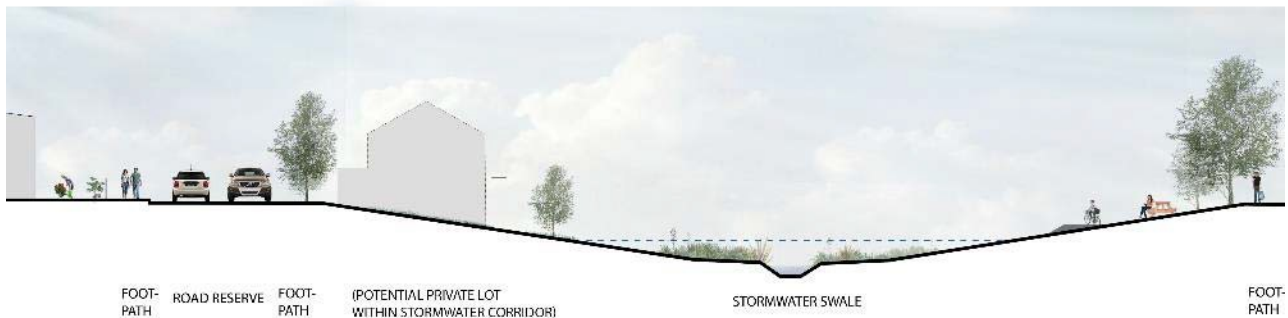


Figure 68: Potential value engineering of central stormwater swale to include housing

S19.4.3 4.3 Urban Design Guidelines

S19.4.3.1 [The following urban design guidelines relate to the development of stormwater management areas within the Structure Plan:](#)

- (a) [Stormwater management areas to utilise plant species that are functional, durable, low in maintenance and contribute to local ecology and amenity.](#)
- (b) [Stormwater management areas to be co-located with areas of public open space for activation and local amenity. \[DR7: 23/2\]](#)

S19.4.3.2 [Within the C2 Growth Cell Area:](#)

- (a) [Develop a comprehensive open space plan for the central C2 swale, including vegetation management, provision of walking and cycling ways, key activities nodes \(e.g. playgrounds and other open space amenities\), and interface with adjoining landuses.](#)
- (b) [Edge the central C2 stormwater corridor on at least one side by a public road and design it so that it is overlooked by adjacent land uses on both sides \(except adjacent to the proposed school site\) \(see Figure 68\).](#)
- (c) [Include a continuous pedestrian and cycle trail along the length of the central C2 stormwater corridor – connecting residents and visitors through the C2 Structure Plan area, past the central reserve area and local centre, to the C3 Growth Cell.](#)
- (d) [Provide a number of vehicular and pedestrian connections across the central C2 stormwater corridor in an east-west orientation through the provision of bridge / culvert structures.](#)
- (e) [Restore and enhance the remaining section of the existing C2/C3 stream that has yet to be restored to a naturalised stream. \[DR7: 23/2\]](#)



Figure 79: Indicative illustration of the central stormwater swale edged by road and housing, with cycle paths

S19.4.4.4.4 Staging

S19.4.4.1 It is likely that the drive for residential development within these growth cells will precede the designation and construction of the proposed stormwater network. As such, a staged approach to stormwater management is considered appropriate, to enable initial stages of development to occur without reliance on the wider stormwater solution. The temporary solution includes opportunity to provide for a centrally located stormwater management area that, once the permeant stormwater solution is in place, could be converted back to open space or residential development. [DR7: 23/2]

S19.4.4.2 There are significant risks with a staged approach that will need to be worked through in further detail by developers in consultation with Council if a staged approach is to proceed. These will depend on the location, size and nature of development areas being considered. Further, triggers regarding the uplifting of Deferred Zones are contained within Section 14.4.1.9 of the Waipa District Plan; and these triggers must be met prior to the Deferred Zoning being uplifted or any temporary solution being implemented. [DR7: 23/2]

S19.4.5.4.5 Further Investigation, Assessment and Design

S19.4.5.1 A number of feasible options have been identified to convey stormwater from C1, through C2 and C3 to the Waikato River. The proposed approach outlined above has been identified as the preferred option based on investigations and land owner/stakeholder consultation undertaken to date. However, prior to designation of the stormwater corridor, a number of further investigations will need to be undertaken as part of the next design stages. These include:

- (a) Further geotechnical investigations and groundwater assessments/modelling

- (b) More detailed hydrological/hydraulic modelling including confirming the balance and/or offsetting of C2 runoff discharged into the Pukeroro Scheme Drain
- (c) Preparing a developed concept or preliminary design of key / trunk infrastructure
- (d) Further liquefaction risk assessment and preparing concept mitigation measures
- (e) Stakeholder, property owner and developer consultation and negotiations
- (f) Constructability review
- (g) Obtaining resource consents for the Structure Plan stormwater discharge(s), including identification of resource consenting and designation requirements (including assessing ecological effects, proving C3/2 fish passage feasibility, groundwater effects assessment and further flood modelling). [DR7: 23/2]

6.1 — Overview

Good stormwater management is a key design driver for development of the C1, C2 and C3 Structure Plan areas. This is due to the proposed change in land use from what is currently a predominantly rural-residential setting into an urban landscape. This change will interfere with current drainage systems, flow paths and flood extents and also bring about a significant increase impermeable surfaces due to the creation of additional roads and buildings. This will result in a substantial increases in stormwater runoff for which the existing drainage systems were not designed to accommodate. There are also large areas that currently have no formal drainage system at all. As such, the creation of a stormwater concept for each Growth Cell is vital — one that looks at how stormwater will be treated; how increases in flow and volume will be managed to avoid or mitigate effects on the downstream environments; and how stormwater will move through the three cells in an integrated, flexible and robust fashion.

For further detail of the stormwater investigation and assessments undertaken as part of the Structure Plan project, refer Cambridge C1, C2 and C3 Structure Plan: Stormwater Report (Beca, 2017). This report also sets out the full range stormwater management requirements for C1, C2 and C3.

In line with the overarching goals and objectives (Section 4.2), stormwater features (for conveyance / soakage / treatment) will be strategically placed to provide a clearly defined drainage spine that serves all three cells as well as offering ecologically friendly and aesthetic solutions that are integrated into the wider open space network. The solution will aim to provide a sustainable approach that takes into consideration the existing character of Cambridge.

Stormwater will be managed using a hierarchy of approaches that utilises soakage disposal, where hydrogeological conditions are appropriate, for the more frequent storms, treatment for water quality purposes, and then conveyance of higher flood flows to the Waikato River.

The stormwater concept divides responsibility of managing runoff from both private property and from what will eventually be Council owned land (such as road corridors). That is, there will be “on lot” devices associated with each household/property that will be the responsibility of private owners to build and maintain and then there will be the larger devices and networks that that will manage road corridor stormwater and will eventually be vested to the Council to operate and maintain. The private devices will still connect into the public system by way of overflows.

6.1.1 — Soakage Testing & Groundwater Monitoring

Limited geotechnical and soakage testing was carried out in late 2016 to understand the make-up of the soils underlying the Cells and also to inform selecting appropriate soakage rates for concept design. At the same time piezometers were installed to identify and record groundwater levels, again needed for soakage design and future effects assessments of likely groundwater drawdown. The groundwater level monitoring is ongoing and seeks to document its variation across the site over time.

Initial soakage testing looked at a five test sites and more focused site specific testing will be required with each future stage of design all the way through to construction (both for public soakage devices and for “on lot” devices).

6.1.2 — Preferred Stormwater Strategy

A number of feasible options have been identified to convey stormwater from C1, through C2 and C3 to the Waikato River. The proposed approach outlined below has been identified as the favourable option based on investigations undertaken to date. Within each Growth Cell, the stormwater strategy incorporates different elements, described as follows:

C1 Growth Cell

1. Stormwater within the C1 catchment can be drained via piped drains or shallow swales into a central road-side conveyance swale.
2. The central swale will run parallel to the main north-south collector road and convey stormwater to a soakage basin in the south-west corner of C1.
3. The basin will be sized to soak away all the 2-year ARI storm for durations up to 72 hours.
4. Flows in excess of a 2-year ARI storm will overflow the basin and be conveyed by culvert into the top of the C2 central swale.
5. No other peak flow attenuation is required as the central swale conveys flows to the river.
6. Water quality treatment will be provided by infiltration in the soakage basin (or by other approved measures).
7. Private properties will be required to provide stormwater management with "on lot" measures with overflows into the central drainage system. These will involve a hierarchy of measures subject to site specific testing and design. Firstly soakage disposal (2-year ARI up to 72-hour duration). If soakage is proven to not be feasible due to hydrogeotechnical reasons then the following shall be provided:
 1. retention for the first 5 mm of rainfall across the entire site (should the permeable areas be specifically rehabilitated for compaction then this can be reduced to 5 mm across impermeable areas only; and,
 2. Extended detention of 1.2 times the water quality volume discharged of 24 hours.

~~C2 Growth Cell~~

8. A large, centrally located stormwater swale (from 3 to 6m deep, 45-75m wide) will convey stormwater through C2 and into C3. This will also receive flows from C1 and other surrounding areas.
9. A number of smaller branch swales (secondary conveyance channels) will feed stormwater into this central swale (see Figure 7). Several of these feeder swales are located along the same alignment as former farm drains or other proposed green corridors such as cycleways.
10. A number of soakage basins will be located around C2 for soakage of road corridor run-off. These locations are subject to topography, ground conditions and the layout of the roading and drainage networks.
11. The basins will be sized to soak away all the 2-year ARI storm for durations up to 72 hours.
12. Flows in excess of a 2-year ARI storm will overflow the basins and be conveyed to the central stormwater swale and from there conveyed into C3 and to the Waikato River.
13. Once the central swale reaches the southern boundary of C2 (next to the Neighbourhood Centre), stormwater will be piped below road corridors, under the Cambridge / Hamilton Road and into to C3. This shall include for fish passage up from C3 into C2.
14. Drainage will be conveyed by pipes or swales (subject to topographical limitations and design falls etc) into the soakage basins. From there flows in excess of that soaked away will overflow into the central conveyance swale.
15. No other peak flow attenuation is required as the central swale conveys flows to the river.
16. Water quality treatment will be provided by infiltration in the soakage basins (or by other approved measures).
17. Existing watercourse drainage from within C2 and from that part of Cambridge that runs onto C2, will be integrated and conveyed into the central swale. These may be diverted into new watercourses or kept on the existing alignments to suit design and consent requirements.
18. Both the central conveyance swale and the channel that conveys that part of Cambridge running on to C2 (i.e. the east-west drain north of Kelly Road) shall be designed to provide an enhanced / restored stream with a naturalised form including ecological / stream habitat features.
19. Private properties will be required to provide stormwater management with "on lot" measures with overflows into the central drainage system. These will involve a hierarchy of measures subject to site specific testing and design. Firstly soakage disposal (2-year ARI up to 72-hour duration). If soakage is proven to not be feasible due to hydrogeotechnical reasons then the following shall be provided:
 1. Plumbed stormwater reuse systems sized for the following;
 2. retention for the first 5 mm of rainfall across the entire site (should the permeable areas be specifically rehabilitated for compaction then this can be reduced to 5 mm across impermeable areas only; and,
 3. Extended detention of 1.2 times the water quality volume discharged of 24 hours.

~~C3 Growth Cell~~

20. Stormwater will drain into C3 from C2 beneath the Cambridge / Hamilton Road out-letting into in the existing stream system (along the western side of C3). The culverts will include for fish passage up into C2.
21. The upper reach of the existing stream will be widened and sized to accommodate flood flows as well as providing a restored stream habitat in a low flow channel (the overall corridor of this upper section will be approximately 30m wide). This will continue to a point where the stream turns south and confluences with another tributary branch (from the velodrome gully).

22. Low flows will continue down the existing stream via a culvert (with fish passage) with a side spilling overflow into a floodway running parallel to the existing stream so that higher flood flows will be separate and off line to the existing stream.
23. The flood way will run down an approximately 50m wide corridor (30m wide channel, 3m deep and offset from the existing stream by 20m) to the top of the Waikato River.
24. Flows will then be piped down the bank and into the Waikato River.
25. Off-line stormwater management areas (lined wetlands or other approved alternative methods) will be located within C3 to provide for water quality treatment and extended detention (scour control) of road corridor runoff. Should new piped outlets be provided direct to the River, avoiding discharges to existing erodible gully streams, the requirement for extended detention can be dispensed. Extended detention will be in accordance with WRC requirements of 1.2 times the water quality volume discharged over 24 hours.
26. The central area of C3 will not need extended detention as this area will outlet at the same location as the main, central C1/C2/C3 conveyance network.
27. No peak flow attenuation is required given the direct connections to the river.
28. The pipe outlets in the main, central drainage channel shall include energy dissipation structures.
29. The main road crossing over the existing stream (be it bridge or culvert) shall be designed to not increase the potential for downstream scour and provide for fish passage.
30. Soakage will not be used in C3 given the nature of the potentially unstable nature of the river terrace topography.
31. Private properties will be required to provide stormwater management with “on lot” measures with overflows into the central drainage systems. These shall provide for:
 1. a plumbed stormwater reuse systems sized for the following;
 2. retention for the first 5 mm of rainfall across the entire site (should the permeable areas be specifically rehabilitated for compaction then this can be reduced to 5 mm across impermeable areas only; and,
 3. extended detention of 1.2 times the water quality volume discharged of 24 hours. [DR7: 23/2]



Figure 7: Indicative illustration of the secondary (feeder) stormwater swale within C2 edged by road and housing, with cycle path connections

6.2 Outcomes Sought

The following outcomes are sought for stormwater management within the C1, C2 and C3 Structure Plans:-

32. A holistic, resilient, robust response to stormwater for all three growth cells and for adjacent existing and future residential areas-
33. A stormwater system that manages flood risks and accommodates, mitigates the effects of intensive urban developments on sensitive receiving environments. Focusing on flood hazard management, water

quality and scour controls for both public areas-

34. A stormwater system that manages groundwater risks and effects (drawdown, recharge, mounding, land stability etc)-

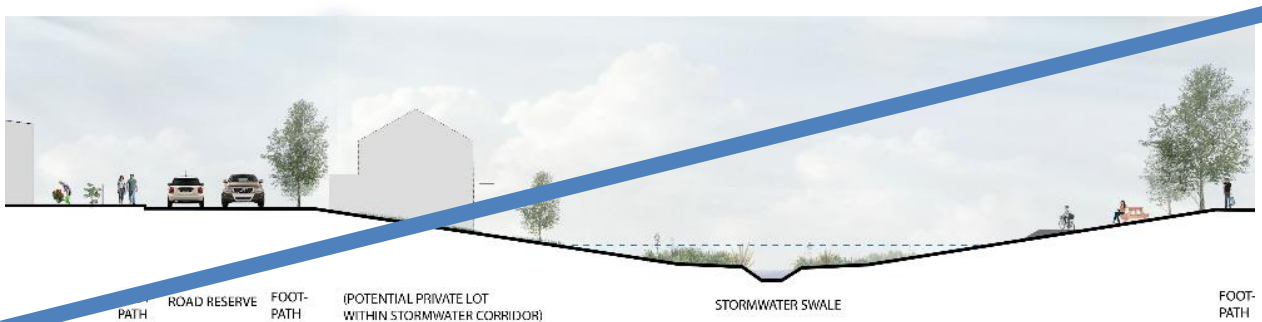
35. Strategically placed stormwater features that provide ecologically friendly and aesthetic solutions that are integrated into the wider open space network-

36. A stormwater strategy that integrates off road pedestrian and cycle movement — connecting residents to each other, to local attractors and to the wider community

37. A stormwater network that is activated and overlooked by adjacent land uses-

38. Opportunity exists to consider value-engineering interventions along the swale edges which are located outside the 100 year flood area, such as may include varied open space uses, or reducing the corridor width to allow for housing where appropriate-

39. A stormwater response that meets the requirements of the Waikato Regional Council, providing a sustainable solution that does not detract from the existing natural environment [DR7: 23/2]



Potential value engineering of central stormwater swale to include housing

6.3 Guidelines

The following urban design guidelines relate to the development of stormwater management areas within the Structure Plan:-

- o Stormwater management areas to utilise species that are functional, durable, low in maintenance and contribute to local ecology and amenity.
- o Stormwater management areas to be co-located with areas of public open space for activation and local amenity.

