

Online Further Submission

FS307

Further Submitters Name Ngā Kaingamaha o Ngāti Hine Charitable Trust

Further Submitter Number FS307

Wish to be heard Yes

FS qualifier the local authority for the relevant area.

FS qualifier reason This is a further submission on behalf of Ngā Kaingamaha o Ngāti Hine Charitable Trust (NKO NHCT), who have an interest greater than the general public.

In this case, NKO NHCT owns the Site at 11 Greenacres Drive and 1 Hospital Road, Kawakawa currently zoned Rural Residential Zone (RRZ) and Special Purpose Hospital Zone over part of the Site as set out in the original Submission.

Joint presentation Yes

Attention: Mr. Jason Ward

Contact organisation Ngā Kaingamaha o Ngāti Hine Charitable Trust

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Online further submitter? Yes

Date raw FS lodged 04/09/2023 3:52pm

FS307.001-.005

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
FS307.1	Te Whatu Ora - Health New Zealand, Te Tai Tokerau	S42.017	Planning maps	Hospital Zone	Amend the planning maps as necessary and/or make such other amendments so as to achieve the intent of the submission so that the following landholdings are shown as Hospital Zone: CT NA807/182, Section 25 SBRS S OF Kawakawa Part Section 13 Block XVI Kawakawa SD Lot 1 DP 79488 Lot 1 DP 65762 BLK XIV MANGAMUKA SD	Support	Allow	Agree that the Special Purpose Hospital Zone should apply to the correct landholdings.

PT LOT 1 DP 36075 SECS 75-78 PTS
79 82 83 RAWENE SUBS BLK XIV
MANGAMUKA SD

~~Part Section 20 SBRS OF Kawakawa~~

~~Lot 1 DP 63855~~

~~Lot 2 DP 63855 Part Section 20 SBRS
OF Kawakawa~~

FS307.2	Kāinga Ora Homes and Communities	S561.071	General residential	GRZ-R2	<p>Delete impermeable surfaces from the Rules section and add it as a Standard instead.</p> <p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>The impermeable surface coverage of any site is no more than 50% 60%.</p> <p>Note: Where a development is utilising more than one site, including for multi-unit development or retirement villages, the percentage coverage must be calculated over the gross site area of all affected sites.</p>	Support	Allow	Agree that the impermeable surface coverage permitted standard should be 60% instead of the prescribed 50%. This supports the rationale for enabling higher intensity in the GRZ.
FS307.3	Kāinga Ora Homes and Communities	S561.072	General residential	GRZ-R3	<p>Amend GRZ-R3 as follows:</p> <p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>1. The number of standalone residential units on a site does not exceed one two; and</p> <p>2. The site does not contain a multi-unit development.</p> <p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p>	Support	Allow	Agree that there should be provision for more than one dwelling per site to support affordable housing outcomes. It is also agreed that the activity status where compliance is not achieved with PER-1 be a restricted discretionary activity to support provision for higher residential intensity options in the GRZ in line with affordable housing outcomes.

FS307.4	Kāinga Ora Homes and Communities	S561.073	General residential	GRZ-R9	<p>Amend GRZ-R9 as follows:</p> <p>Activity status: Controlled Restricted Discretionary</p> <p>Where:</p> <p>ENRD-1</p> <p>1. The site area per multi-unit development is at least 600m², and</p> <p>2. The number of residential units in a multi-unit development on a site does not exceeds twothree; and</p> <p>3. There is no standalone residential unit on the site.</p> <p>ENRD-2</p> <p>The minimum net internal floor area, excluding outdoor living space, of a residential unit within a multi-unit development shall be:</p> <p>1. 1 bedroom = 45m²</p> <p>2. 2 bedroom = 62m²</p> <p>3. 3 bedroom = 82m²</p> <p>Matters of discretion are restricted to:</p> <p>a. the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following.</p> <p>i. building intensity, scale, location, form and appearance.</p> <p>ii. location and design of parking and access.</p> <p>iii. location of outdoor living space in relation to neighbouring sites.</p> <p>Activity status for more than three two units: Restricted Discretionary</p>	Support	Allow	Agree that multiunit developments can be in the form of detached or attached units and should be restricted discretionary for three or more units. This assist provision of higher density residential development in line with affordable housing outcomes.
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FS307.5	Kāinga Ora Homes and Communities	S561.077	General residential	GRZ-S6	<p>Amend GRZ-S6 as follows:</p> <p>1. Each residential unit must have an exclusive outdoor living space:</p> <p>i. of at least 50m2 30m2 at ground level with a minimum dimension of 5m; or</p> <p>ii. at least 8m2 (with a minimum dimension of 2m) where the residential unit is not on the ground floor.</p> <p>Amend the matters of discretion to read ;</p> <p>a. the planned residential amenity for the occupants....</p>	Support	Allow	<p>Agree that the outdoor living space requirement of 50m2 is excessive and that 30m2 is more appropriate, with a minimum dimension of 5m. Also agree to amend the wording to the matters of discretion to read "planned" amenity. This assists the provision of higher intensity housing options in line with affordable housing options.</p>
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