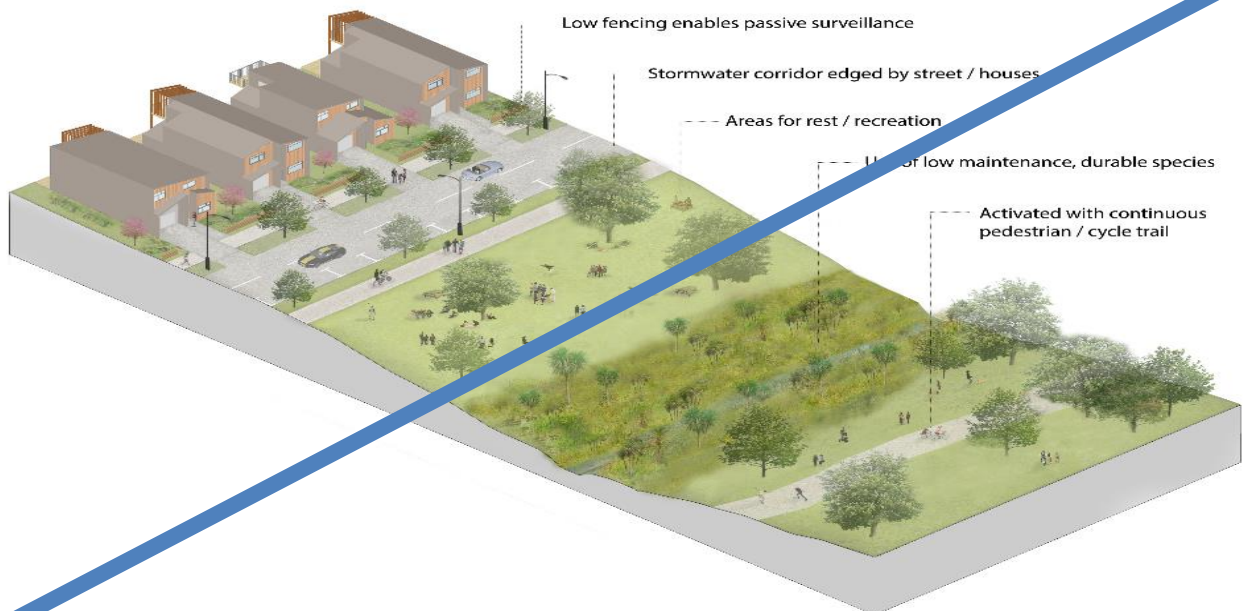


Figure 8: Indicative illustration of the central stormwater swale edged by road and housing, with cycle paths-

Within the C2 Growth Cell Area:

- o Develop a comprehensive open space plan for the central C2 swale, including vegetation management, provision of walking and cycling ways, key activities nodes (e.g. playgrounds and other open space amenities), and interface with adjoining land uses-

- o—Edge the central C2 stormwater corridor on at least one side by a public road and design it so that it is overlooked by adjacent land uses on both sides (except adjacent to the proposed school site) (see Figure 8).
- o—Include a continuous pedestrian and cycle trail along the length of the central C2 stormwater corridor—connecting residents and visitors through the C2 Structure Plan area, past the central reserve area and to the C2 Neighbourhood Centre.
- o—Provide a number of vehicular and pedestrian connections across the central C2 stormwater corridor—in an east-west orientation through the provision of bridge / culvert structures
- o—Design the western swale within C3 to be a low maintenance, naturalised corridor

6.4 Staging

It is likely that the drive for residential development within these growth cells will precede the designation and construction of the proposed stormwater network. As such, a staged approach to stormwater management is considered appropriate, to enable initial stages of development to occur without reliance on the wider stormwater solution. The temporary solution includes opportunity to provide for a centrally located stormwater management area that, once the permanent stormwater solution is in place, be converted back to open space or residential development.

There are significant risks with a staged approach that will need to be worked through in further detail by developers in consultation with Council if a staged approach is to proceed. These will depend on the location, size and nature of development areas being considered.

6.5 Further Investigation, Assessment and Design

A number of feasible options have been identified to convey stormwater from C1, through C2 and C3 to the Waikato River. The proposed approach outlined above has been identified as the favourable option based on investigations undertaken to date. However, prior to designation of the stormwater corridor, a number of further investigations will need to be undertaken as part of the next design stages, this includes:

40. Further geotechnical investigations and groundwater assessments/modelling
41. More detailed hydrological/hydraulic modelling
42. Preparing a developed concept or preliminary design of key / trunk infrastructure
43. Liquefaction risk assessment
44. Stakeholder, property owner and developer consultation and negotiations
45. Constructability review
46. Identifying resource consenting and designation requirements (including assessing ecological effects and potential mitigation requirements);

As such the preferred approach may be subject to change. The following diagrams illustrate possible stormwater corridor alternatives that have been found to be feasible options to date (see Figure 9). Other options may also be considered by Council depending on the outcomes of the above studies.

Alternative A: C3 Central Open Swale: This approach includes open channel up to Cambridge Road (within C2); a bridge to pass flow under Cambridge Road; open channel from Cambridge Road up to the top of the first river terrace (within C3); and pipes trenched down the remainder of the terraces to the river.

Alternative B: C3 Central Piped Approach: This approach includes open channel up to Cambridge Road (within C2); flat (relatively shallow) graded pipes (or box culverts) from Cambridge Road to the top of the river terrace (within C3). Either 6x2.5m diameter pipes or 3 x [5x2.5m] box culverts; and pipes trenched down the remainder of the terraces to the river. A variation of this option would be to micro-tunnel pipes (3x1.8m diameter) directly from north of Cambridge Road to the Waikato River.

Both alternatives include maintaining baseflow in the existing western stream in C3 and restoring / enhancing its ecological values. [DR7: 23/2]

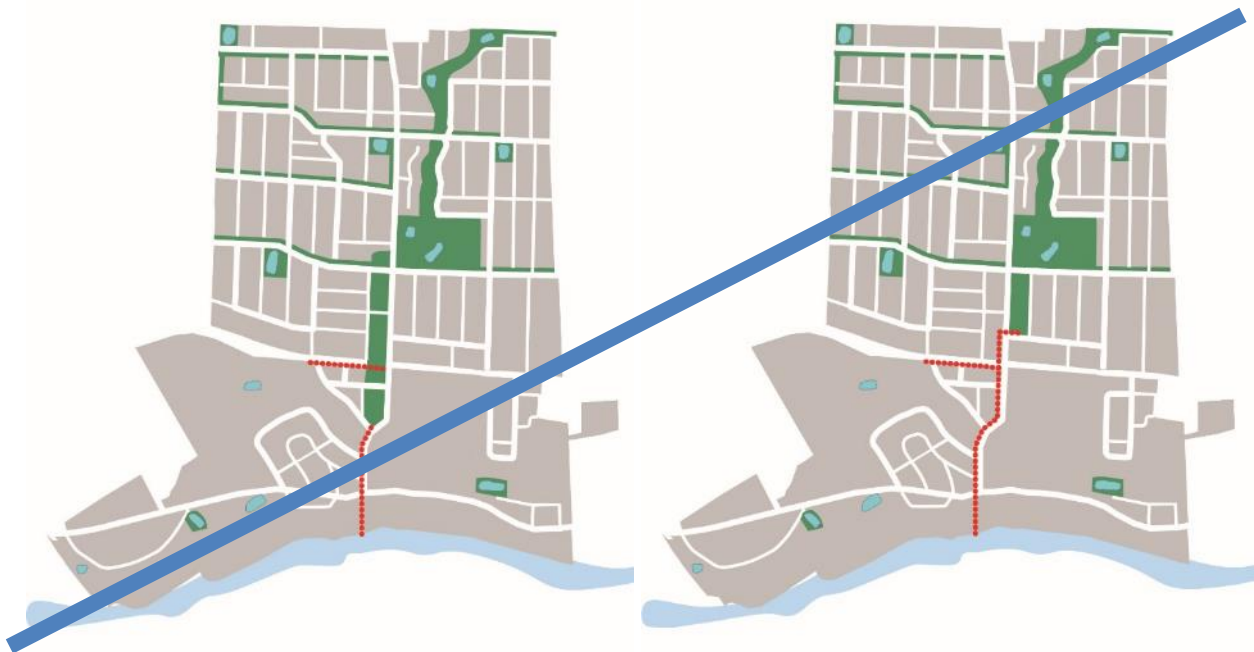


Figure 9: Alternate stormwater management approaches (Left: Alternative A – C3 Central Open Swale; Right: Alternative B – C3 Central Piped Approach) [DR7: 23/2]

S19.5 7 Movement Network

S19.5.1 7.1 Overview

S19.5.1.1 Movement within the C1 and C2/C3 Structure Plans is facilitated through a network of roads – accommodating both vehicles and cyclists alongside high quality pedestrian oriented paths. It is also supported by off-road walkways and cycleways, linking through the central stormwater channel in C2 and connecting the community to its surrounds.

S19.5.2 7.2 Street Hierarchy

S19.5.2.1 Streets have been organised in a hierarchical pattern, according to street width, character and carrying capacity. The Structure Plans provide for two tiers of road typology within Growth Cell boundaries – Collector Roads and the Local Roads. Council are responsible for funding Collector Roads within the Structure Plan areas, and all remaining Local Roads are to be funded by the developer and designed in collaboration with Council. [Where necessary, any notices of requirement required to give effect to a Local Road will be prepared by Council as the Requiring Authority.](#) [DR7: 9/16 and 10/17]

S19.5.2.2 **Collector Roads**, as shown on the Structure Plans and within Movement Network Plans below (Figure 10 for C1 and Figure 11 for C2/C3 8), are generally fixed in location, subject to the outcomes of detailed design.

S19.5.2.3 **Local Roads**, as shown on the Structure Plans and within Movement Network Plans below, are indicative in terms of their location. In this regard, the layout as shown is considered appropriate and reflects appropriate block depths and widths, street lengths, orientation and location adjacent to open space and other land uses; notwithstanding, it is acknowledged that exact alignment of these roads is likely to be modified as further detailed design is undertaken. What remains important is that the outcomes outlined below and intent behind the plans is retained through detailed design.

S19.5.2.4 Many of Cambridge’s existing streets are characterised by wide berms and street trees. It is important that this character is continued within the C1 and C2/C3 Growth Cells. The street hierarchy will be supported by a palette of preferred tree species along key routes, to be provided by Council based on existing tree specifications.

S19.5.2.5 Typical cross sections are included within Appendix Attachment B and illustrate the key elements of each road typology. Two cross sections are provided for local roads based on 20m and 15m widths. This provides for some flexibility and it is envisioned that these narrower roads could be located adjacent to areas of public open space (local parks, stormwater management areas, central swale etc.) and in other locations deemed appropriate. An indicative layout of 20m and 15m local roads is included as in Figures 10 and 118.

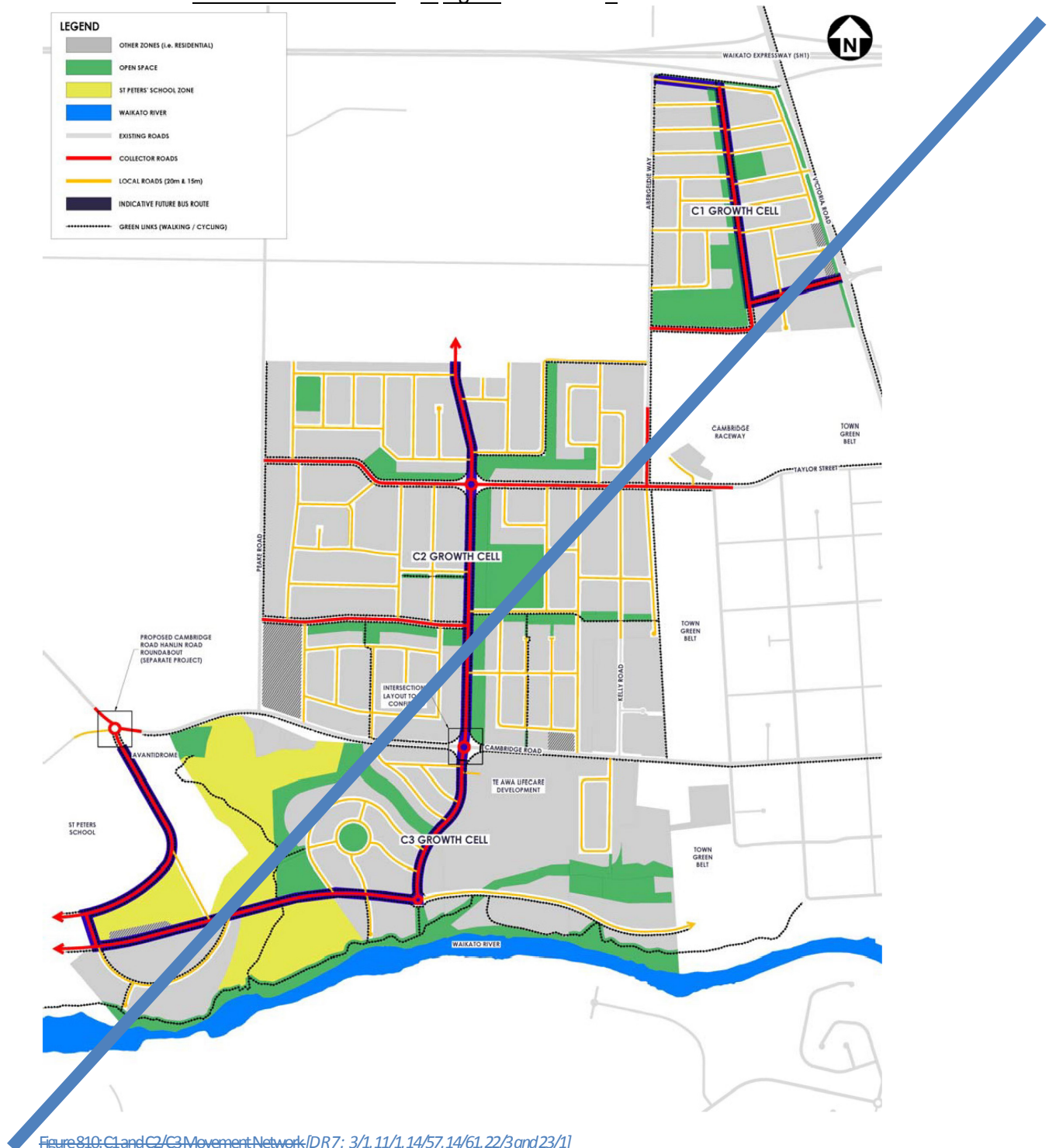


Figure 810: C1 and C2/C3 Movement Network [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

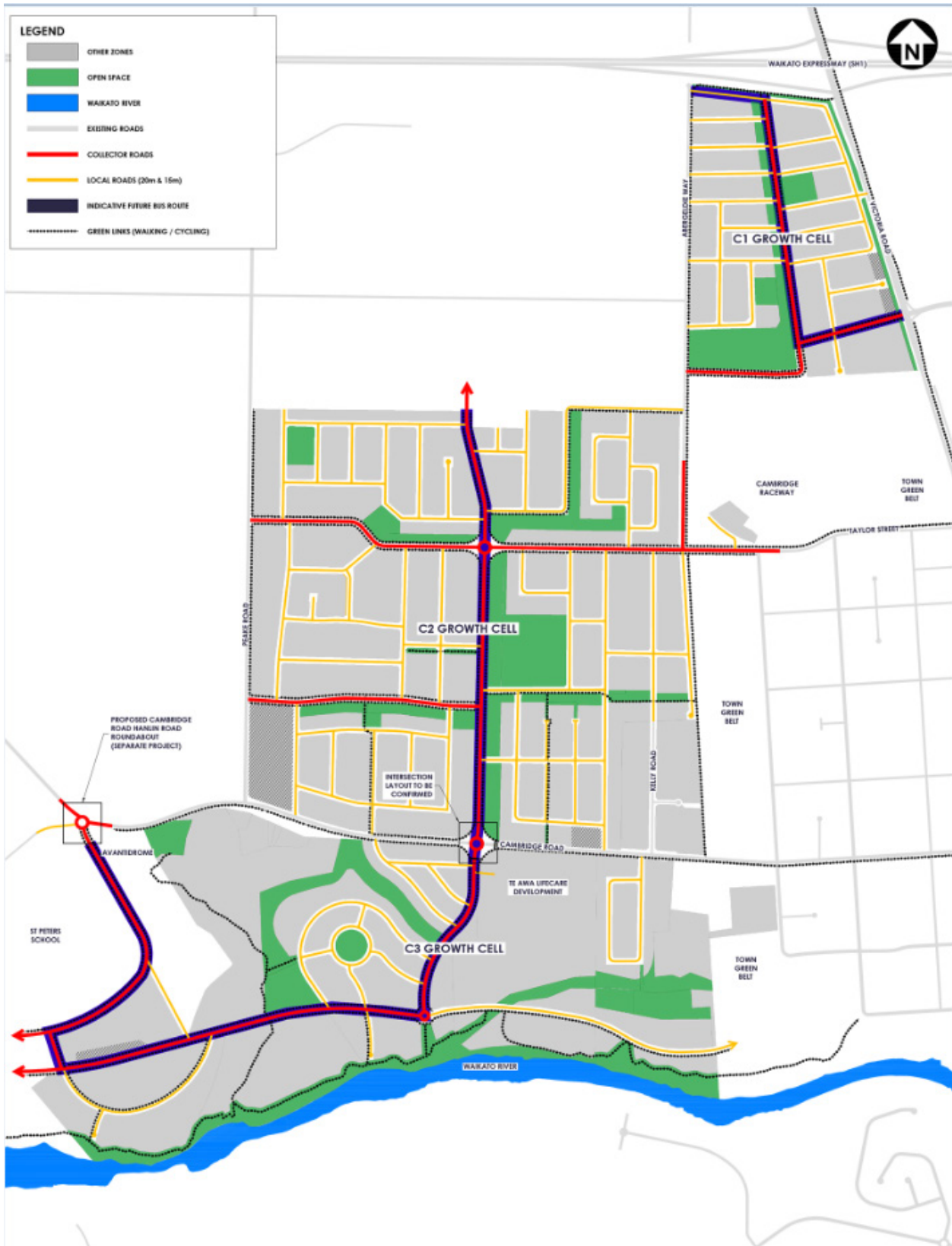


Figure 840: C1 and C2/C3 Movement Network [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

S19.5.3 7.3 Structure Plan Circulation

S19.5.3.1 The movement of pedestrians, cyclists and vehicles through the Structure Plan and connecting to the surrounding environment is guided by the following outcomes and guidelines:

7.3.1 General Outcomes Sought

S19.5.3.2 The following outcomes have been established for the Structure Plan to help guide future development:

- (a) A road network based on a modified grid structure – supporting Cambridge’s established grid system and supporting connectivity
- (b) A range of transportation choices provided with priority given to walking, cycling and a future provision of public transport
- (c) Integration of transportation and land use planning
- (d) Vehicle, pedestrian and cycling safety promoted through design – with streets designed as public spaces where pedestrians feel safe.

7.3.2 General Guidelines

S19.5.3.3 The following general guidelines have been developed to help guide movement, circulation and access within the C1 and C2/C3 Structure Plans:

- (a) Support a fine grained network of connected streets to provide multiple alternate routes for local traffic and reduce congestion caused by limited entry points.
- (b) Minimise cul-de-sacs. Where cul-de-sacs are unavoidable, minimise their length and include pedestrian/cyclist linkages to the surrounding movement or open space network (to provide shortcuts and a choice of routes).
- (c) Increase connectivity and permeability by:
 - (i) Establishing walkable blocks averaging 200m by 80m, based on a formal or informal grid wherever possible
 - (ii) Facilitating the creation of new connections, mid-block spaces, and green linkages, for walking, and particularly where larger block sizes are proposed.
- (d) Prioritise pedestrians first, followed by cyclists then future public transport (buses) and other vehicles at street intersections within the Structure Plan area.

S19.5.4 7.4 Streetscape Guidelines

S19.5.4.1 The following guidelines relate to the provision of new roads within the Structure Plan area and the interface between the proposed Structure Plan development and the existing adjacent road network.

7.4.1 Street Trees

S19.5.4.2 The following guidelines relate to the provision of street trees within the Structure Plan area, some of which are illustrated in Figure 429:

- (a) Provide street trees at 10 metre centres, located to avoid interference with services, light poles, driveways and parking bays.
- (b) Use different types of street trees and vegetation to highlight the street hierarchy and key destinations such as public open spaces.

- (c) Provide adequate berms or tree-pits to allow trees to grow to maturity and minimise pavement maintenance requirements.
- (d) Provide tree species with an appropriate height and canopy for the: location, width of street, and ongoing maintenance. Use larger trees on wider streets to create the impression of an avenue.
- (e) Avoid low shrubs or low canopy trees that block sightlines of pedestrians and vehicles.



Figure 942: Place street trees at regular intervals, within ample berm space and enable clear sightlines between pedestrians and vehicles

7.4.2 Victoria Road Interface – Guidelines (C1 Structure Plan)

S19.5.4.3 Outside of the Structure Plan boundary, the main arterial road adjacent to the site is Victoria Road. Although this is an existing road and the design of this area is outside of the scope of the Structure Plan, the interface between the Structure Plan and Victoria Road is important – particularly as this area forms the northern gateway to Cambridge. Some general guidelines relating to the interface with the Victoria Road arterial are included below:

- (a) Avoid on-street parking along Victoria Road, retaining the road as a key movement corridor and encouraging people to park on side roads or designated neighbourhood centre parking.
- (b) Maximise passive surveillance by requiring low front walls/fences/landscaping along the street frontage. A height of 1200mm high allows for passive observation of the street when standing within dwellings. Fence materials should be sympathetic to surrounding built form but retain a level of transparency (visually permeable) so as not to provide a blank façade adjacent to the street edge.
- (c) Provide landscaped yards along the road boundary for residential sites, to create a privacy buffer and contribute to the visual amenity of both the private and public realm.

S19.5.4.4 An indicative cross section for the Victoria Road interface is included as Figure 103.



Figure 103: Victoria Road edged by a green walking / cycling connection containing mature street trees to visually narrow the carriageway and provide an attractive entry to Cambridge.

7.4.3 Cambridge / Hamilton Road – Guidelines (C2/C3 Structure Plan)

S19.5.4.5 The Cambridge / Hamilton Road is an important road corridor due to its central location within the overall C2/C3 Structure Plan area and as the western gateway to Cambridge. The future design of this road will be influenced by the development of the C2/ C3 Structure Plans, including its relationship with the adjoining neighbourhood centre Te Awa Lifecare Village, local centres and surrounding residential growth. The following guidelines shall apply to this road corridor: [DR7: 23/4]

- Enhance the overall pedestrian and visual amenity of Cambridge Road, integrated with the surrounding land uses.
- Reduce the speed limit to 50km / hour along the Structure Plan area boundaries to enhance safety and amenity.
- Provide for signalised north south pedestrian crossing points between the C2 and C3 Structure Plan areas.
- Avoid on-street parking along Cambridge / Hamilton Road, except for the area adjacent to the Neighbourhood Centre. [DR7: 23/4]
- Maximise passive surveillance by requiring low front walls/fences/landscaping along the street frontage. A height of 1200mm high allows for passive observation of the street when standing within dwellings. Fence materials should be sympathetic to surrounding built form but retain a level of transparency (visually permeable) so as not to provide a blank façade adjacent to the street edge.
- Provide landscaped yards (for residential sites) along the road boundary to create a privacy buffer and contribute to the visual amenity of both private and public realm.
- Provide a dedicated cycle shoulder on either side of Cambridge Road to facilitate movement between this Structure Plan area, other destinations in the west (i.e. Velodrome) and the Town Centre.

- (h) Provide a minimum 4.0m shared path on the southern side of Cambridge Road to connect St Peters, the Velodrome and Te Awa Lifecare Village with the Cambridge Town Centre

S19.5.4.6 An indicative cross section for Cambridge / Hamilton Road is included as Figure 114 below.

Cambridge / Hamilton Road

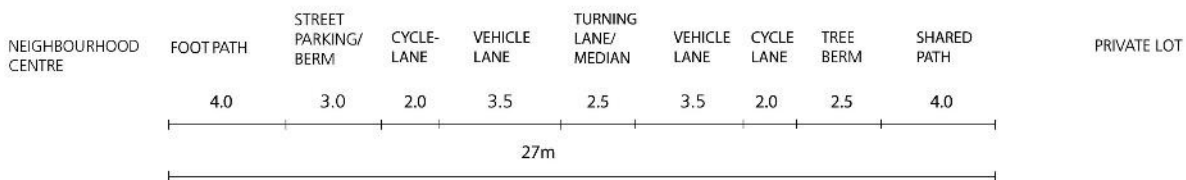


Figure 114: Indicative cross section of the Cambridge / Hamilton Road [in the vicinity of the C2 Neighbourhood Centre\[DR7: 23/4\]](#)

7.4.4 Peake Road – Guidelines (C2/C3 Structure Plan)

S19.5.4.7 The western edge of the C2 Growth Cell is bound by Peake Road. This road will form the interface or transition point between rural residential land to the west and new residential development to the east (within C2). Softening this edge is therefore important and some general guidelines relating to the interface with Peake Road are included below:

- (a) Avoid on-street parking along Peake Road, retaining the road as a key movement corridor and encouraging people to park on side roads.
- (b) Maximise passive surveillance along C2’s western boundary by requiring low front walls/fences/landscaping along the street frontage. A height of 1200mm high allows for passive observation of the street when standing within dwellings. Fence materials should be sympathetic to surrounding built form and retain a level of transparency (visually permeable) so as not to provide a blank façade adjacent to the street edge.
- (c) Provide landscaped yards (for residential sites) along the road boundary to create a privacy buffer and contribute to the visual amenity of both the private and public realm.
- (d) Provide a 3m shared path along the eastern side of Peake Road, within a green corridor that provides for landscaping and visual screening.

S19.5.4.8 An indicative cross section for Cambridge / Hamilton Road is included as Figure 125 as follows.



Figure 125: Indicative cross section of Peake Road illustrating the proposed C2 interface

S19.5.5 7-5 Pedestrian and Cycling Network

S19.5.5.1 In an effort to encourage human-powered, sustainable transit and maintain pedestrian friendly walkable development, the Structure Plan accommodates a well-integrated cycling network – with connectivity to the wider Cambridge Cycling network.

S19.5.5.2 In order to promote a walkable and human-scale development, the Structure Plan incorporates an extensive network of pedestrian oriented spaces and connective elements including footpaths, off-road walking paths and open spaces (refer Figures 10 and 11 – C1 and C2/C3 8 Movement Networks).

S19.5.6 7-6 Public Transportation

S19.5.6.1 Although a bus network isn’t currently in place in Cambridge, it is likely that in years to come a bus network will link residents and visitors with key destinations. As such, provision has been made in the plan for an indicative bus route, connecting the residents to the neighbourhood centre, key areas of open space and to the wider Cambridge community (refer Figures 10 and 11 – C1 and C2/C3 8 Movement Networks).

S19.6 8 Parks and Open Space

S19.6.1 8-1 Overview

S19.6.1.1 A cohesive and integrated public realm network is critical to developing the C1 and C2/C3 Growth Cells as distinctive places with unique character and identity. The open space strategy proposed is one that aims to provide public spaces with a range of scales and functions to cater to the differing and sometimes competing recreational and amenity needs of the community. The intention of the Structure Plan is to: create a public realm that relates to the existing natural features of the site; create a centre and sense of identity within Cambridge; develop a green network that connects the Structure Plan community and the rest of Cambridge; and, utilises a mixture of natural and formed open spaces (with references to the sites former rural and agricultural character).

S19.6.1.2 The parks and open space strategy will create a number of open spaces, buffer spaces and connecting spaces that are evenly distributed throughout the community and are linked to provide a continuous and uninterrupted open space network. The open space network is illustrated in Figures 16 and 17-13 as follows.

S19.6.1.3 There are approximately 7 hectares of land allocated as reserve space within C1 and about 70 hectares of land allocated to reserve space in C2/C3. These uses include, local parks, sports fields, stormwater management areas, civic spaces, and environmental reserve / buffer areas. The character of each open space area should meet the outcomes for each park type set out in the Parks and Open Space hierarchy below. The supply of park land meets the national guidance for the provision of open space within existing and future growth areas (New Zealand Recreation Association Parks Categories and Levels of Service Guidance, 2011).

S19.6.1.4 The St Peter's School Zone as depicted in Figure 13 does not comprise an area of park and/or open space to be developed in accordance with Section 6 of the Structure Plan. Development of land within the St Peter's School Zone shall be undertaken in general accordance with the underlying St Peter's School Zone rules. [DR7: 10/18]

8.1.1 General Outcomes Sought

S19.6.1.5 The following outcomes have been established for the Structure Plan to help guide future development:

- (a) Inclusive, accessible, conveniently located and well-designed open spaces that provide for a range of different functions, activities and users
- (b) A high-quality public realm developed through appropriate landscaping and provision of park amenities
- (c) Opportunities for residents and stakeholders to provide input into the detailed parks planning process
- (d) Provision of public spaces for community and cultural events (e.g. gathering spaces, markets, community gardens)
- (e) Opportunities for public art initiatives, particularly within any civic spaces provided within the Neighbourhood Centre
- (f) Designed to support year-round activities and recreational opportunities

8.1.2 General Guidelines

S19.6.1.6 The following general guidelines have been developed to help guide the provision and articulation of open spaces within the Structure Plan:

- (a) Design the entrance to public spaces so they are easily identified, including signage/wayfinding to increase legibility and safe use.
- (b) Provide public open spaces with edges that are activated or overlooked by adjacent streets and dwellings. This will improve the perceived safety and encourage use of these open spaces. Generally, at least 50% of the edges shall be surrounded by streets so there is a sense of public ownership and overlooking.
- (c) Provide public open spaces that enable a variety of recreational and social activities to occur within them.
- (d) Provide for adequate distribution of playgrounds and public toilets
- (e) Incorporate existing landscape features, significant vegetation, and sites of cultural significance into public open spaces.

- (f) Avoid “dark areas” (areas that are not overlooked, not well lit, or hidden from view) and blank walls. This combination is likely to attract graffiti and other undesirable activities. Instead, introduce appropriate landscape treatment, lighting, and ensure neighbouring land uses provide windows that overlook and activate these spaces.
- (g) Connect new and existing public open space to the wider green and public open space network with walkways / cycleways and consider the provision of cycle rack facilities.

S19.6.2 8-2 Local Parks / Sports Fields

S19.6.2.1 Local parks within the Structure Plan area have been evenly distributed throughout the community providing for local recreation and amenity. These parks will be utilised for a mixture of active and passive recreation to cater to all community needs – with some spaces acting as gardens and retreats and others for playgrounds and sports fields. Local parks may be a mixture of both hard and soft spaces and will provide local amenity – particularly in those areas with increased residential density.

S19.6.2.2 Opportunity for provision of a café is provided for within the centrally located sports fields in the C2 Structure Plan area, subject to appropriate design (including transport and visual amenity impacts).

S19.6.3 8-3 Cultural Sites of Significance

S19.6.3.1 Cultural sites of significance were identified within the ~~C1, C2 and C3~~C1 and C2/C3 Growth Cells following a preliminary desktop archaeological investigation. A number of these sites have been indicated on the Structure Plans (see Figures ~~16 and 17~~ 13) and incorporated within areas of open space where possible. It is anticipated that Council and future developers will work with Iwi to determine how these (and other) sites can be appropriately acknowledged and respected through detailed design. These sites have potential to provide educational and amenity opportunities through preservation and interpretation. [DR7: 9/38 and 10/41]

S19.6.4 8-4 Stormwater Corridors

S19.6.4.1 A stormwater corridor will run through the centre of C2 in a north-south direction, it will then be piped beneath the Cambridge / Hamilton Road and continue as a swale corridor down the western side of C3. This area will provide for stormwater conveyance from C1 (and future development within C7) south to the Waikato River. This area will not only provide for stormwater conveyance, but will also provide for stormwater treatment and will be utilised within C2 for recreation, pedestrian / cycle movement and as an amenity feature.

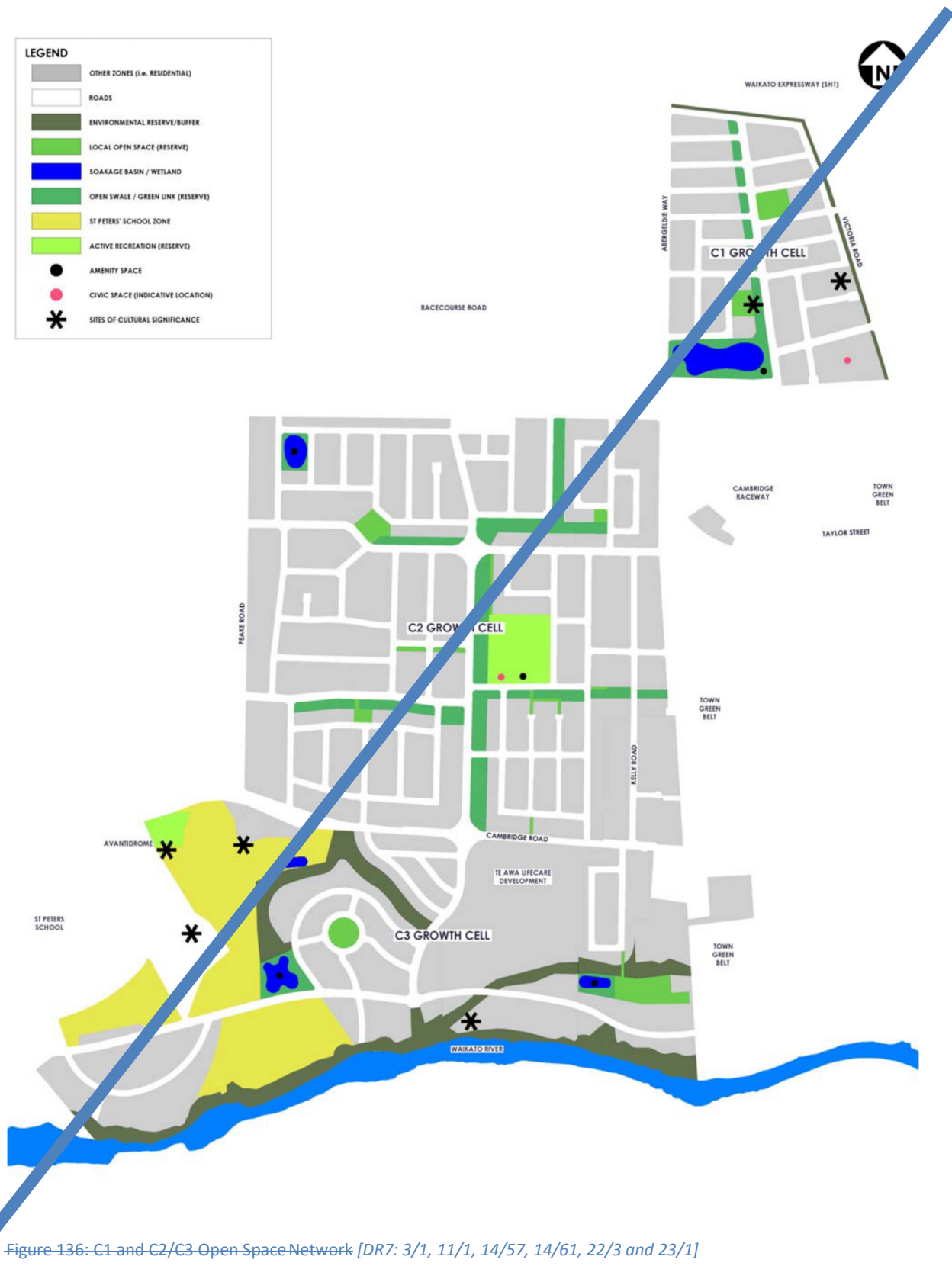


Figure 136: C1 and C2/C3 Open Space Network [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

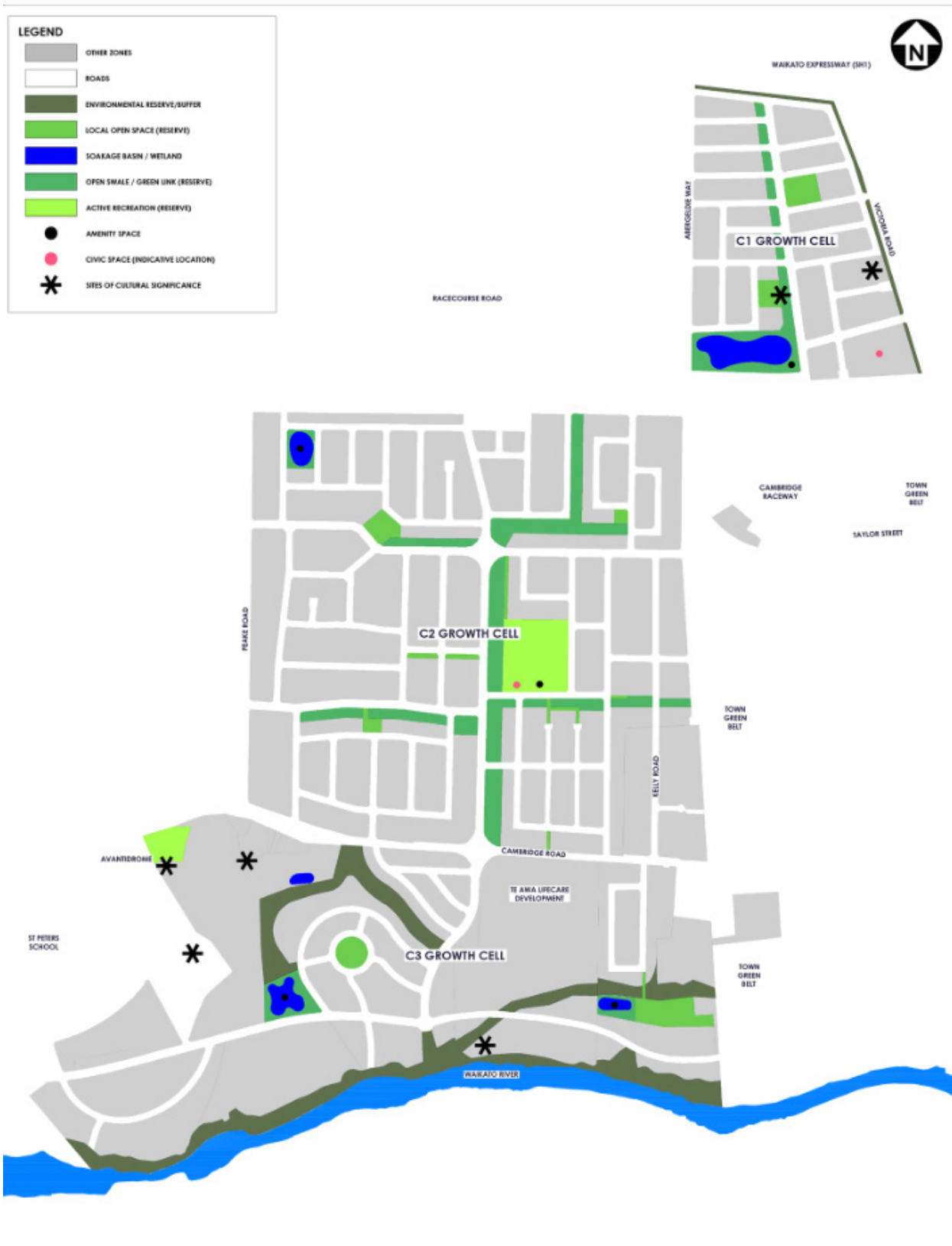


Figure 136: C1 and C2/C3 Open Space Network [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

S19.6.5 8.5 Stormwater Management Areas

S19.6.5.1 A number of stormwater management areas will be distributed throughout the Growth Cells to retain and treat stormwater before it enters into the central conveyance corridor. These areas will be co-located with pockets of local open space – activating and integrating them within the community.

S19.6.6 8.6 Civic Space

S19.6.6.1 A central civic space is envisioned to be located within the C1 Neighbourhood Centres. This landscaped space will act as a central focal point for the community – a meeting place and an area of high amenity within the commercial core. The design of this space is not set and may be facilitated in various ways, potentially including hard and/or soft open space, children’s play or other activities, co-located with appropriate community and/or commercial activities. [DR7: 23/4]



[Precedent images showing examples of civic space that can be integrated alongside supermarkets and within neighbourhood centres, with a mix of hard and soft landscaping, cycle parking, cultural features and seating space. \[DR7: 12/6 and 18/8\]](#)

S19.6.7 8.7 Buffer / Environmental Reserve Areas

S19.6.7.1 An area of green space has been created along the northern boundary of the C1 Growth Cell to provide a buffer for residential development from the Cambridge Section of the Waikato Expressway (State Highway 1) – and the potentially adverse impacts associated with this. It is anticipated that this space will be used for unstructured leisure activities and will comprise of naturalised, low maintenance landscapes.

S19.6.7.2 Buffer areas have been created within the C3 Growth Cell to protect steep slopes, existing streams and more sensitive areas along the river edge. It is anticipated that these spaces will comprise of naturalised, low maintenance landscapes and in certain locations may be utilised for unstructured leisure activities.

S19.6.8 8.8 School Sites

S19.6.8.1 A preferred location has been identified for a future primary school and daycare facility within the C2 Structure Plan area. Once a final location has been decided, it will comprise of an area of approximately 3-3.5 hectares. The school location is considered within the context of the public open space network as their grounds and facilities are often public in nature and shared between education and community uses.

S19.6.9 8.9 Existing Open Space / Recreation Features

S19.6.9.1 The interface between proposed development and existing areas of open space and / or recreation features is important. Council wants to ensure that these areas continue to be connected to surrounding communities, are activated by adjacent land uses and the current experiences offered by them are not compromised.

S19.6.9.2 The C1 Growth Cell is bound to the south by the existing town belt. This is a strong underlying feature of Cambridge and a space is used for the Cambridge Raceway and the Cambridge East Maungakawa Pony Club. The C2/C3 Structure Plan interfaces with the Town Belt to the east and the Te Awa Cycleway from the C3 Growth Cell. The Te Awa Cycleway is a popular recreational feature of Cambridge and its existing green and open character should be protected. Creating a strong interface between the town belt and the Te Awa Cycleway with the Growth Cells is very important and the following guidelines outline how this might be achieved:

8.9.1 Guidelines

S19.6.9.3 The Cambridge Town Belt is to be edged by a public road and overlooked by adjacent land uses through a requirement for no or low fences (maximum 1.2m in height)

S19.6.9.4 Access to the Town Belt is to be provided for:

- (a) From the green pedestrian / cycle link running alongside Victoria Road (C1).
- (b) From the Neighbourhood Centre (C1).
- (c) From adjacent areas of compact residential housing. [DR7: 9/2 and 10/1]

S19.6.9.5 The green and open nature of the Te Awa Cycleway is to be protected through:

- (a) The establishment of a 5m environmental buffer / open space along its northern side, between the cycleway and adjoining land uses.
- (b) Ensuring that any fencing facing the Te Awa Cycleway shall be a maximum of 1.2m in height and visually permeable in design, and planting along this edge should remain low-scale and visually permeable.
- (c) The green and open nature of the Te Awa Cycleway is to be protected through creation of a buffer space, with built form set back approximately 20-50m from the cycleway; any fencing facing the Te Awa Cycleway shall be a maximum of 1.2m in height and visually permeable in design and planting along this edge should remain low-scale. [DR7: 9/18, 10/20, 9/17, 9/22, 10/19, 10/24, 19/29 and 19/30]

S19.6.9.6 Access to the Te Awa Cycleway is to be provided from the adjacent roading network at regular intervals.

S19.6.10 8.10 Walkways and Cycleways

S19.6.10.1 A comprehensive walking and cycling network will link all types of public open space, creating a residential area that can be safely and easily accessed without the use of private vehicles. Figure 8s 10 and 11 (C1 and C2/C3 Movement Networks) illustrate the location of existing and proposed walking and cycling tracks in relation to public open space.

S19.6.11 8.11 Wayfinding and Signage

S19.6.11.1 An integral part of both the movement and open space networks is the provision of simple, clear and attractive wayfinding – to ensure that residents and visitors can safely and efficiently reach destinations and move between spaces. To reinforce legibility and integration, a signage and

wayfinding strategy should be prepared. This strategy will link with existing Council wayfinding and signage provisions and help to highlight specific character areas to strengthen neighbourhood identity and support a sense of place.

S19.6.12 8.12Landscape and Vegetation

S19.6.12.1 Cambridge has been known as the ‘town of trees’ over a hundred years, and tree-lined streets are a key characteristic of Cambridge. The following guidelines highlight how the Structure Plan seeks to continue to reinforce the leafy nature of Cambridge.

8.12.1Guidelines

S19.6.12.2 The following guidelines relate to the provision of trees and landscape areas within the Structure Plan area:

- (a) Retain existing mature vegetation on site, where possible.
- (b) Provide sufficient space / soil depth to support healthy trees.
- (c) Undertake tree planting as part of park and open space development to support amenity provision, place making and sustainability outcomes.
- (d) Select a diverse range of tree species to prevent disease susceptibility and visual uniformity.
- (e) Plant landscape areas with species that are low maintenance, hardy and well suited to local conditions.
- (f) Provide an emphasis on native or indigenous plants that are appropriate to the site and landscape character of the area – particularly within wetland areas and ecological corridors.
- (g) Undertake remnant soil studies within wetland areas and ecological corridors, to determine the types of previous plants that originally grew in these locations to influence species selection and placement.
- (h) Select appropriate street trees to enable sunlight penetration on streets and within adjoining public open spaces during winter months.
- (i) Provide landscaping that enables the preservation of important views and vistas.

S19.7 9Water and Wastewater Servicing

S19.7.1 An assessment of the required water and wastewater infrastructure has been undertaken and is detailed in the supporting Water Supply and Wastewater Technical Assessment report for the Structure Plan areas. In summary:

Water supply

S19.7.2 The proposed water supply network has been designed assuming that the demand can be supplied from two different connection points. The head loss has been calculated for the furthest hydrant to the connection points when considering 12.5l/s water supplied from each connection.

S19.7.3 Hydrants are proposed on the main lines every 135m. The pipe sizes determined in this high level design are sensitive to head and flow availability at the connection points to the Growth Cells.

S19.7.4 All local roads will have a rider main.

Wastewater

- S19.7.5 The proposed wastewater reticulation has been designed on the basis that the existing network and treatment plant has sufficient capacity to cater for the proposed development.
- S19.7.6 Two connection points have been allowed for connection to the existing wastewater network. The growth area C1 will be connected to the existing Taylor Street pumpstation. A manhole at 15 Vogel Place will convey the wastewater from Growth Cells C2 and C3.
- S19.7.7 Gravity pipe trench depths have been checked considering the furthest property connection to the local collector and the main sewer. Self-cleaning velocity and minimum gradient have been considered in designing the proposed wastewater reticulation.
- S19.7.8 Due to relatively flat topography of the areas (excluding some locations at C3), pumpstations are utilised where the gravity pipe trench depths are 5.5m or deeper.
- S19.7.9 The proposed Structure Plan water and wastewater network concept plans are have been designed assuming there is available capacity in the existing systems. It is understood that proposed network upgrades in the LTP will provide adequate capacity to and from the Growth Cells. Before any preliminary design for the C1 and C2/C3 Growth Cells is undertaken it is recommended that the water supply and wastewater network models are updated to confirm the capacity of these systems. The Growth Cell infrastructure layouts and sizing can then be adjusted accordingly if required. Proposed water and wastewater network layouts and connections are illustrated in Figures 1814 and 1915 as follows.

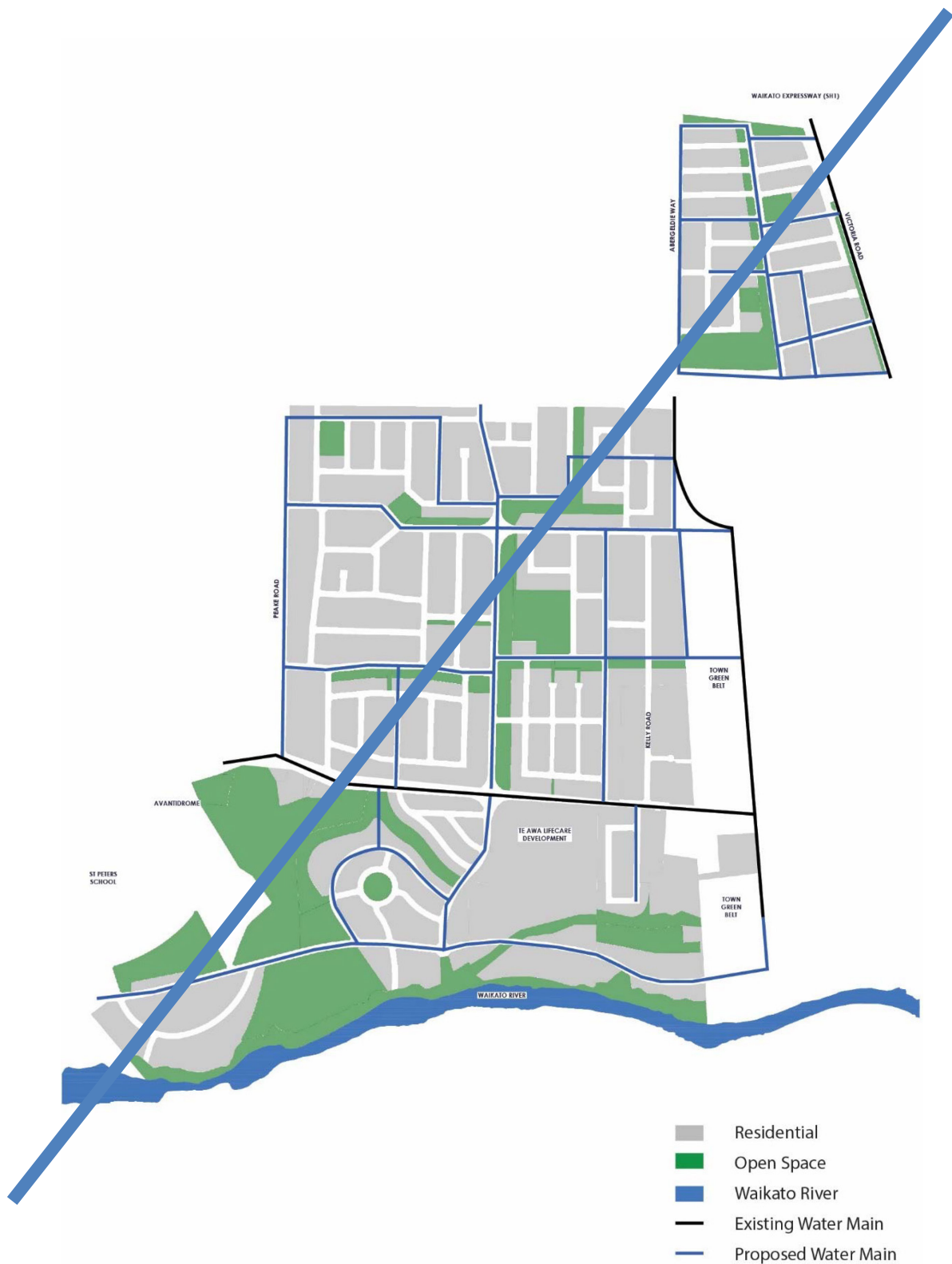


Figure 148: Indicative Water Network, C1 and C2/C3 Structure Plan Areas [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

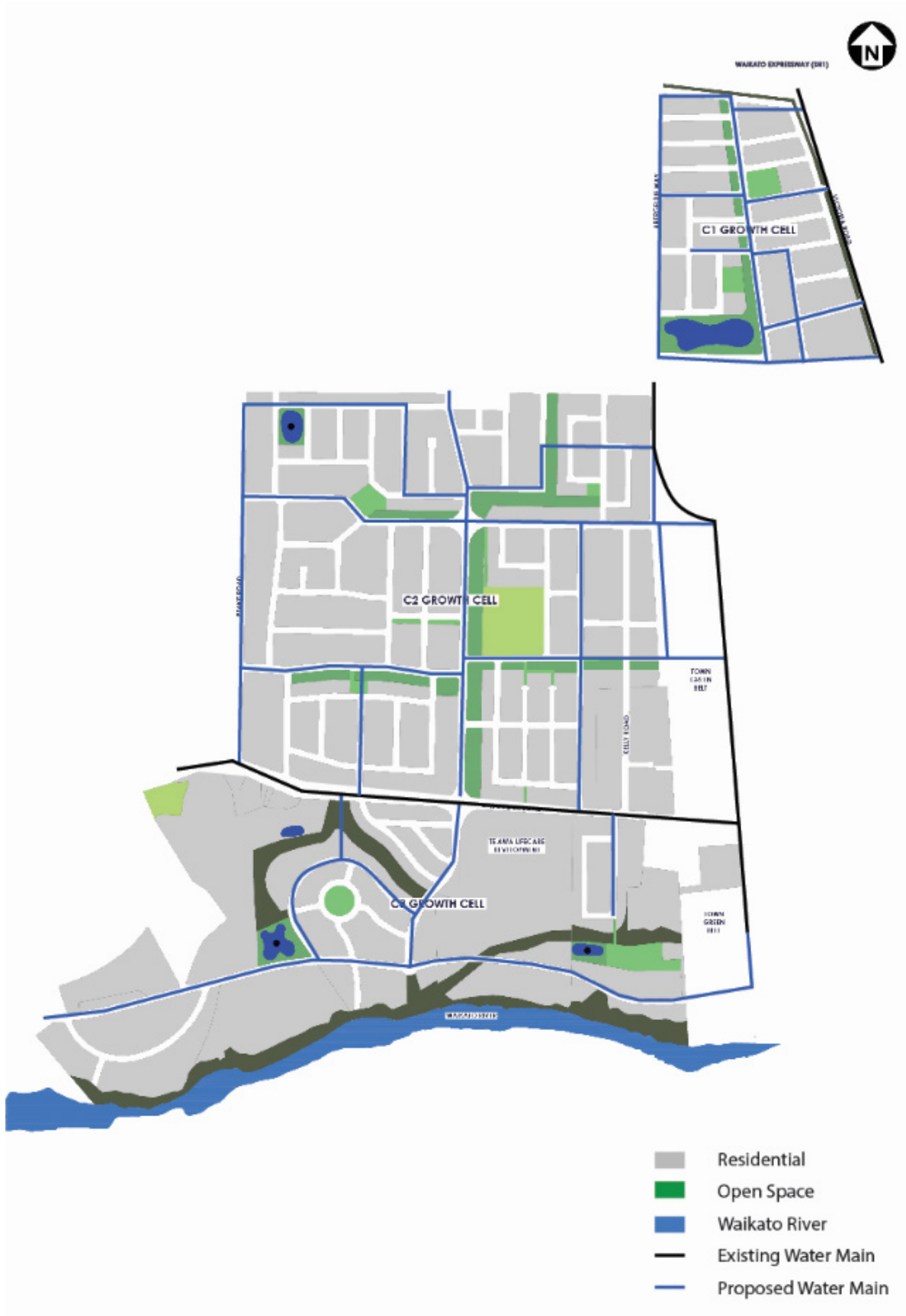


Figure 148: Indicative Water Network, C1 and C2/C3 Structure Plan Areas [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]



Figure 159: Indicative Wastewater Network, C1 and C2/C3 Structure Plan Areas [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]



Figure 159: Indicative Wastewater Network, C1 and C2/C3 Structure Plan Areas [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

S19.8 **10Implementation**

S19.8.1 ~~10.1~~**Overview**

S19.8.1.1 The scale of envisaged growth and therefore development proposed within the Structure Plan areas means that it is necessary to stage the development of the community over time. This will provide a logical approach to constructing infrastructure services, while also focusing the construction process in one area. The stages have been identified based on the physical characteristics of the site, plus the need to provide a mix of housing choice. In addition, Council's approach to funding infrastructure development means that smaller stages are proposed rather than providing single / large opportunities for ad hoc development to occur.

S19.8.1.2 Figure 1620 below illustrates the proposed indicative staging plan.

S19.8.1.3 Staging provides a mechanism for directing development and investment activity to specified locations to coordinate provision of community, social and physical infrastructure in tandem with construction of new homes. A key issue in staging is to, wherever possible, provide infrastructure as close to demand as possible, so that the new community can establish patterns of local use, sense of place and connectedness. It is not possible to predict with certainty the rate of housing construction. Many economic and planning related factors affect this growth rate. However, based on the Waipa District Growth Strategy, it is understood that 200-300 dwellings per year can be expected while population growth continues.

S19.8.1.4 Staging is focused on achieving the following principles:

- (a) Residential growth that is well-connected with existing residential areas.
- (b) Growth patterns that facilitate neighbourhood amenities within walking distance of local residents, including open space, sports amenities, schools and local shops.
- (c) Facilitating 'residential neighbourhoods', while avoiding ad-hoc, disconnected development.
- (d) Investment in local neighbourhood amenities such as open space, playgrounds and walking and cycle ways at a balanced rate with growth and demand.
- (e) Provision of supporting infrastructure that responds appropriately to residential market demands through timely supply.
- (f) Supporting sustainable use of infrastructure funding through appropriate staging.

Movement Network

S19.8.1.5 The development of the road network would occur during the course of the construction of the various stages within each Structure Plan area. The internal connector roads should be constructed prior to or concurrently with development occurring in each of the stages. These roads will provide the major connections to residential areas and perform a vital function which should be protected by the careful planning and construction of the roads in accordance with the indicative road layouts shown.

S19.8.1.6 The residential local streets, laneways and walking and cycling connections should be developed as and when required to fit the urban form of each stage by each developer. As more overlap with adjoining landowners occurs, Council will require complete certainty that in the fullness of time, all streets will be connected and assist to create a permeable network.

C1 Neighbourhood Centres

S19.8.1.7 The development of ~~both the~~ Neighbourhood Centres ~~(C1 and C2) are~~is proposed for Stage 1 of development. A balance is required between provision of neighbourhood centres activities that provided for local communities, and that attract future residential development. Accordingly, some demand is considered appropriate prior to development. Development of the C1 ~~area~~Neighbourhood Centre will benefit from existing development in Cambridge North., ~~while in the case of C2, there is a requirement for development of the Cambridge Road Neighbourhood Centre to occur concurrently with or following the development of the first sixty lots within the C2 Growth Cell.~~ [DR7: 23/4]

Open Space Provision

S19.8.1.8 The provision of open space should be incorporated within each stage of development – to provide an area for community gathering, recreation and amenity. As each additional stage is brought online the connections between these open spaces becomes increasingly important – in order to provide a linked and comprehensive open space network. The proposed Open Space Network is further detailed in Section 8 of this report.

Primary School

S19.8.1.9 A new primary school is to be provided within the C2 Growth Cell. A preferred location within Stage 1 has been identified, with the final location to be determined through ongoing engagement between the developer and the Ministry of Education. The Ministry has provided a number of guidelines which must be met in relation to the location of the school, as outlined in Section 5.5 of this report.

Stormwater, Wastewater and Water Supply

S19.8.1.10 An overarching Stormwater Strategy is included within Section 6 of this report. This strategy details the long- term holistic vision for the conveyance, management and treatment of stormwater within the ~~C1, C2 and C3~~C1 and C2/C3 Growth Cells. The strategy also outlines likely short-term or temporary stormwater management solutions for initial stages of development – ensuring that stormwater is adequately managed in initial stages before the broader solution is brought online. [DR7: 9/38 and 10/41]

Natural Hazard Management

S19.8.1.11 Prior to development occurring, Council shall be satisfied that the liquefaction risk for each structure plan area (C1 ~~and C2/C3, C2 and C3~~) has been assessed through an appropriately detailed area-wide assessment (refer Ministry for the Environment's *Planning and engineering guidance for potentially liquefaction-prone land*), and feasible measures to mitigate any potential risks to an acceptable level have been identified. [DR7: 9/38 and 10/41]

S19.8.2 10.2 Structure Plan Staging

S19.8.2.1 Triggers regarding the uplifting of Deferred Zones are contained within Section 14.4.1.9 of the Waipa District Plan. These Triggers must be met prior to the Deferred Residential Zoning being uplifted. [DR7: 9/21 and 10/23]

S19.8.2.2 Figure 2016 outlines indicative staging for each gGrowth eCell which reflects a potential logical rollout of infrastructure and landowner/developer indications of timing.

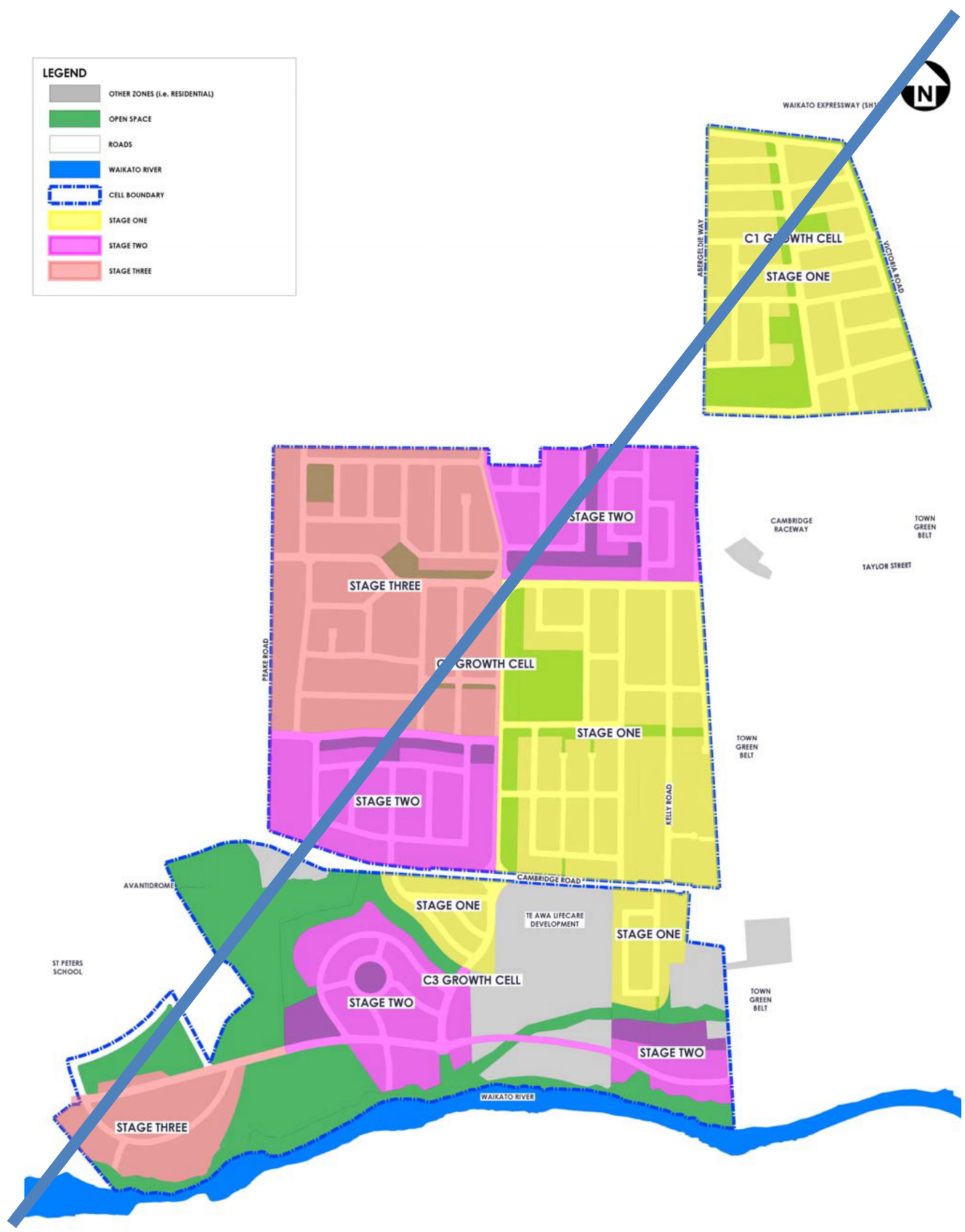
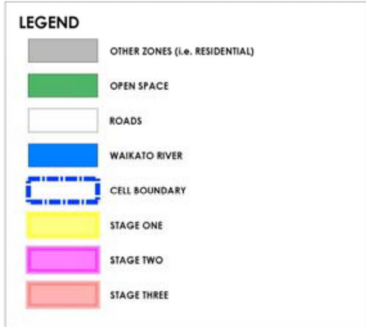


Figure 2016- Indicative Staging Plan [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

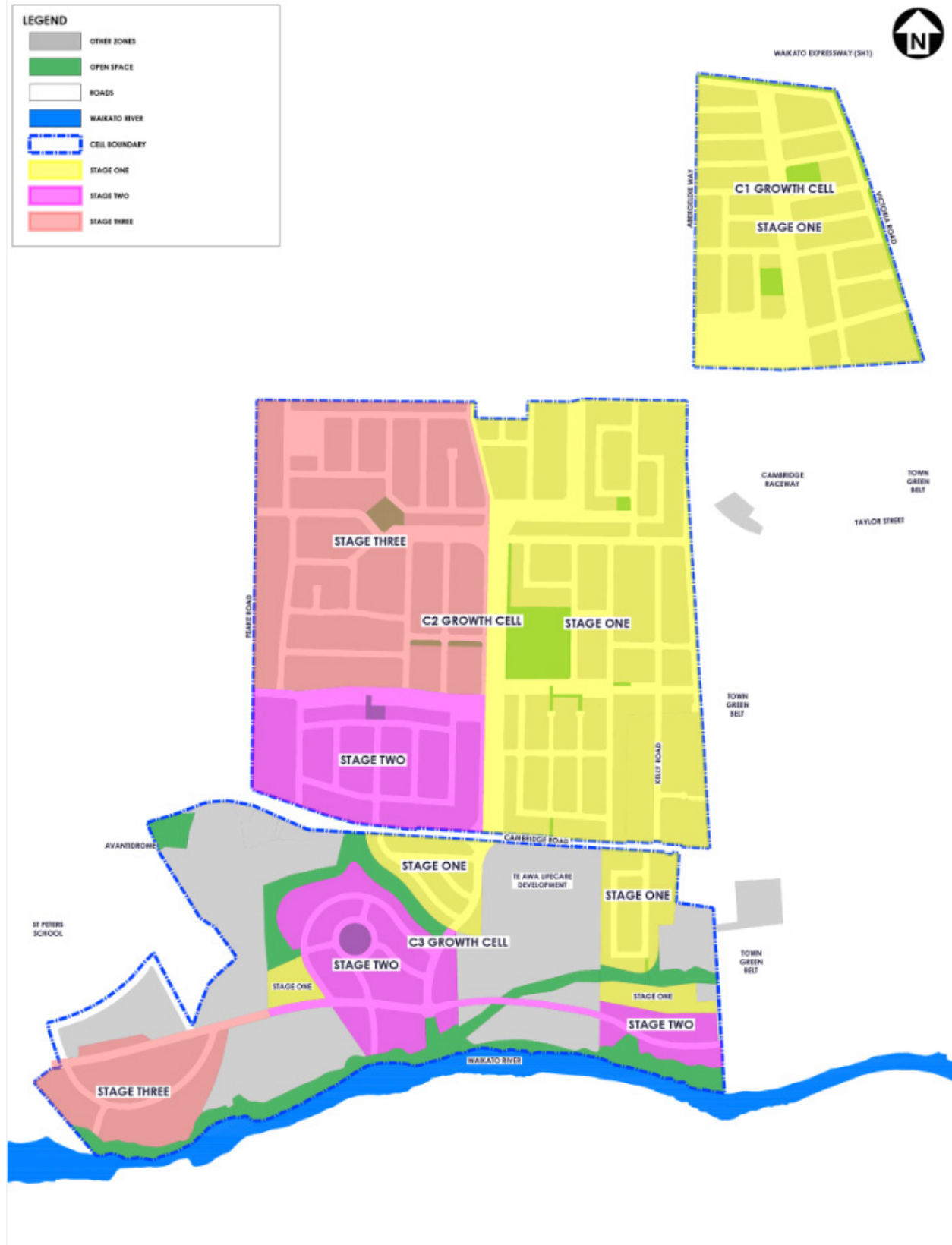


Figure 2016: Indicative Staging Plan [DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

S19.8.3 ~~8.3~~ Liquefaction Investigations

S19.8.3.1 Liquefaction describes a phenomenon whereby a saturated or partially saturated soil substantially loses strength and stiffness in response to an applied stress, usually earthquake shaking, causing it to behave like a liquid. Potential effects of liquefaction can include soil strength loss, ground settlement and lateral ground movement. These effects can result in significant damage to land, buildings and infrastructure, potentially resulting in loss of life and/or negative, environmental, social and economic impacts.

S19.8.3.2 In April 2018 a liquefaction investigation and assessment (Cambridge C1 C2 & C3 Plan Change Liquefaction Hazard Assessment, Beca Limited, dated 16 April 2018) was undertaken in accordance with the Ministry of Business, Innovation and Employment (MBIE) guidelines on Planning and Engineering Guidance for Potentially Liquefaction Prone Land (2017) for the Cambridge Structure Plan areas. The assessment report presents the findings of a 'Level B calibrated desktop assessment' within C1 and C2 Growth Cells and a 'Level C detailed area-wide assessment' within C3 Growth Cell. Liquefaction and seismic vulnerability will need to be further assessed in accordance with good practice and national guidance (e.g. MBIE guidelines on Planning and Engineering Guidance for Potentially Liquefaction Prone Land (2017)) undertaken by a suitably qualified geo-professional, as part of the 'site suitability' of land for any relevant subdivision, land use or building consent. Where necessary, the following measures need to be taken to avoid, reduce or mitigate risk associated with liquefaction or seismic vulnerability:

- (a) Controlling the type and intensity of land development.
- (b) Improving the ground to reduce severity of ground deformation and strength loss.
- (c) Improving the structure so it is better able to tolerate ground deformation.

S19.8.3.3 The outcomes of further liquefaction vulnerability assessment will also assist in informing the design of stormwater and other infrastructure across the site, to assist in reducing risks associated with seismic events should they occur. [DR7: 19/50 and 19/55]

S19.8.4 ~~8.4~~ Slope Stability Investigations

S19.8.4.1 The liquefaction assessment for the Cambridge Structure Plan areas (Cambridge C1 C2 & C3 Plan Change Liquefaction Hazard Assessment, Beca Limited, dated 16 April 2018) identified slope stability risks from both liquefaction and non-liquefaction causes. The report found that the Waikato River bank slopes and steeper terrace slopes would not likely meet stability design margins for residential development or associated infrastructure. Future slope instability of these slopes could be triggered by storm events, ongoing river or groundwater erosion, earthquakes, or concentrated stormwater discharges.

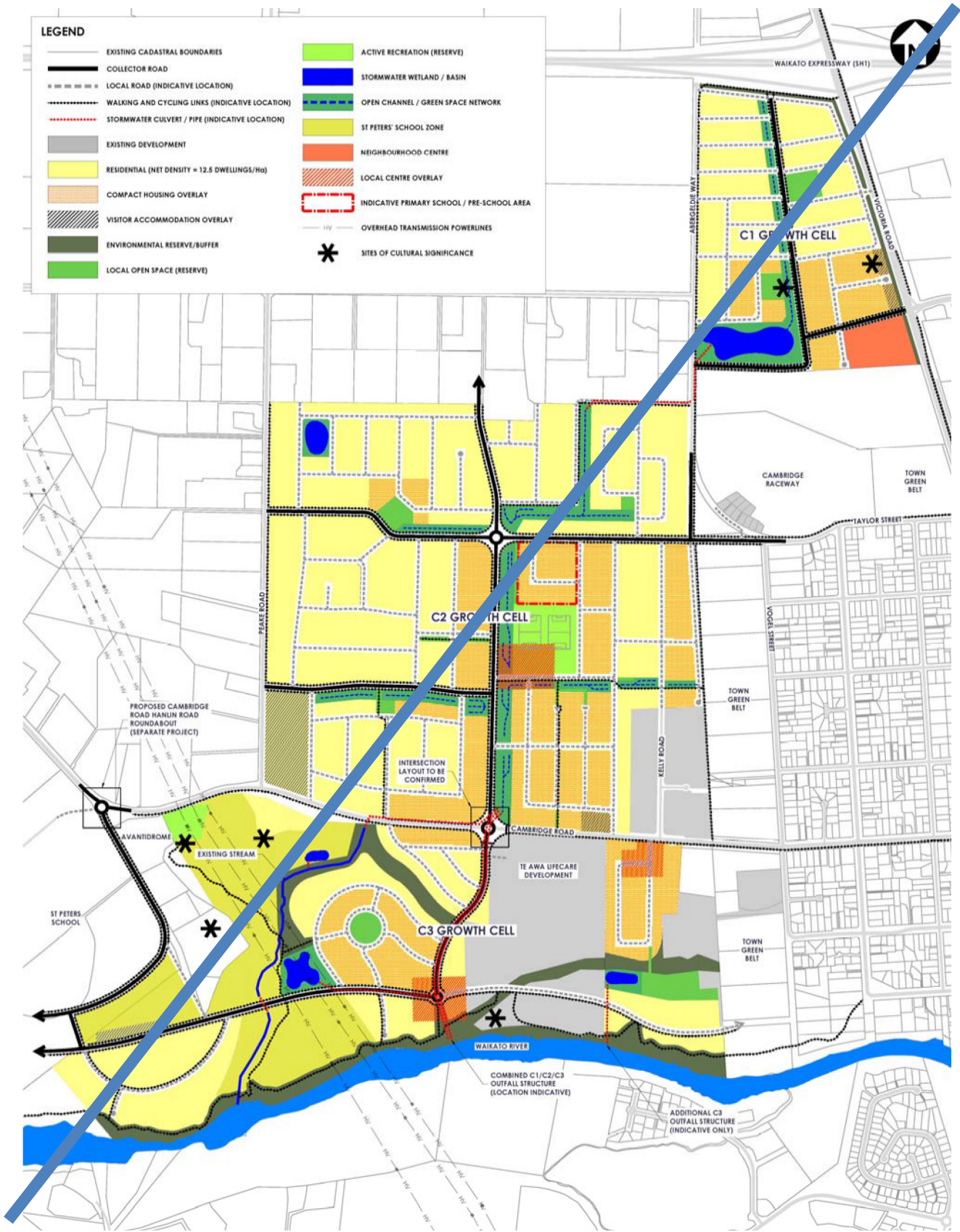
S19.8.4.2 Development is recommended to be set back from the crest of river banks, and sloping ground that does not meet, or cannot be stabilised sufficiently to meet, required stability design margins and to allow for future instability losses of these slopes. Residential stormwater discharges near steeper slopes will require specific design to avoid increasing the slope instability or erosion hazard. Sloped areas (escarpments) will require provision for vehicle access to the slope crest and base to allow for inspection and maintenance by Council.

S19.8.4.3 The Waikato River bank, terrace slopes and other sloping ground will be assessed as part of proposed development in accordance with the district plan provisions, as part of the 'site suitability' of land for any relevant subdivision, land use or building consent. Where necessary, the following measures will be taken to avoid, reduce or mitigate risk associated with slope stability:

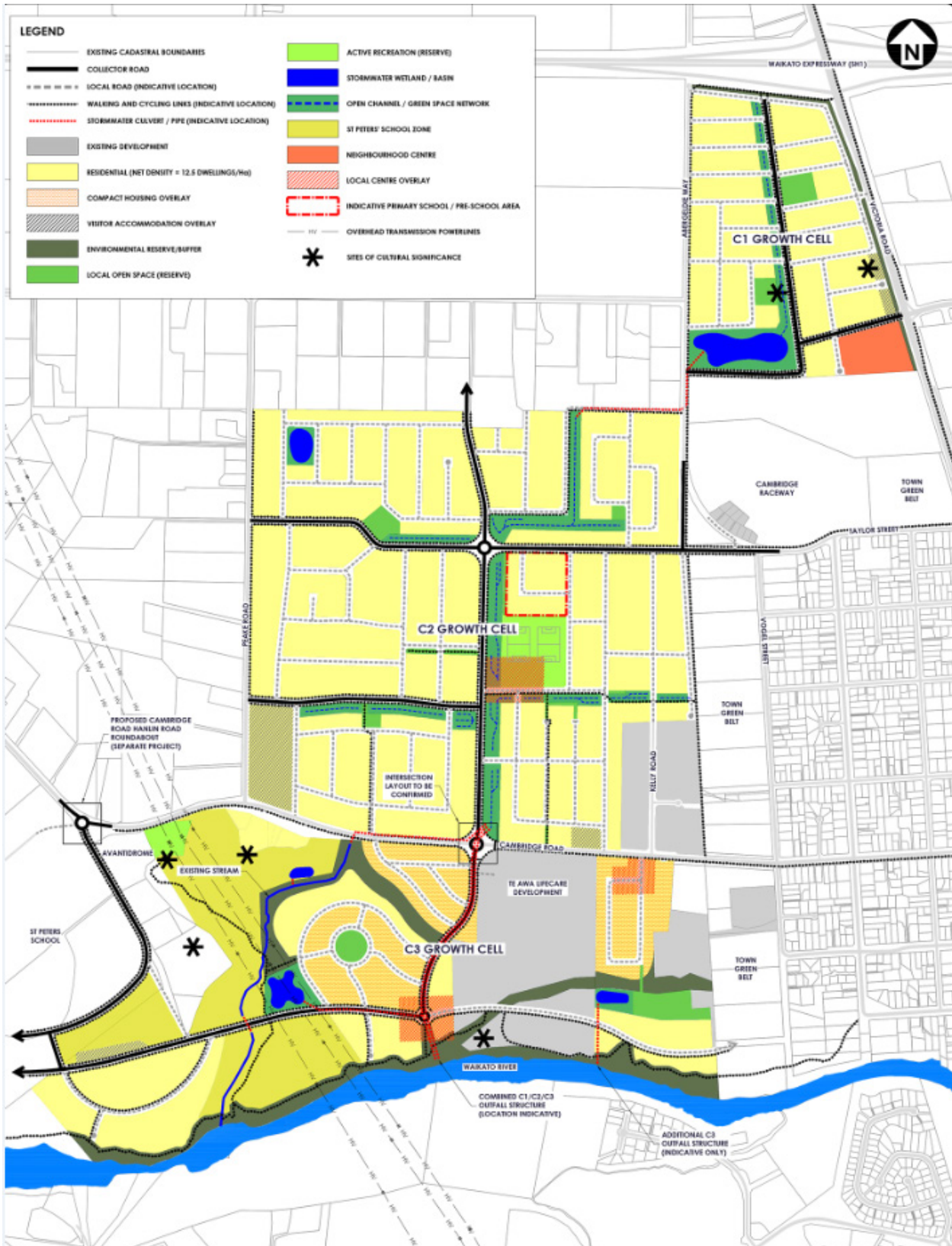
- (a) Controlling the type and intensity of land development, including setbacks from slopes

- (b) Controlling surface water discharges near slopes
- (c) Slope stabilisation measures. [DR7: 19/50 and 19/55]

Appendix Attachment A - C1, C2/C3 Structure Plans



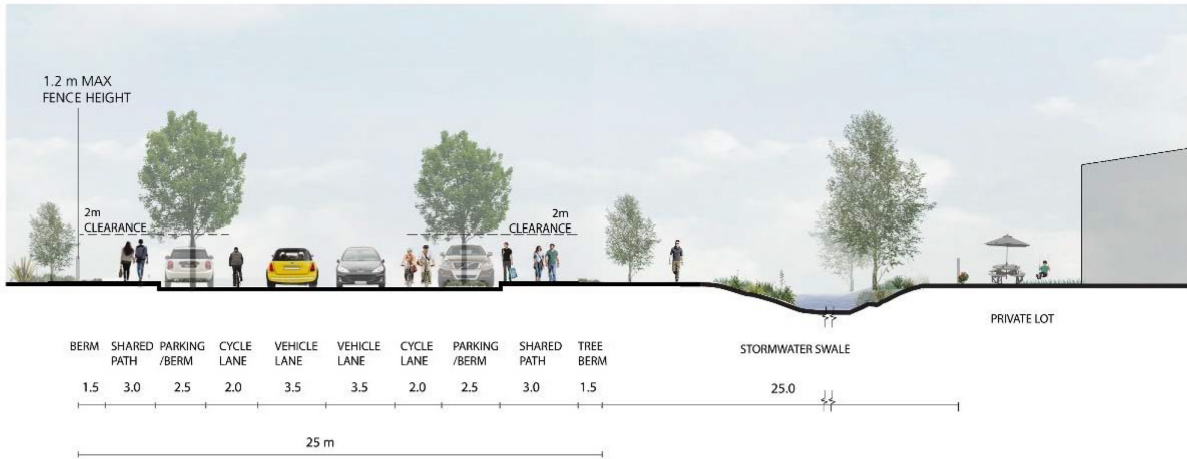
[DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]



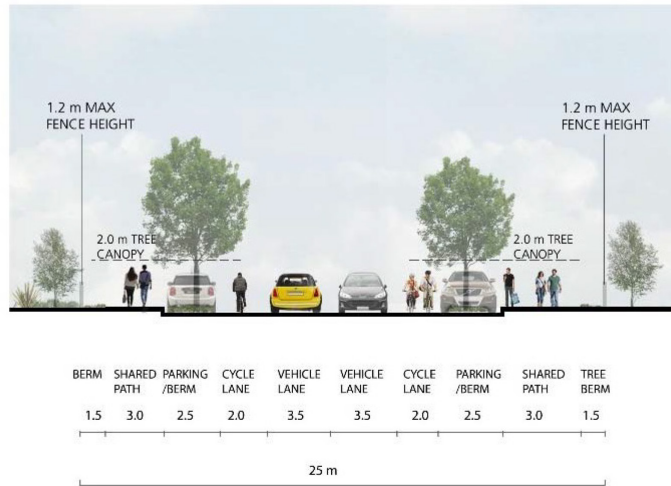
[DR7: 3/1, 11/1, 14/57, 14/61, 22/3 and 23/1]

Appendix Attachment B - Typical Street Cross Sections

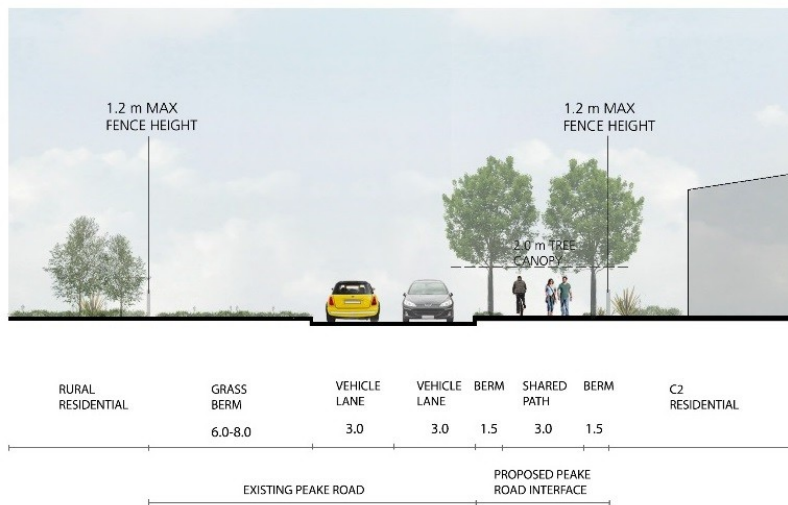
COLLECTOR ROAD ADJOINING SWALE (SECONDARY CONVEYANCE CHANNEL): 25m Street Corridor



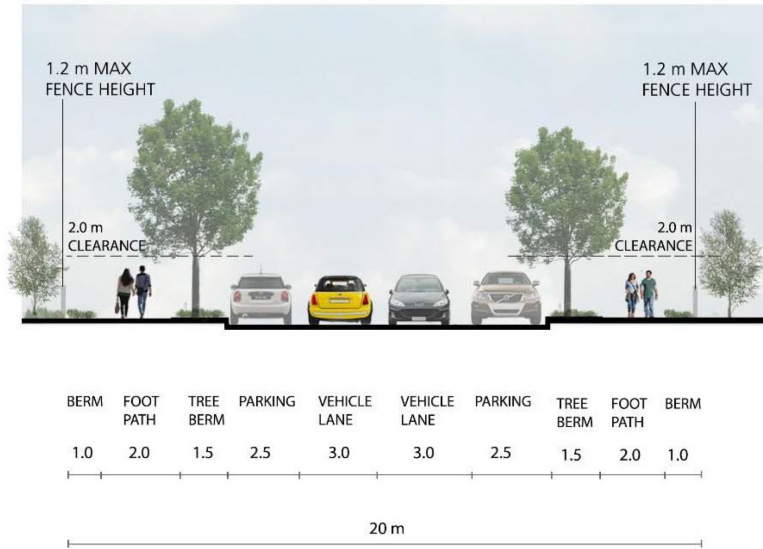
TYPICAL COLLECTOR ROAD: 25M



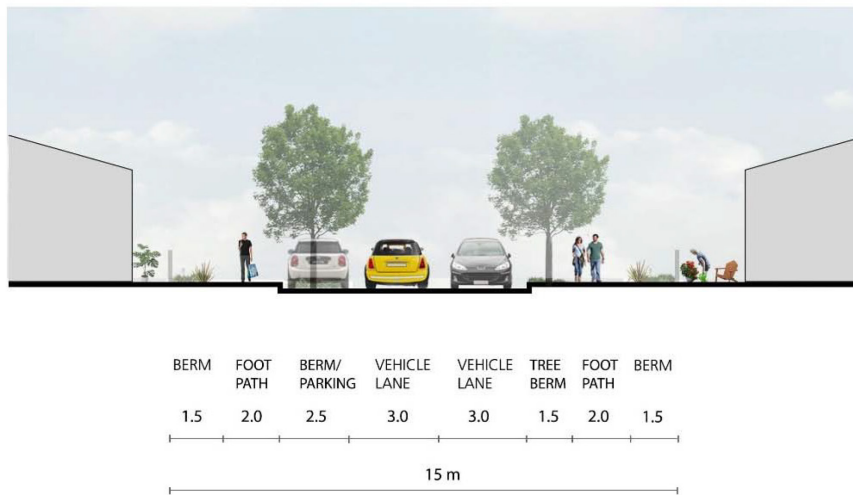
PEAKE ROAD



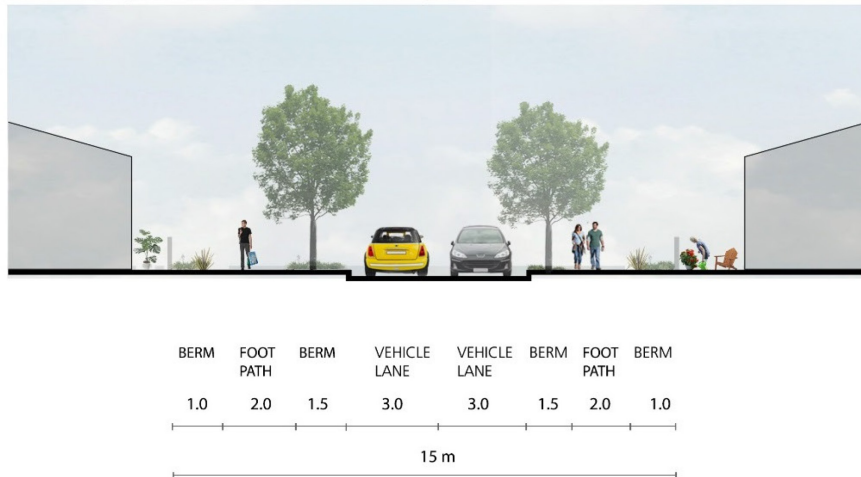
TYPICAL LOCAL ROAD: 20M



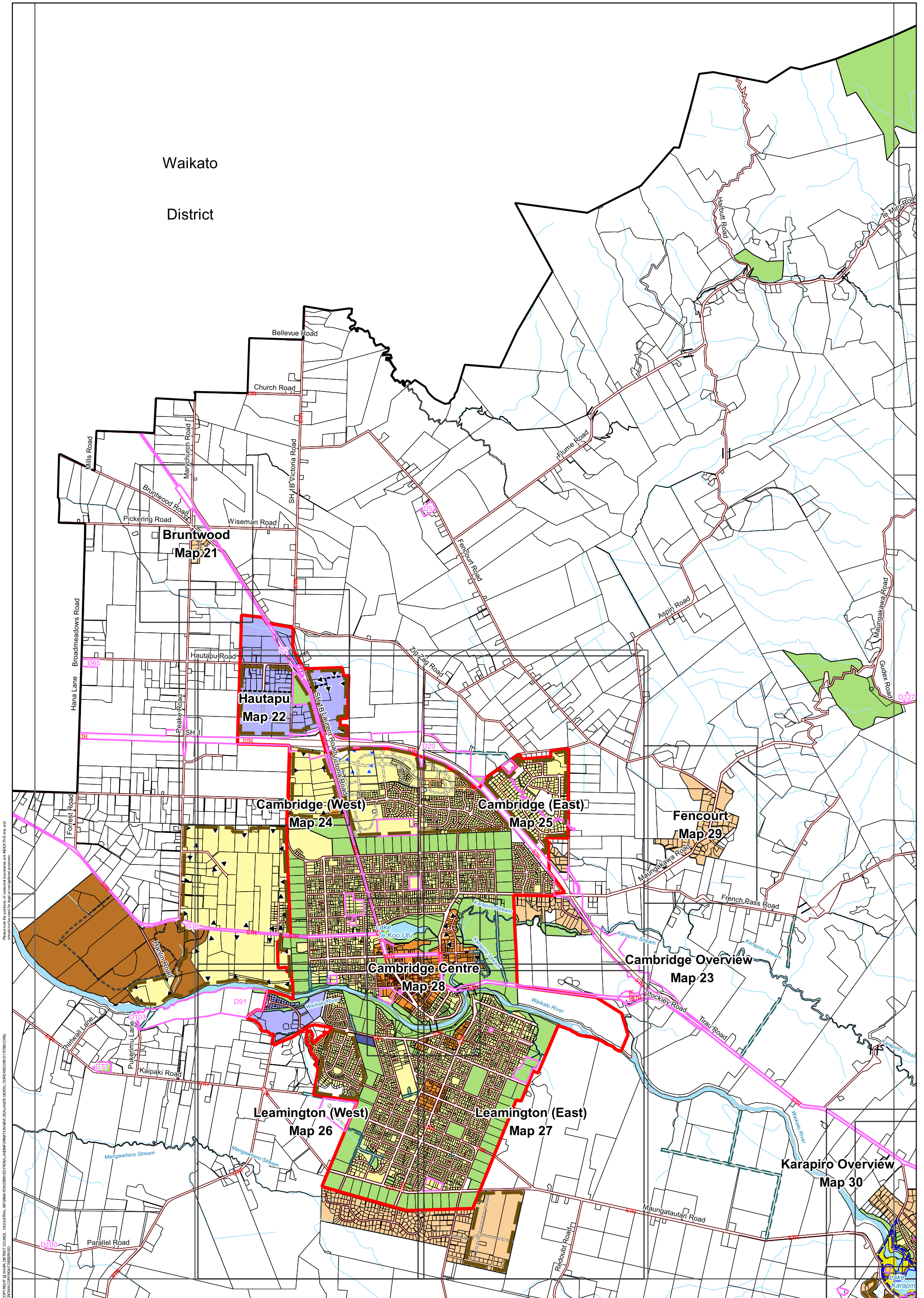
TYPICAL LOCAL ROAD: 15m



KEY LOCAL ROAD (TE AWA LIFECARE VILLAGE CONNECTOR ROAD) : 15m

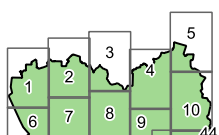


Waikato
District



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4 Zones



Cambridge Overview

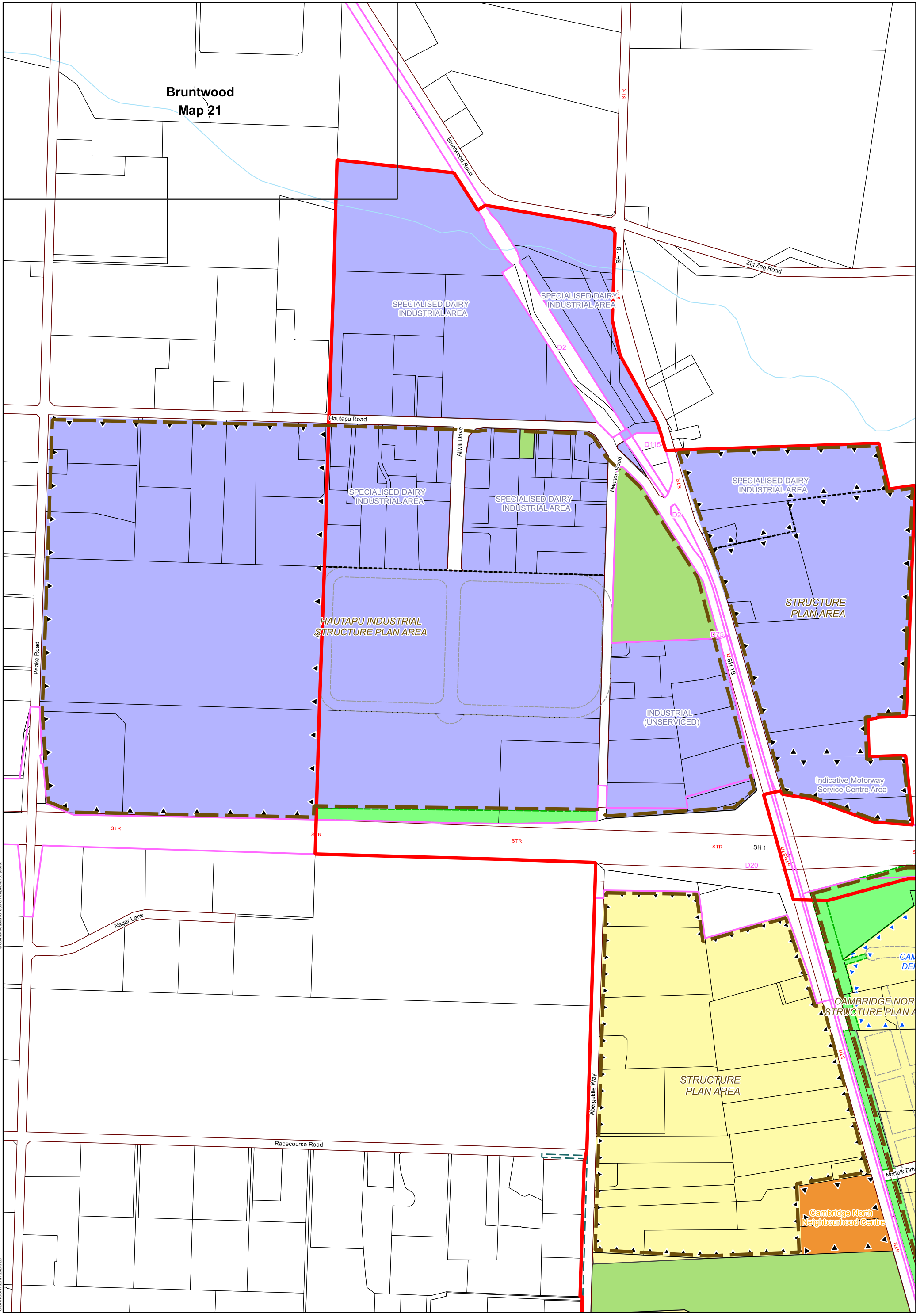
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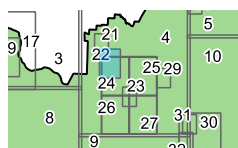
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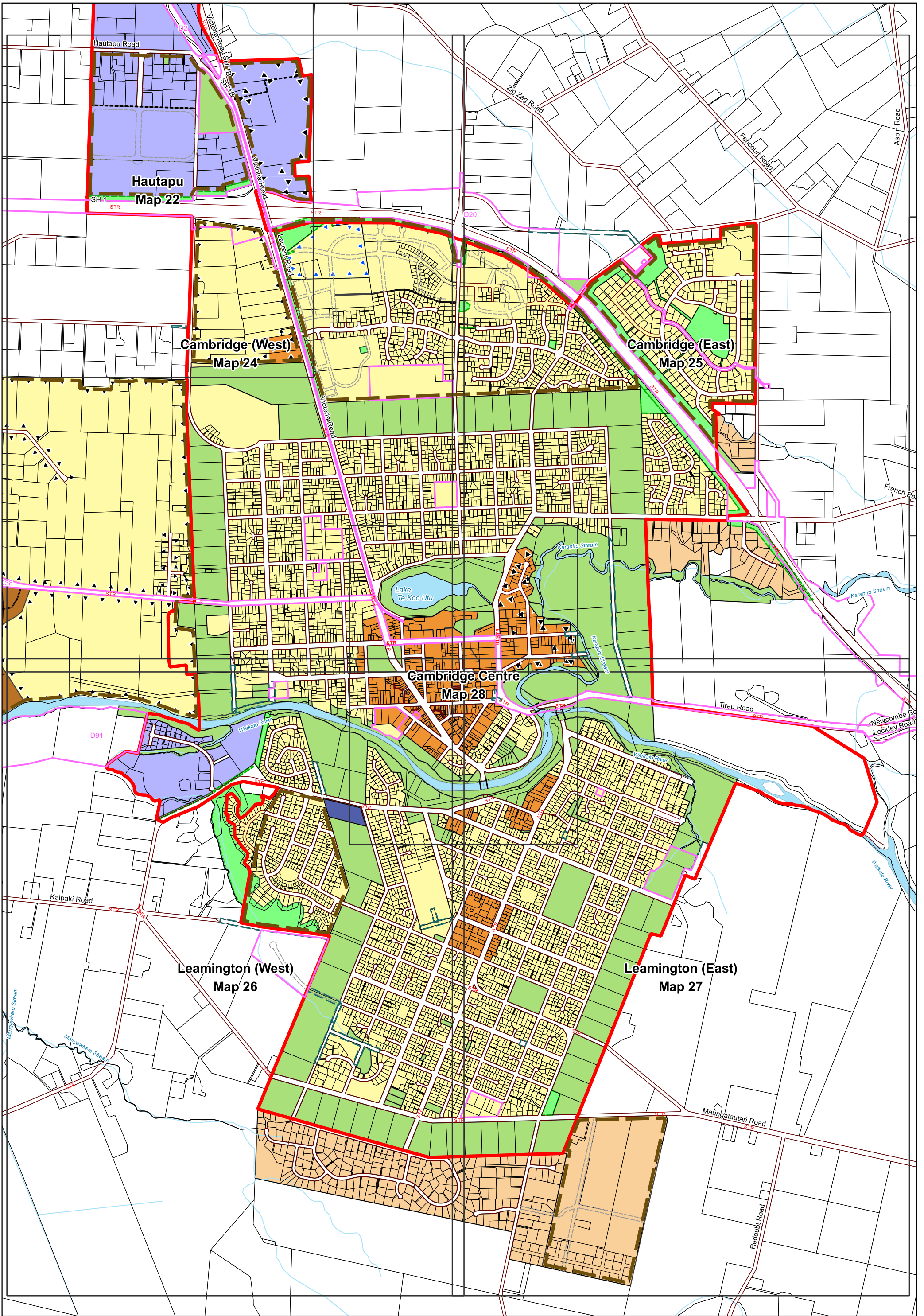


**Bruntwood
Map 21**



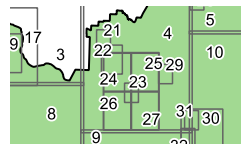
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23 Zones



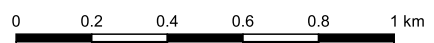
Cambridge Overview

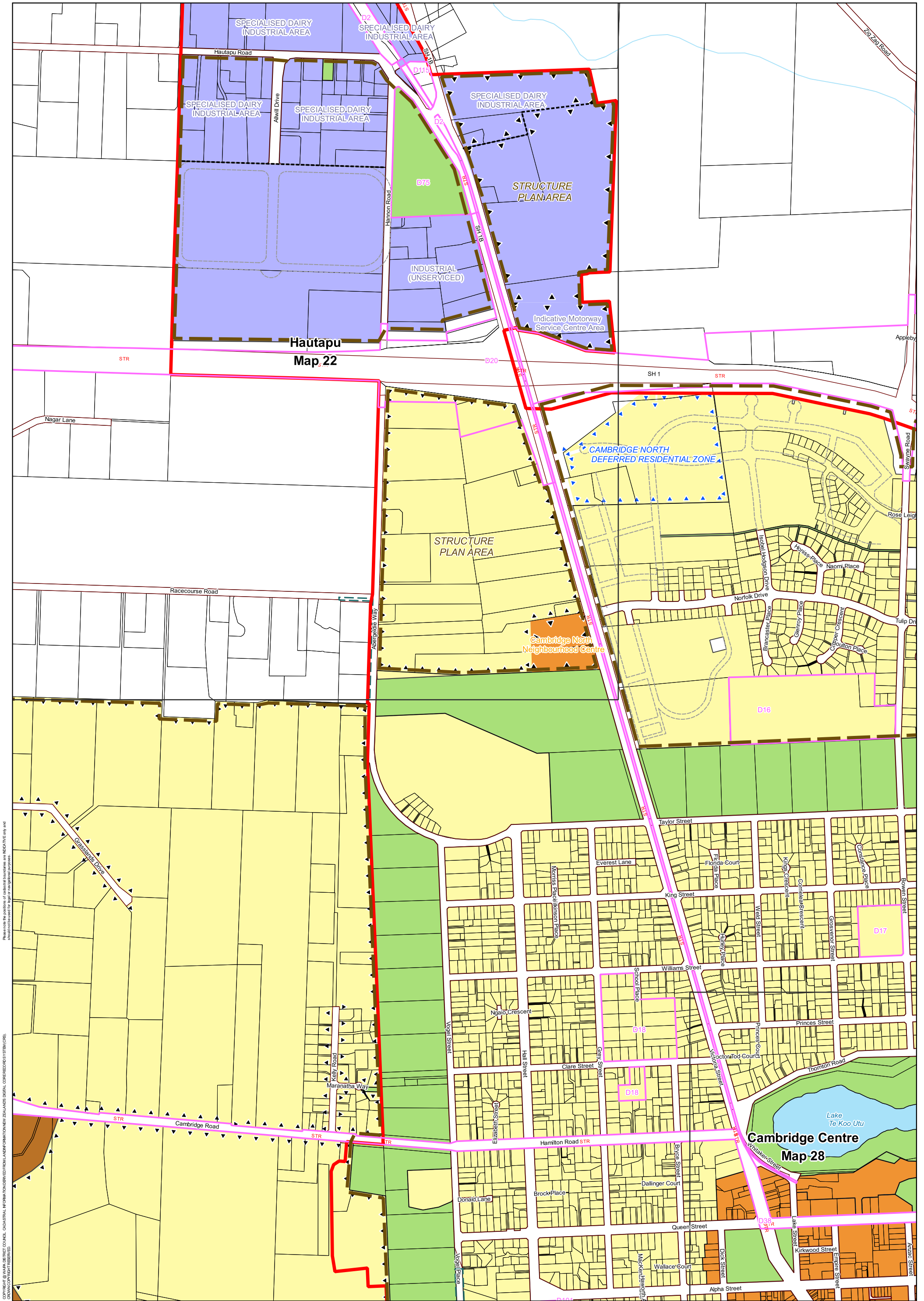
Waipa District Plan

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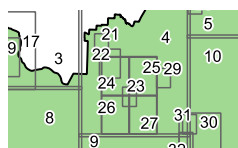
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24 Zones

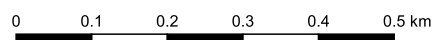


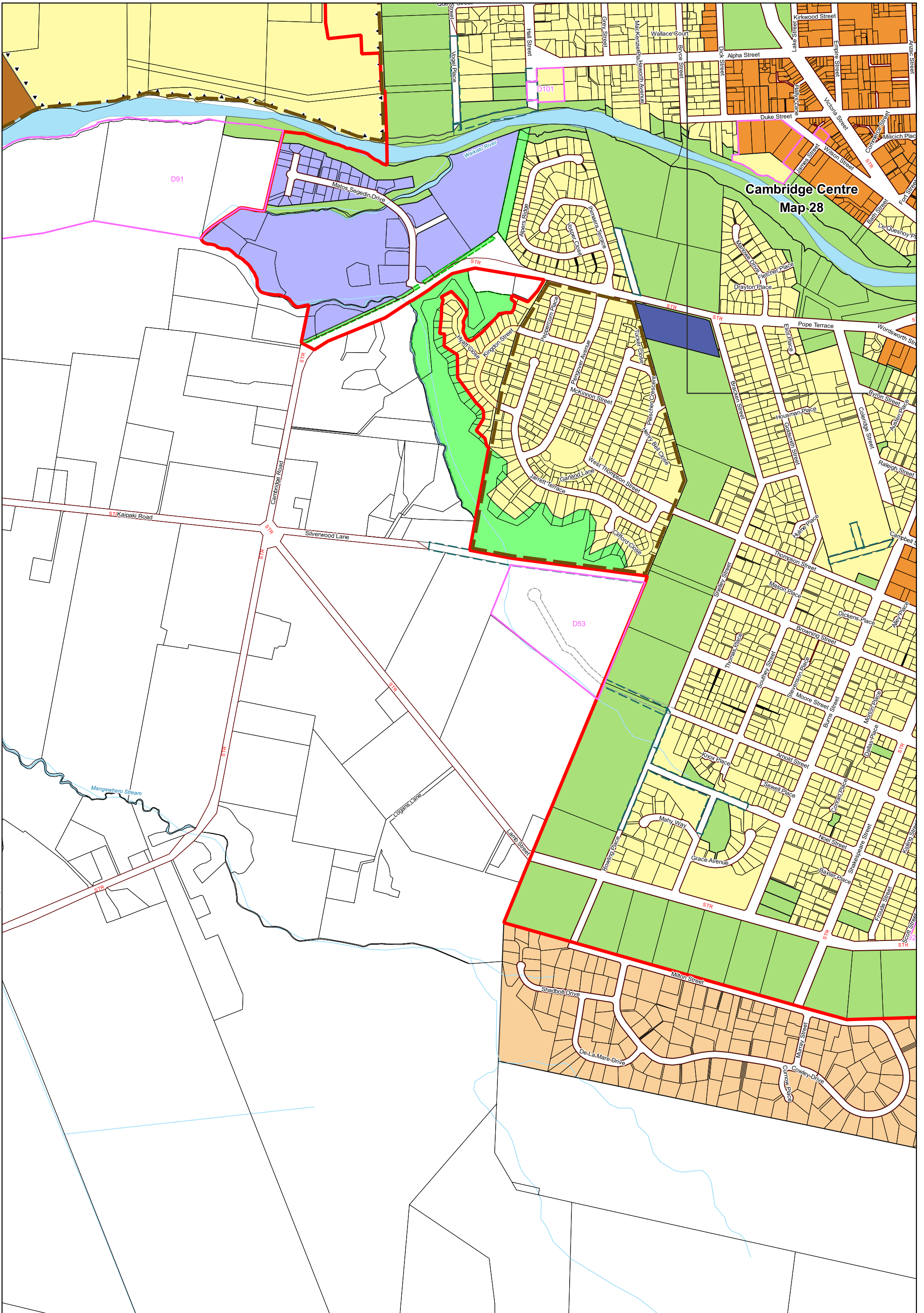
Cambridge (West)

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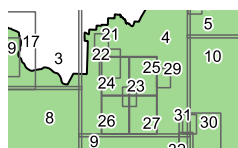
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26 Zones



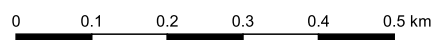
Leamington (West)

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